

# RETAIL FOR LEASE 1240 SCOTT STREET

Baltimore, MD 21230

Available: 3,600 SF



## LISTING DATA

**AVAILABLE SF:** 3,600 SF

First Floor: 1,800 SF

Second Floor: 1,800 SF

## RENT

**MONTHLY RENT:** \$5,400/mo + Utilities

## PROPERTY INFORMATION

**COUNTY:** Baltimore City

## BUILDING DATA

**TOTAL BUILDING SF:** 3,600 SF

**ZONING:** M022

## PROPERTY OVERVIEW

Position your business in one of Baltimore's most visible and energetic areas. This property offers an amazing signage opportunity in the heart of the city's tailgating district, placing you directly in front of thousands of game-day fans and year-round traffic. Located directly across from one of the busiest tailgating lots for both the Baltimore Ravens' M&T Bank Stadium and the Oriole Park at Camden Yards, this corner location offers tremendous visibility and exposure. If sports fans are your fans, this is a winning site!

## FUN FACTS:

M&T Bank Stadium Seating Capacity: 71,008

Camden Yard Seating Capacity: 48,876

## PROPERTY HIGHLIGHTS

- New Glass Storefront, HVAC, and Restrooms
- New Electrical Service
- New Flooring and Interior Drywall
- Amazing Signage Opportunity in the Heart of Tailgating District

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



Only a 10 minute walk to M&T Bank Stadium and 15 minute walk to Federal Hill

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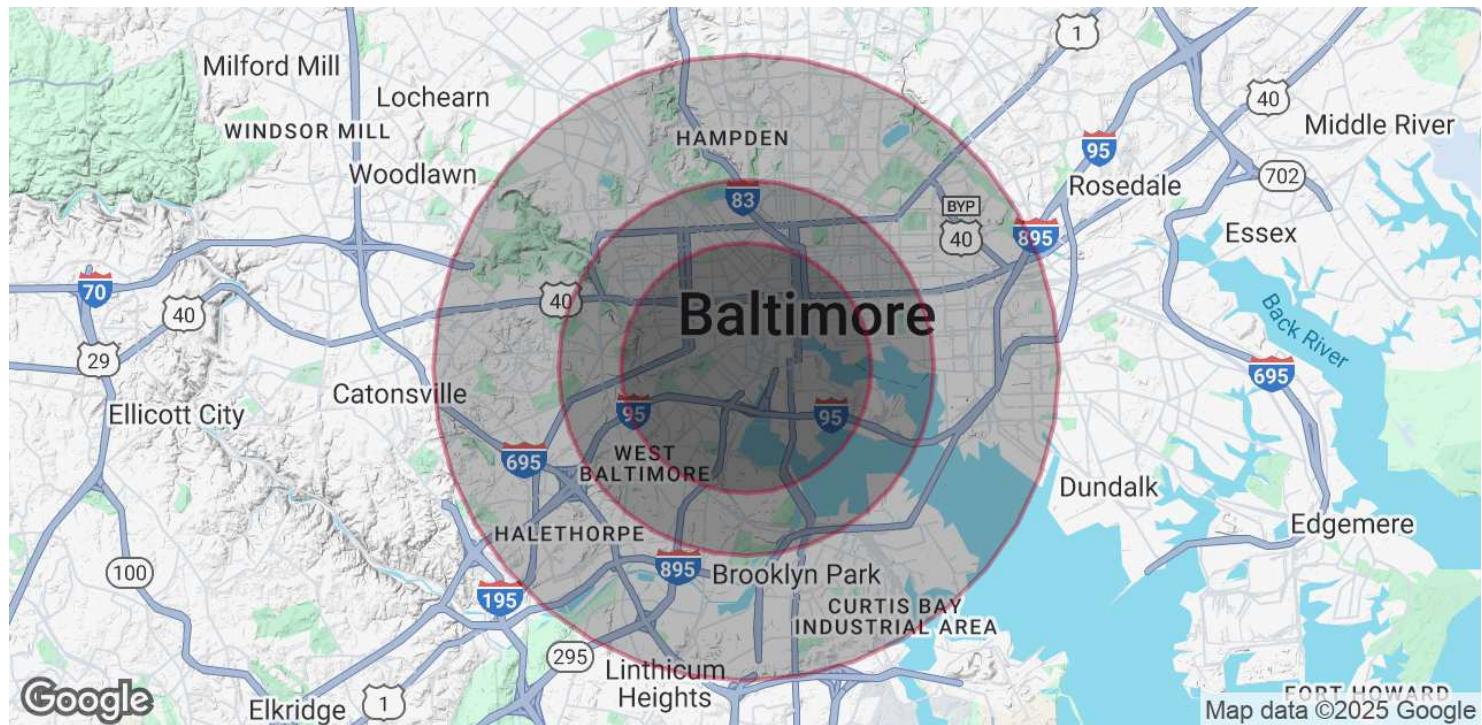
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POPULATION	2 MILES	3 MILES	5 MILES
Total Population	106,199	218,876	464,757
Average Age	38	38	39

HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total Households	52,171	101,368	201,090
# of Persons per HH	2	2.2	2.3
Average HH Income	\$84,586	\$82,624	\$85,421
Average House Value	\$274,187	\$265,902	\$260,133

Demographics data derived from AlphaMap

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