

f  
FITZGERALD

FOR LEASE

# RETAIL SPACE

1201 W. MT. ROYAL AVENUE | BALTIMORE, MARYLAND 21217



[WWW.FITZGERALDBALTIMORE.COM](http://WWW.FITZGERALDBALTIMORE.COM)



**MACKENZIE**  
RETAIL

*In partnership with*



**MCB**  
REAL ESTATE

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 19,808 SF ± creative retail space available (former Barnes & Noble Booksellers)
  - » 14,573 SF street level
  - » 5,235 SF mezzanine with former café
- Ideal for various commercial uses, including fitness, experiential retail, medical/office, etc.
- Significant window line with ample natural light
- Multiple exterior signage opportunities
- 275 residential units on-site
- Ample on-site parking (1,250 structured spaces)
- Within walking distance of The University of Baltimore, MICA and Penn Station
- Strategically situated among renowned cultural landmarks such as the Lyric Opera House & Theatre, The Meyerhoff Symphony Hall, Parkway, Centre, and Charles Theatres in the lively Station North Arts District

AVAILABLE:

19,808 SF ± (STREET LEVEL & MEZZ.)

PARKING:

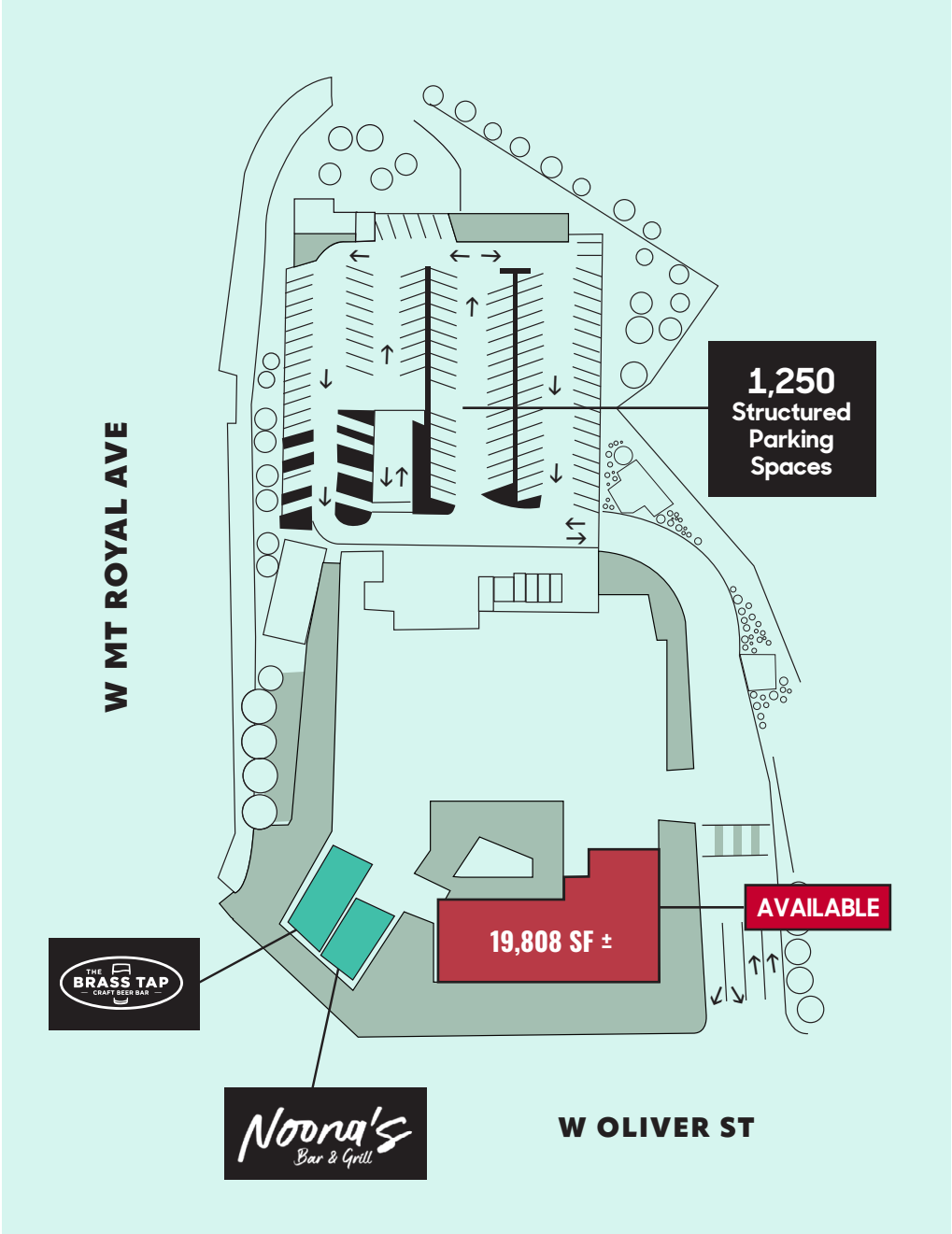
1,250 SPACES (PARKING GARAGE)

RENTAL RATE:

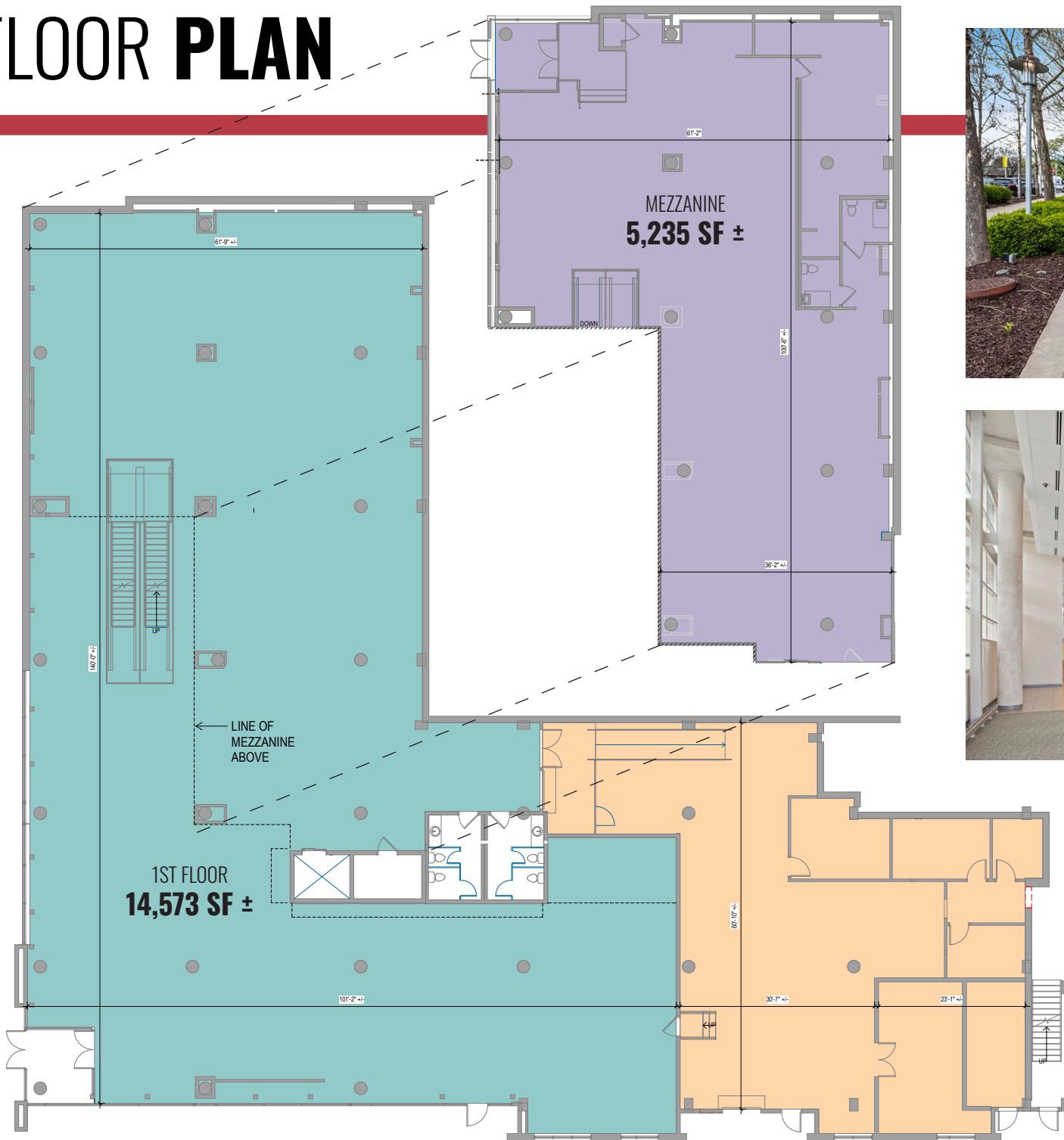
NEGOTIABLE



# SITE PLAN



# FLOOR PLAN



# INTERIOR PHOTOS





REMINGTON - 1.2 MILES  
R. HOUSE - 1.2 MILES

JOHNS HOPKINS UNIVERSITY - 2.4 MILES  
HOPKINS STUDENT TECH TRANSFER - 2.2 MILES

Clavel

Fadensønnen

DUTCH COURAGE

SAFeway

NO LAND BEYOND

BALTIMORE STREETCAR MUSEUM

N HOWARD ST



FAMILY DOLLAR

Walgreens



MARYLAND AVE

The Royal Blue

oukuisine

CHARLES ST

CHARLES

GREENMOUNT AVE

GUILFORD HALL BREWERY

FITZGERALD

BALTIMORE PENN STATION  
ESTD. 1911

Conveniently located in the heart of Charm City, The Fitzgerald sits just minutes away from Baltimore's historic Penn Station – Amtrak's eighth busiest station with 3M riders per year. The station's recently launched \$150M redevelopment will make transit even more seamless, easing congestion as it adds high-speed service and modernizes this historic hub.

FAMILY DOLLAR

ARTSCAPE

THE LYRIC

MT ROYAL TAVERN



E PRESTON ST

DOLPHIN ST

SMOOTHIE KING  
CHIPOTLE

BALTIMORE SYMPHONY ORCHESTRA

CHARLES ST

ST PAUL ST

N CALVERT ST

THE IVY HOTEL

JOHNSTON SQUARE PARK

HARTFORD AVE

DUNKIN'

BREWER'S ART

Walgreens

THE BUN SHOP

HOTEL ULYSSES



M&T Bank

MIDTOWN INN



Wendy's

OXYMORON BAR & BISTRO

- CULTURAL
- HOTELS
- FOOD AND BEV

# DEMOGRAPHICS

2024

RADIUS: **1 MILE** **2 MILES** **3 MILES**

## RESIDENTIAL POPULATION



46,569	147,676	278,722
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## DAYTIME POPULATION



61,024	269,747	391,969
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## AVERAGE HOUSEHOLD INCOME



\$77,333	\$79,855	\$95,805
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## NUMBER OF HOUSEHOLDS



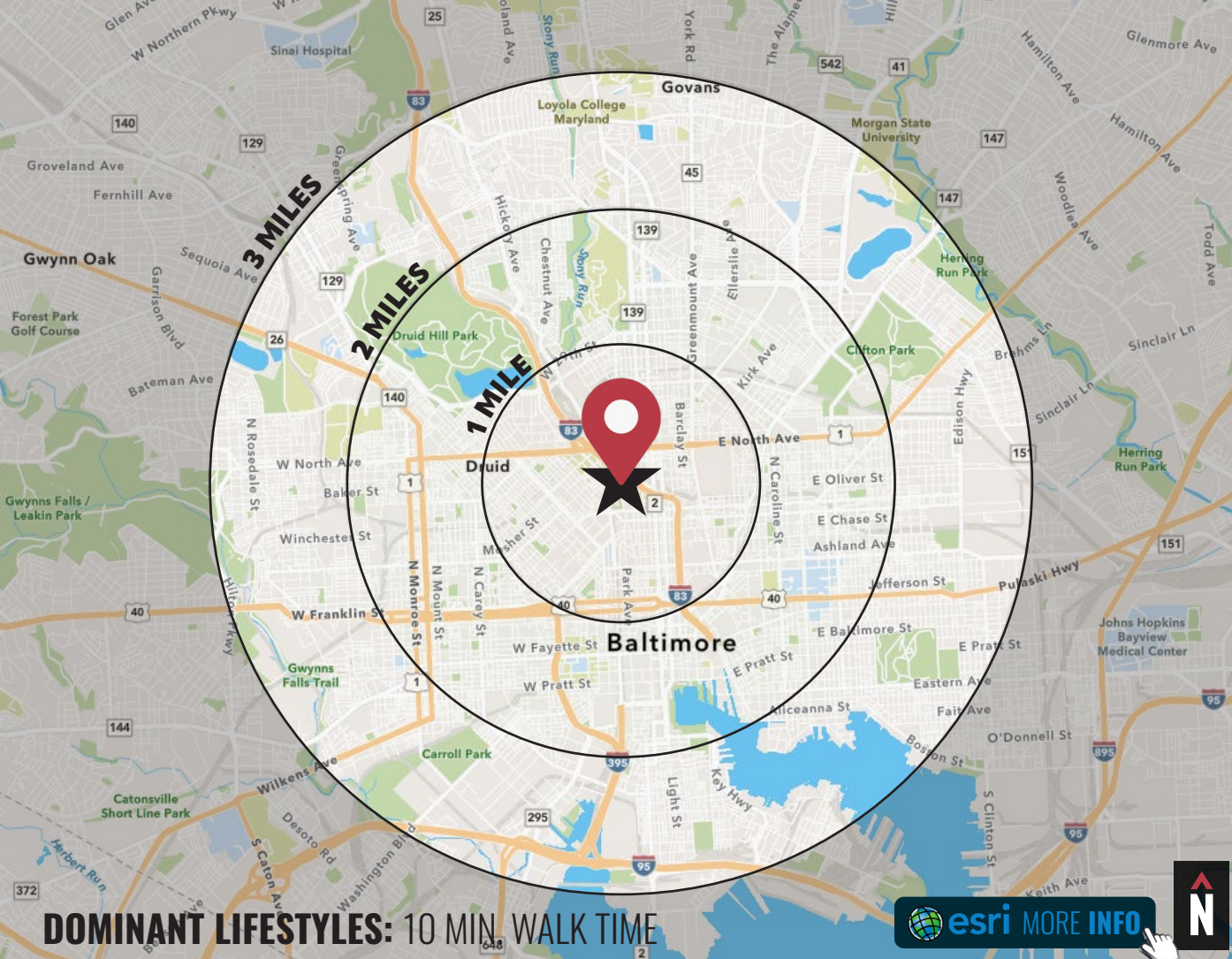
23,808	71,460	129,247
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## MEDIAN AGE

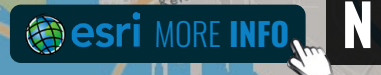


34.7	34.4	34.7
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**FULL DEMOS REPORT**



**DOMINANT LIFESTYLES: 10 MIN. WALK TIME**



**66%**  
METRO RENTERS

The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

Median Age: **32.5**  
Median Household Income: **\$67,000**

**17%**  
SOCIAL SECURITY SET

This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

Median Age: **45.6**  
Median Household Income: **\$17,900**

**11%**  
SET TO IMPRESS

Nearly 1 in 3 of these residents is 20 to 34 years old. Quick meals on the run are a reality for this group, who prefer name brands, but will buy generic for a better deal. Image-conscious, they like to dress to impress.

Median Age: **33.9**  
Median Household Income: **\$32,800**

# FOR MORE INFO CONTACT:



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