



FOR **LEASE**

1,265 SF HISTORIC FELL'S POINT RETAIL

714 S. BROADWAY | BALTIMORE, MARYLAND 21231



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1,265 SF \pm street level retail space available
- Located in the heart of bustling Historic Fells Point
- High pedestrian traffic area centered around residents and tourists
- 1 block to the famous Thames Street Waterfront
- Ideal opportunity for dry retail, quick serve restaurants, wellness, medical
- Delivered in new vanilla shell condition

AVAILABLE:

1,265 SF \pm

ZONING:

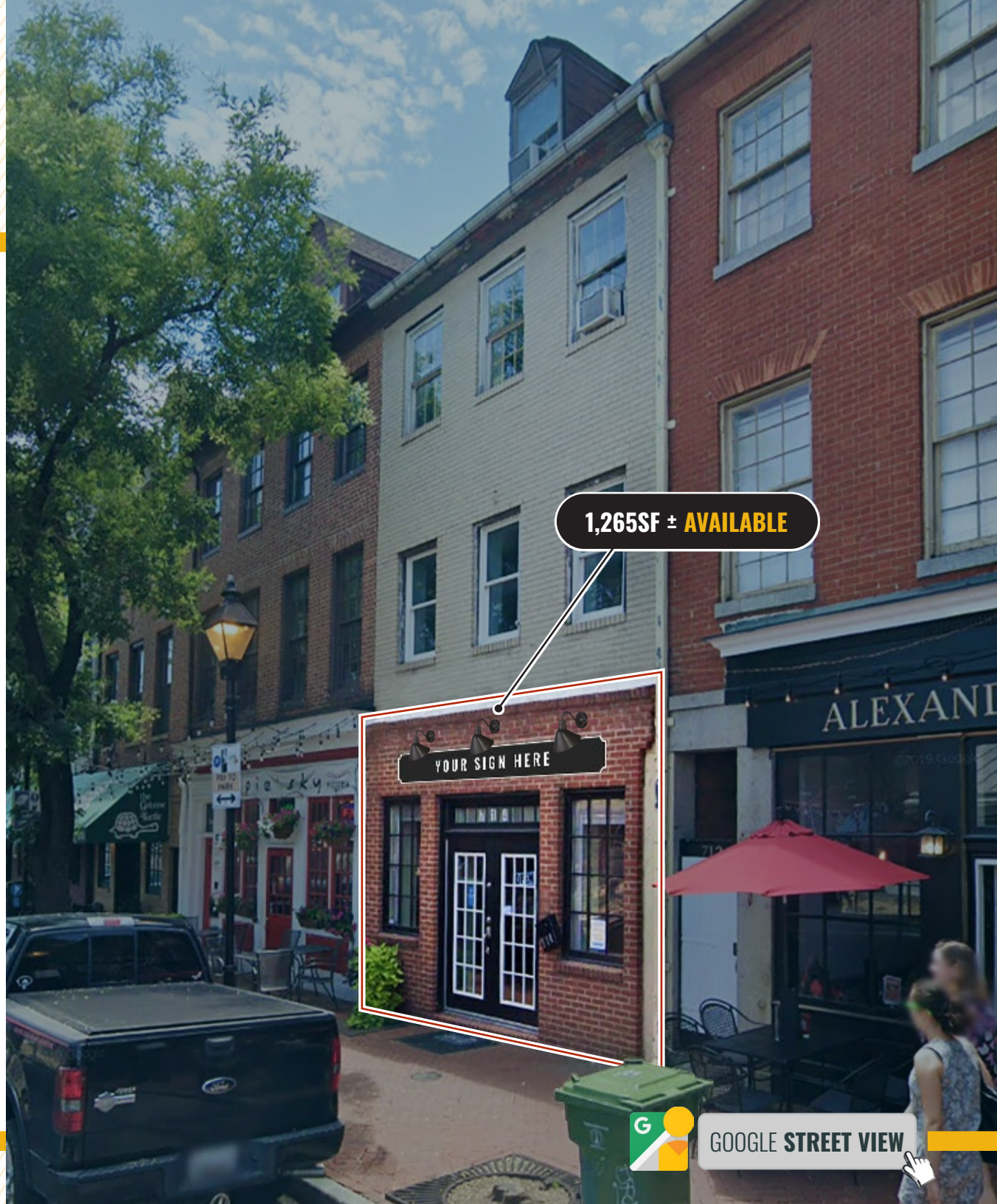
C-1-E (NEIGHBORHOOD BUSINESS
AND ENTERTAINMENT DISTRICT)

WALK SCORE:

99 (WALKER'S PARADISE)

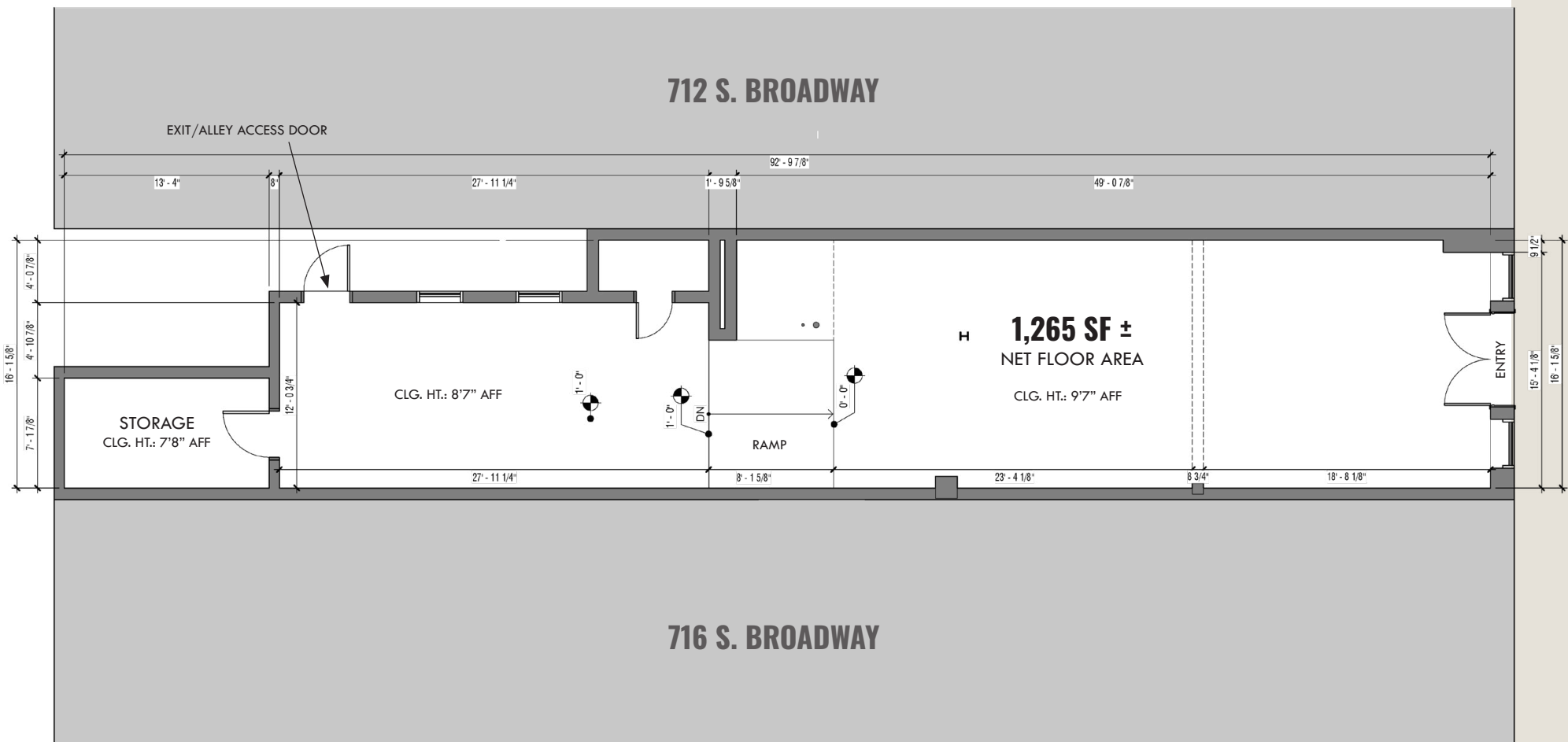
RENTAL RATE:

NEGOTIABLE

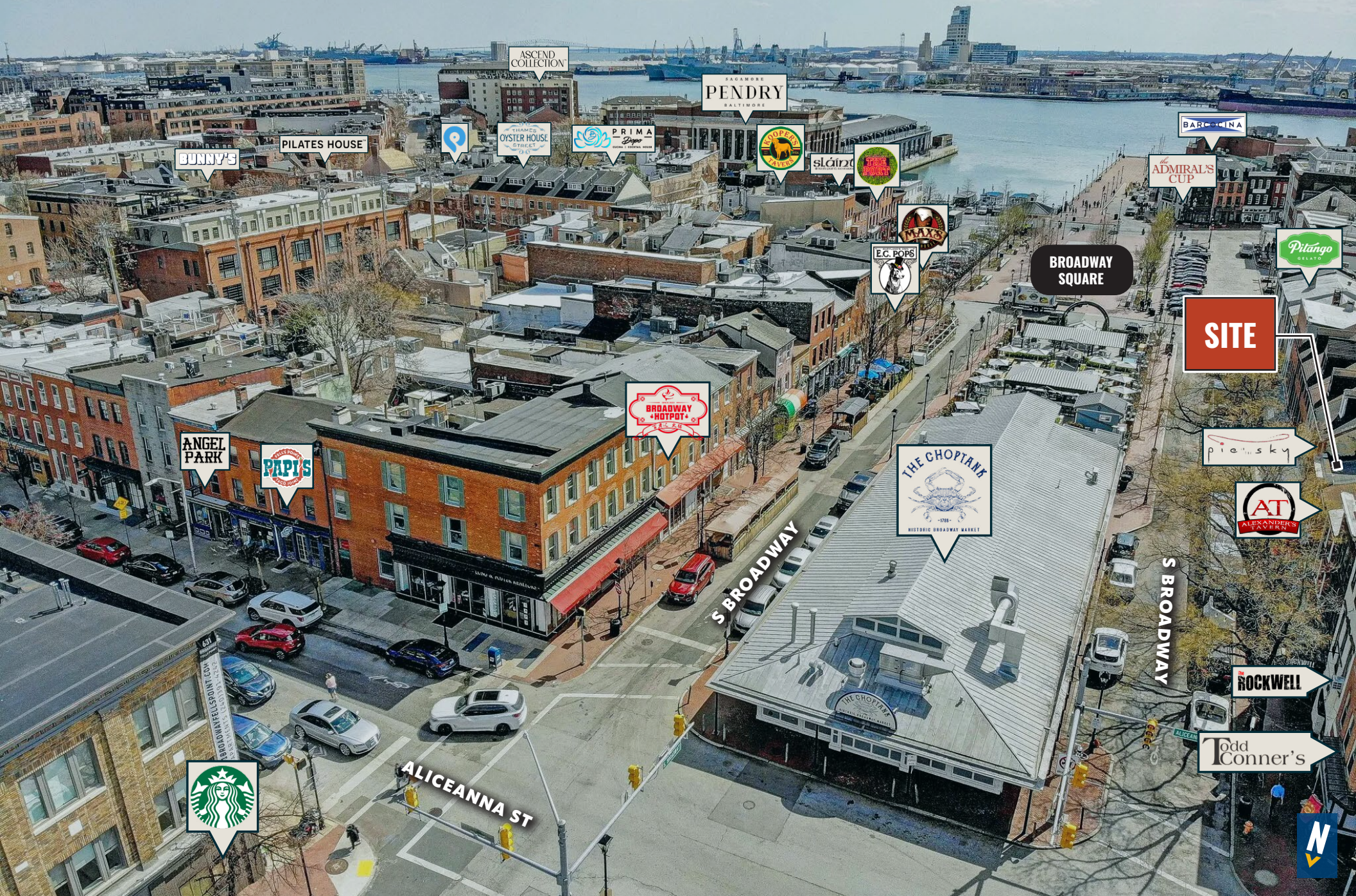


GOOGLE STREET VIEW

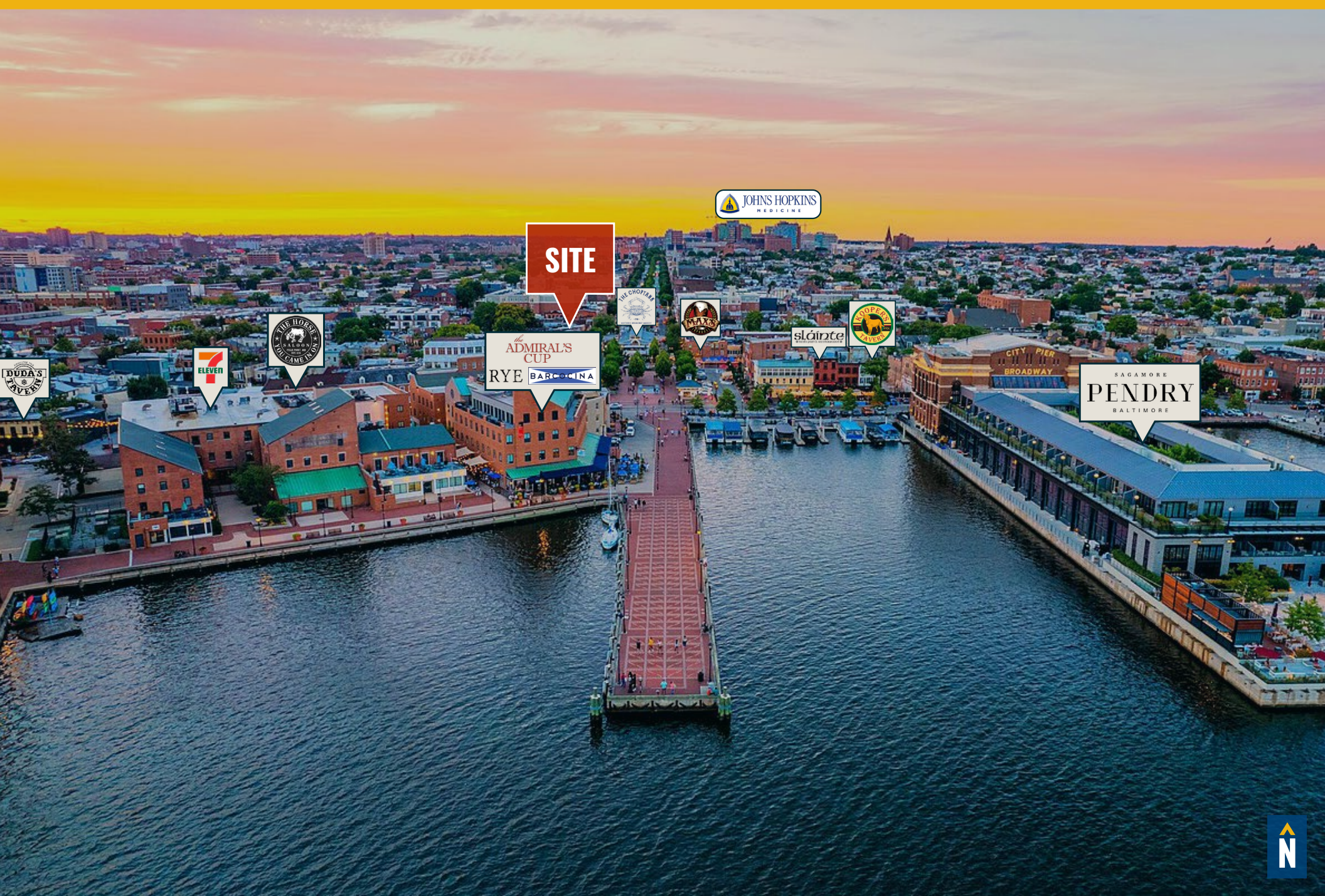
FLOOR PLAN



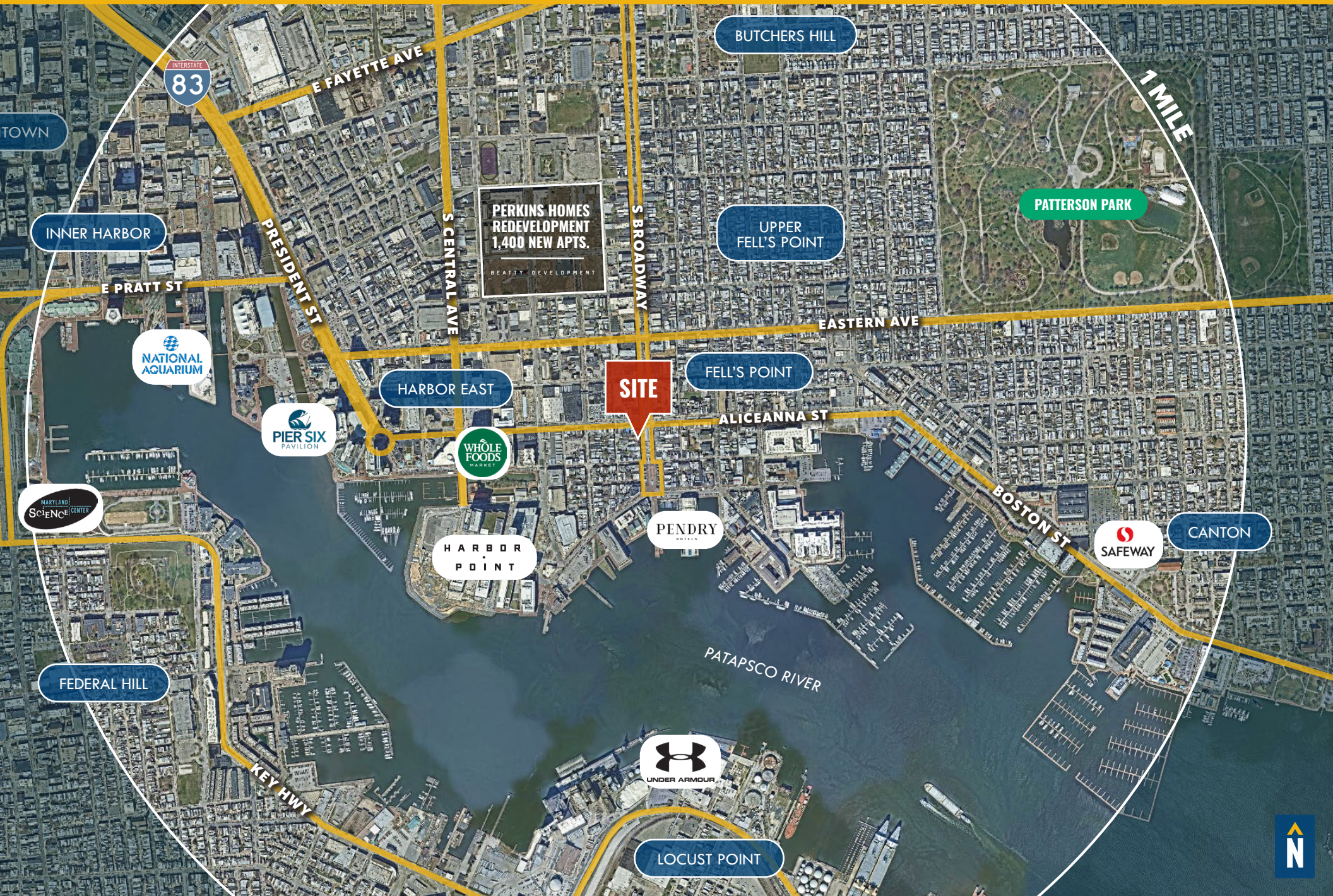
LOCAL BIRDSEYE



LOCAL BIRDSEYE



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



35,238

126,212

210,530

DAYTIME POPULATION



72,923

240,619

340,853

AVERAGE HOUSEHOLD INCOME



\$139,074

\$110,254

\$94,040

NUMBER OF HOUSEHOLDS



18,816

64,293

101,790

MEDIAN AGE

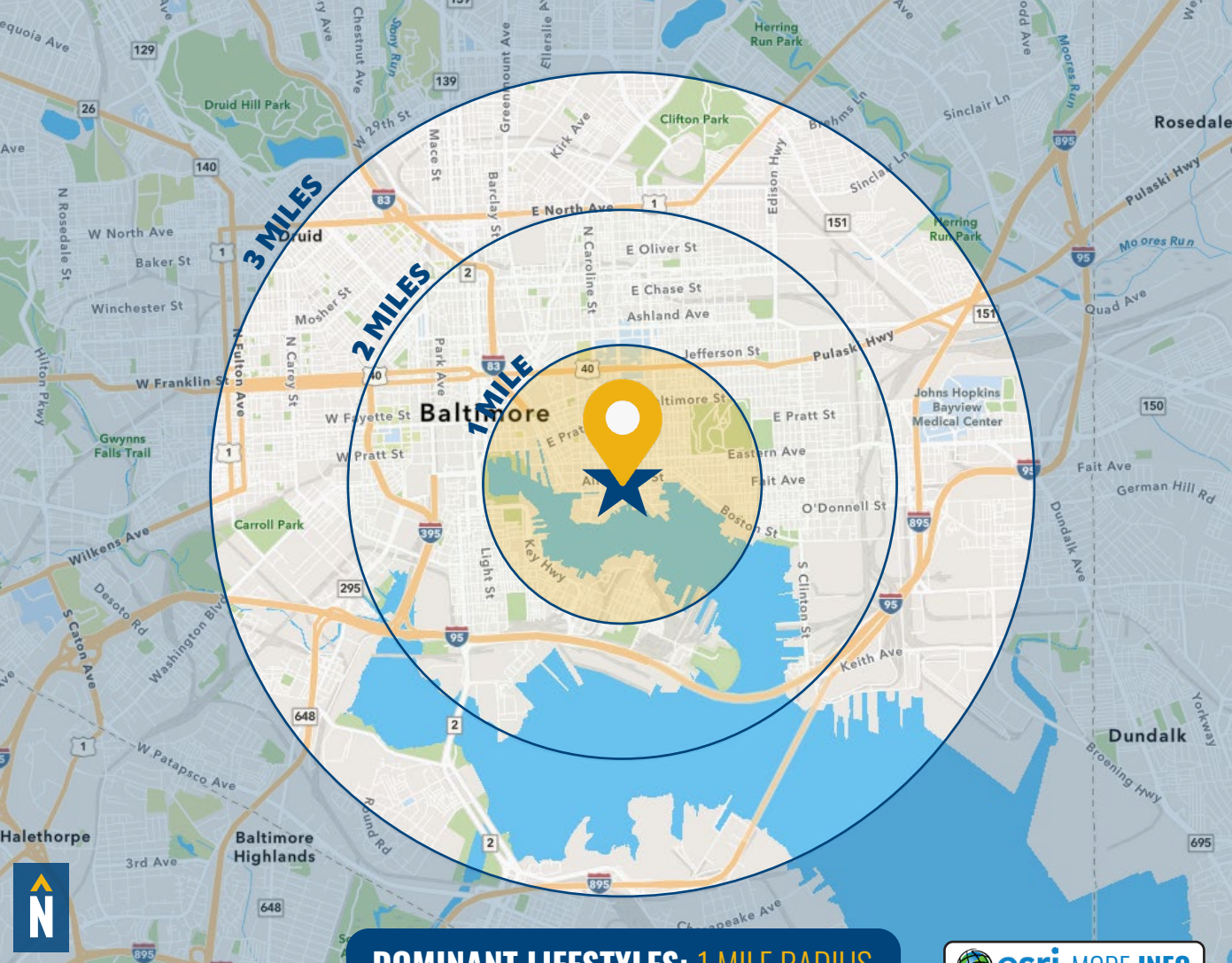


33.8

33.3

34.2

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 1 MILE RADIUS

esri MORE INFO

39%

LAPTOPS
AND LATTES

MEDIAN

AGE: 36.2

HH INCOME:

36%

METRO RENTERS

MEDIAN

AGE: 32.9

HH INCOME: \$94,766

7%

EMERGING HUB

MEDIAN

AGE: 36.0

HH INCOME: \$70,456

These residents are young, earn upper-tier incomes, and many live alone, with roommates, or as unmarried couples. They typically spend money on travel, entertainment, fine dining and fashion.

These communities are composed of highly educated young professionals in their 20s and 30s earning upper-tier incomes. They like to shop at specialty grocery stores and go to movies, bars, clubs and museums.

Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

FOR MORE INFO **CONTACT:**



HENRY DEFORD

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4861

HDEFORD@mackenziecommercial.com



PATRICK SMITH, SIOR

VICE PRESIDENT

410.494.4866

PSMITH@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

**2328 W. Joppa Road, Suite 200
Lutherville, MD 21093**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

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