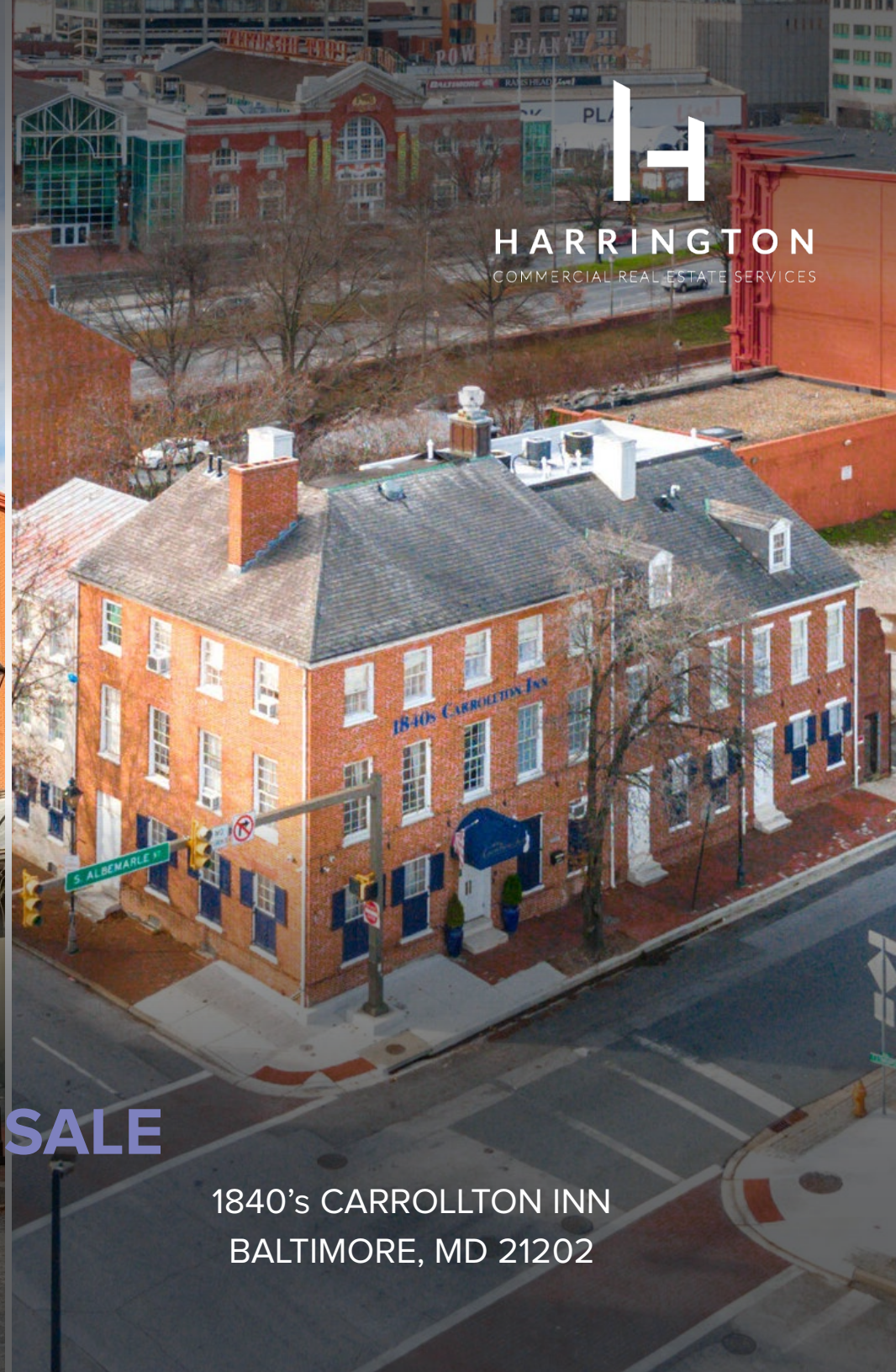


1840s  
Plaza



FAVA BUILDING & WAREHOUSE  
BALTIMORE, MD 21202

FOR SALE



HARRINGTON  
COMMERCIAL REAL ESTATE SERVICES

1840's CARROLLTON INN  
BALTIMORE, MD 21202

# LOCATED AT THE DOORSTEP OF DOWNTOWN BALTIMORE

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# *Executive* SUMMARY



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# Executive Summary

Harrington Commercial Real Estate Services is pleased to present the opportunity to acquire the 1840's Plaza consisting of 29 S. Front Street and 50 Albemarle Street. This offering includes all furniture, fixtures and equipment.

Encompassing most of the block, the properties are located at the foot of the Jones Falls Expressway at the entrance to Baltimore's Downtown in the CHAP historic District of the Jonestown neighborhood. Adjacent to President Street, the 1840's Plaza is just steps from Little Italy, the Inner Harbor and Baltimore's new destination neighborhoods of Harbor East and Harbor Point.

29 Front Street, known as the Fava Building, is a 4-story cast iron facade building built in 1993 and opened in 1996. The building is 39,588 square foot on .563 acres. The former Baltimore City Life Museums venue, it is currently being used as an event venue. This property presents a multitude of possible adaptive reuse opportunities and includes a commercial kitchen from a previous restaurant, a parking lot, a 2,148 square foot warehouse and an empty, undeveloped lot on .048 acres.

50 Albemarle Street, the 1840s Carrollton Inn, is a 13 room boutique hotel established in 2007 from a series of interconnected row homes dating to the early 19th century on .184 acres surrounded by a courtyard adjacent to the 1840s Plaza.

The 1840's Plaza is accessed through a gatehouse and is surrounded by a gated, brick courtyard with a beautifully landscaped garden that provides access to both properties along with the historic Carroll Mansion.



# Key Investment Highlights

## Fava Building and Warehouse

### Legal Description

Address: 29 S. Front Street, Baltimore, MD 21202

Ownership Entity - 1840S CORP

Parcel ID - Ward - 03 Section - 04 Block 1358 Lot - 015

**Lot Size** 24,524 SF (.563 acres) including an undeveloped lot of 0.048 acres

**Year Built** 1993 with opening in 1996

**Square Footage** Cast iron facade building with an average floor size of 8,611 square feet per floor including a one story warehouse building consisting of 2,148 square feet. Tax records show total square footage of 39,588

**Construction** Brick

**Height** 4 Stories

**Current Use** Event venue

**Parking** Parking lot can accommodate 35 cars stacked and is shared with Carrollton Inn

**Zoning** TOD-2 Transit Oriented Development District that allows for 60 feet and no more than 5 stories with a conditional use allowed by the Zoning Board of a higher height - up to a maximum of 100 feet

**Incentives** Located in HUB Zone. Also eligible for Baltimore's Neighborhood Impact Investment Development Fund

**Notes** Easement with Carroll Mansion Complex for the plaza



# Key Investment Highlights

## 1840's Carrollton Inn

### Legal Description

**Address:** 50 Albemarle Street, Baltimore, MD 21202

**Ownership Entity -** 1840's Inn, LLC

**Parcel ID - Ward - 03 Section - 04 Block - 1358 - Lot 009**

**Lot Size** 8,015 SF (.184 acres) including a courtyard

**Year Built** Opened in 2007

**Size** 13 rooms

**Construction** Brick

**Height** 3 Stories plus basement

**Current Use** Bed & Breakfast

**Parking** Parking lot can accommodate 35 cars stacked and is shared with the Fava Building

**Zoning** TOD-2 Transit Oriented Development District that allows for 60 feet and no more than 5 stories with a conditional use allowed by the Zoning Board of a higher height - up to a maximum of 100 feet

**Incentives** Located in HUB Zone. Also eligible for Baltimore's Neighborhood Impact Investment Development Fund

**Notes** Easement with Carroll Mansion Complex for the plaza





# Location OVERVIEW



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# Location Overview

Baltimore is centrally located in the Mid-Atlantic region with easy access by highways, port, rail and air travel. Baltimore City and its immediate surrounding area is home to 2.8 million people. Among major U.S. metros, Baltimore ranks 12th in downtown population and 13th in downtown employment.

**Baltimore has a highly educated and diverse workforce supported by world-class academic institutions.**

The city's 10 universities and more than 100,000 students make Baltimore the 8th most educated metro region in the United States. Forty-four percent of our residents have a bachelor's degree or higher – 11 percent higher than the nation's average.

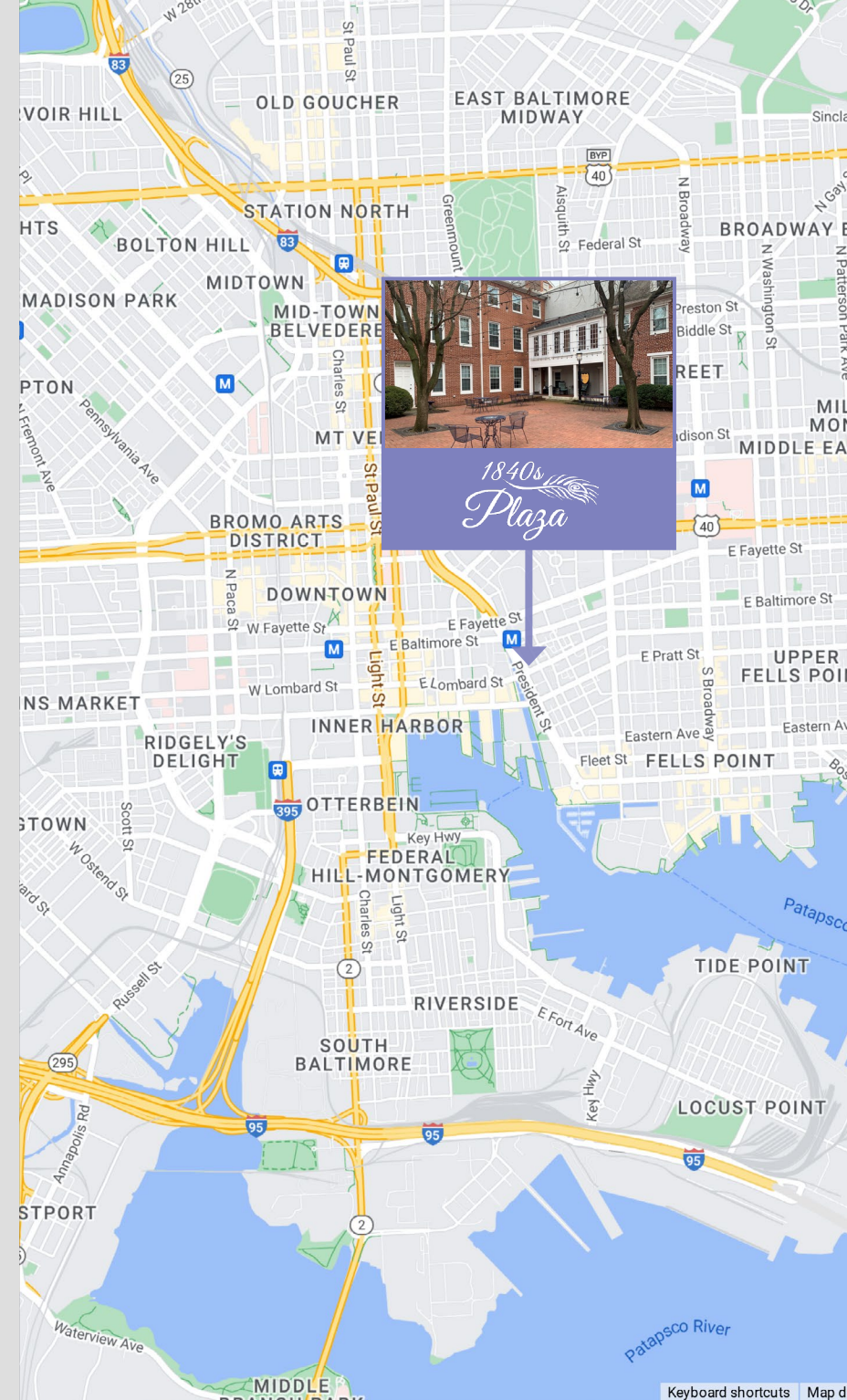
**More than 60 federal agencies and research labs are within 30 miles, bringing substantial federal spending and jobs to the city.**

Johns Hopkins Hospital and University is the largest recipient of federal research dollars nationally. The city has two state-of-the-art biotechnology parks, and numerous other business and industrial parks. Some of Baltimore's thriving industries include life sciences, technology, hospitality and tourism, logistics, creative industries, and social innovation.

**Baltimore is a waterfront city, rich in culture and history.**

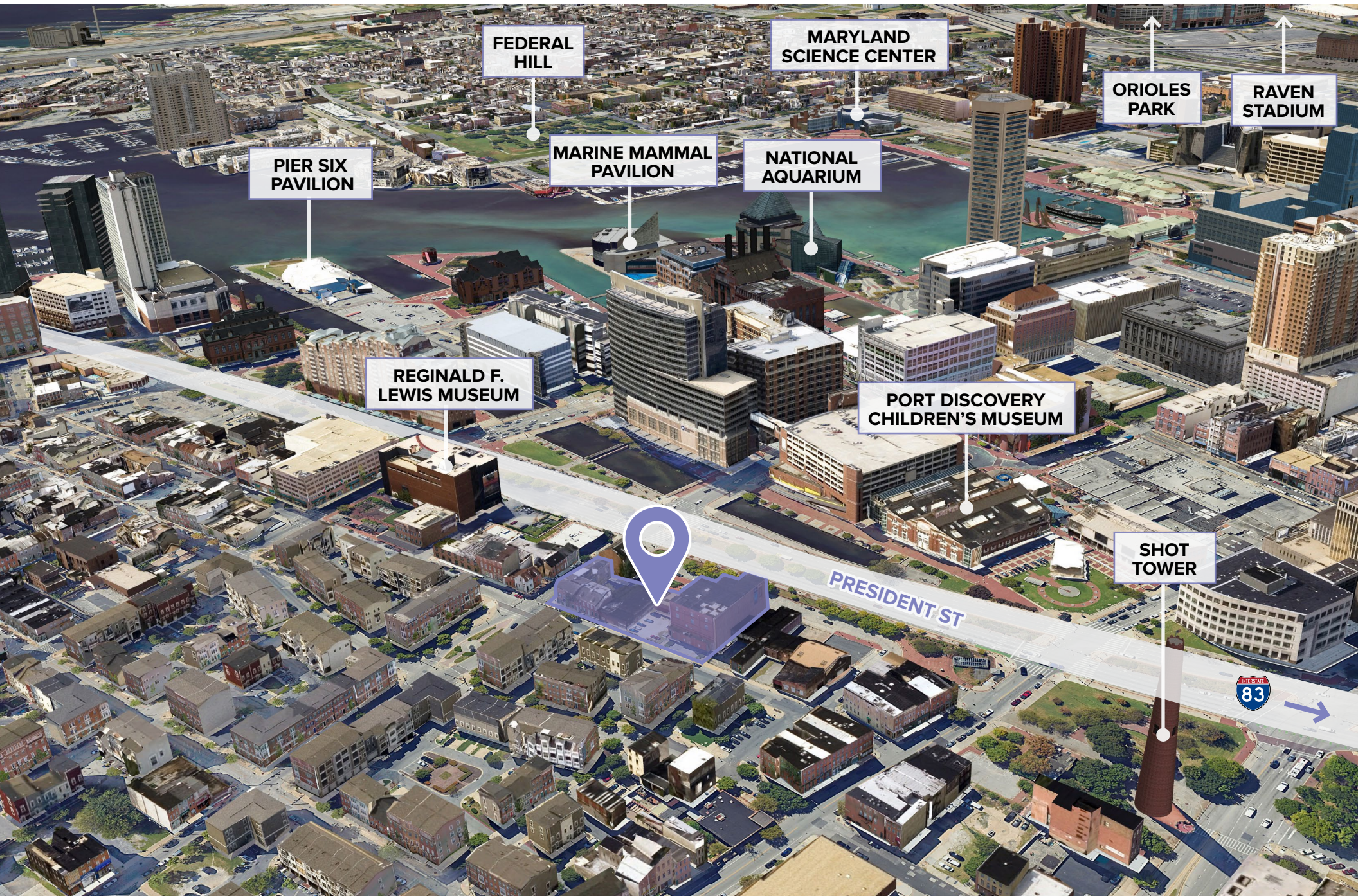
The area is also highly affordable with lower cost of living than Philadelphia, Boston, Washington DC, and New York City. With entertaining nightlife, vibrant restaurants, world-class theaters, iconic stadiums, and professional sports teams, there is no shortage of activities for people of all ages.

Source: <https://www.baltimoredevelopment.com/why-baltimore>

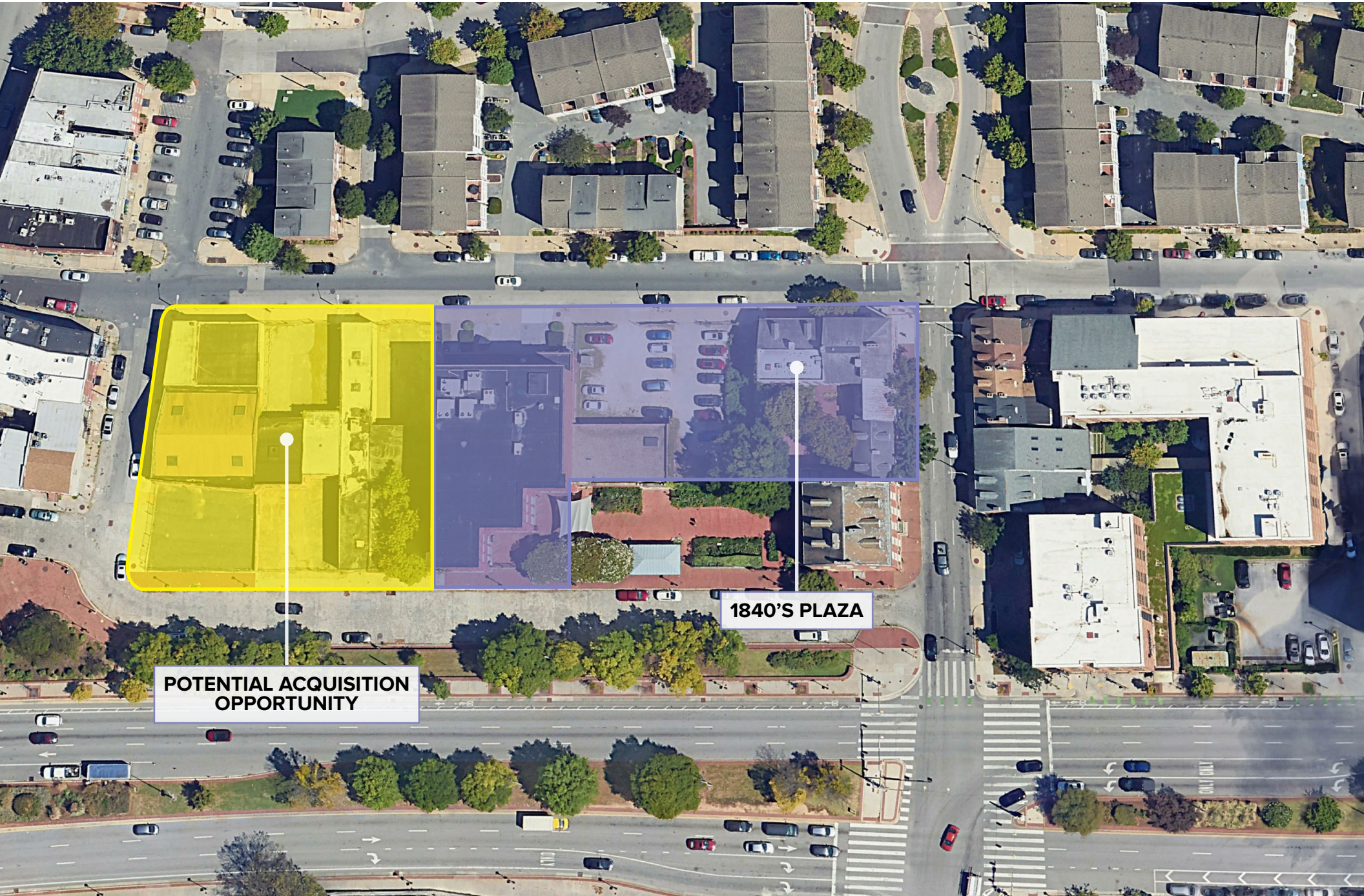




# Aerial Photo



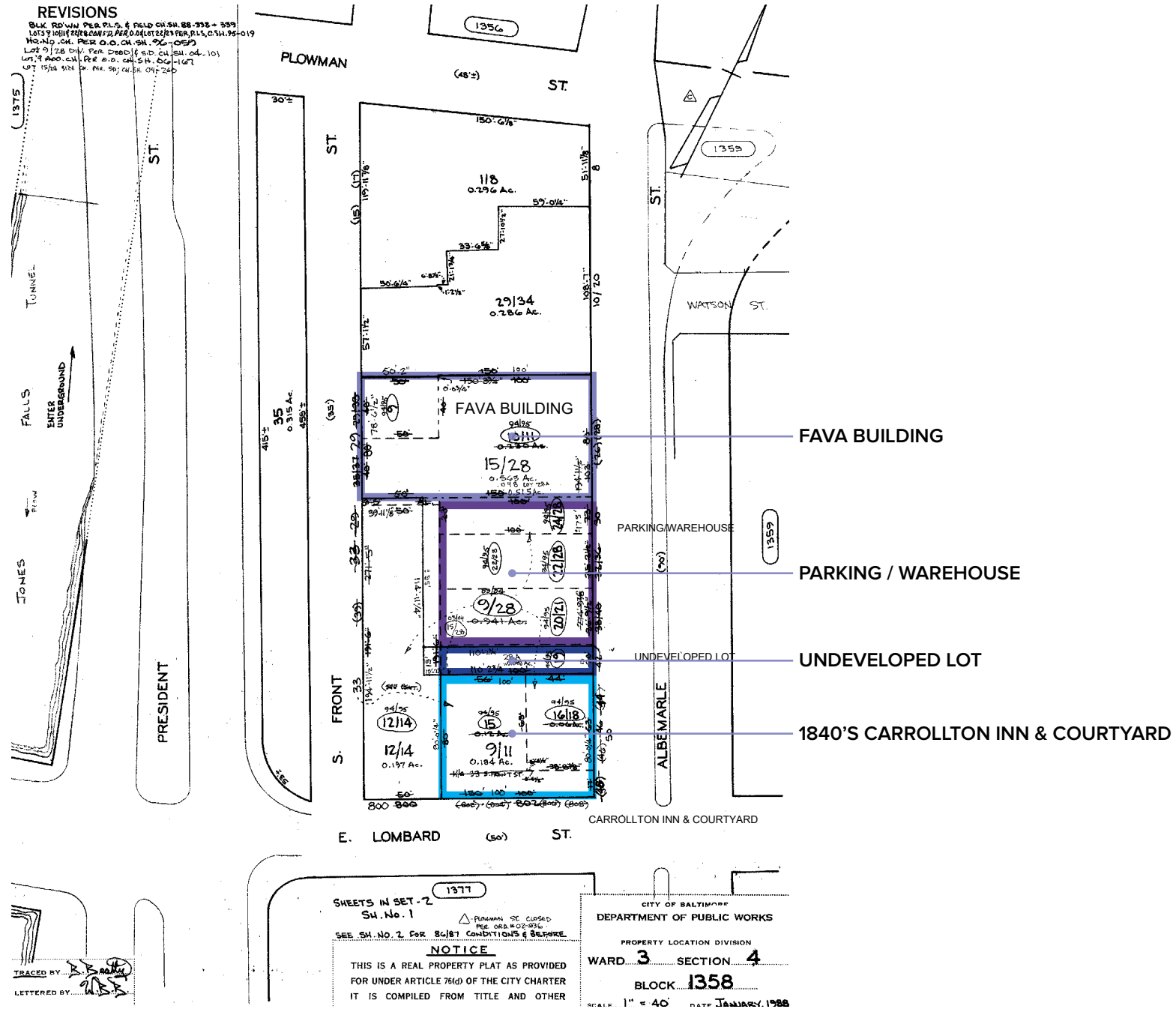
# Site Photo



**POTENTIAL ACQUISITION OPPORTUNITY**

**1840'S PLAZA**

# Property Plat



# Retail Map



# Demographics

2023 SUMMARY	0.5 MILE	1 MILE	1.5 MILES
Population	6,795	43,563	92,944
Households	3,633	23,688	47,697
Families	1,275	6,969	16,330
Avg HH Size	1.72	1.70	1.87
Owner Occupied Housing Units	746	6,505	15,999
Renter Occupied Housing Units	2,887	17,183	31,698
Median Age	32.2	34.3	34.0
Median HH Income	\$62,161	\$66,013	\$66,793
Avg HH Income	\$103,578	\$113,256	\$111,566

## Business



**8,419**

TOTAL BUSINESSES



**165,169**

TOTAL EMPLOYEES

## Income



**\$66,793**

MEDIAN HH INCOME



**\$57,473**

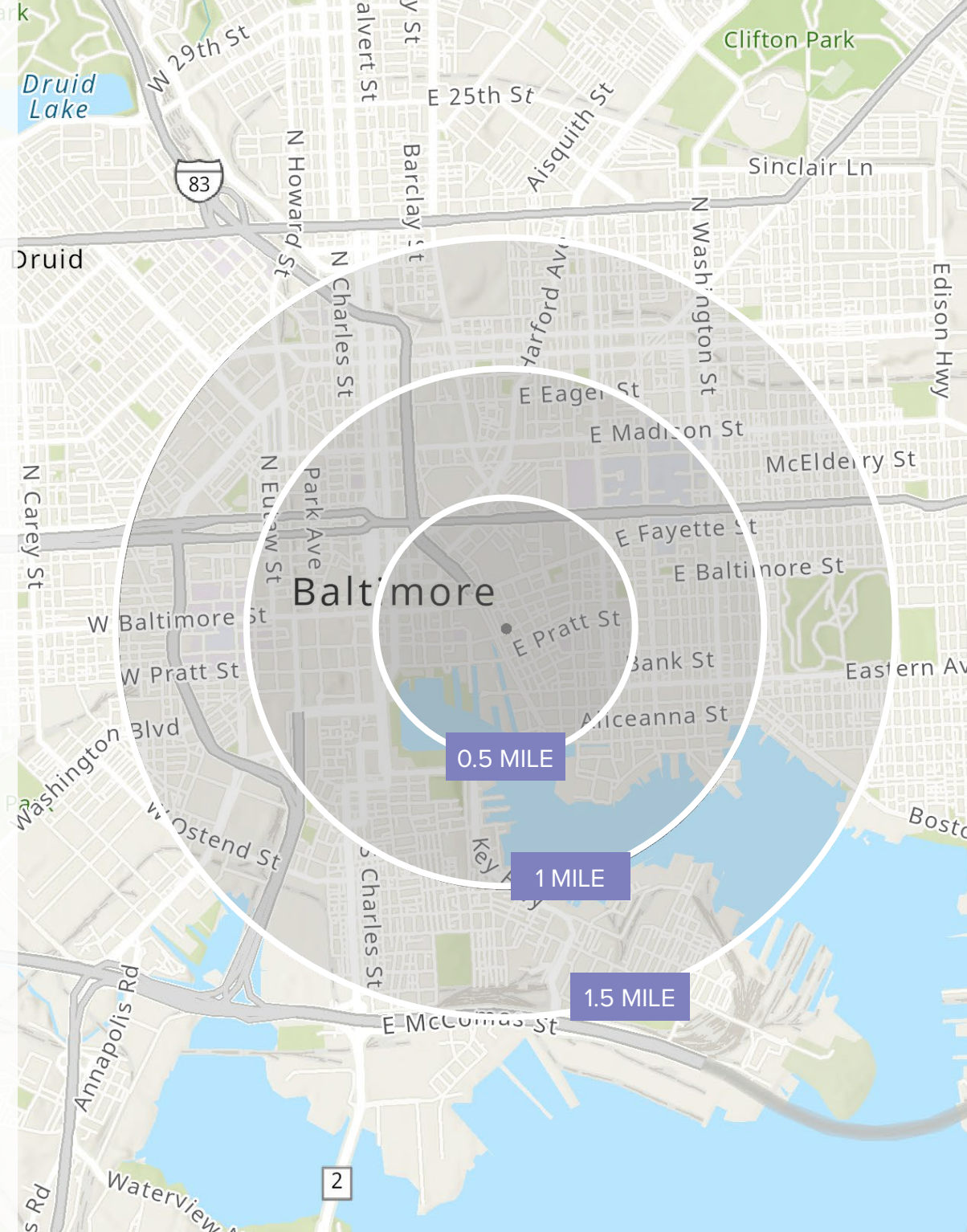
PER CAPITA INCOME



**\$32,639**

MEDIAN NET WORTH

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 in 2020 geographies.





# Property PHOTOS



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Fava  
Building  
&  
Warehouse





Carrollton  
Inn







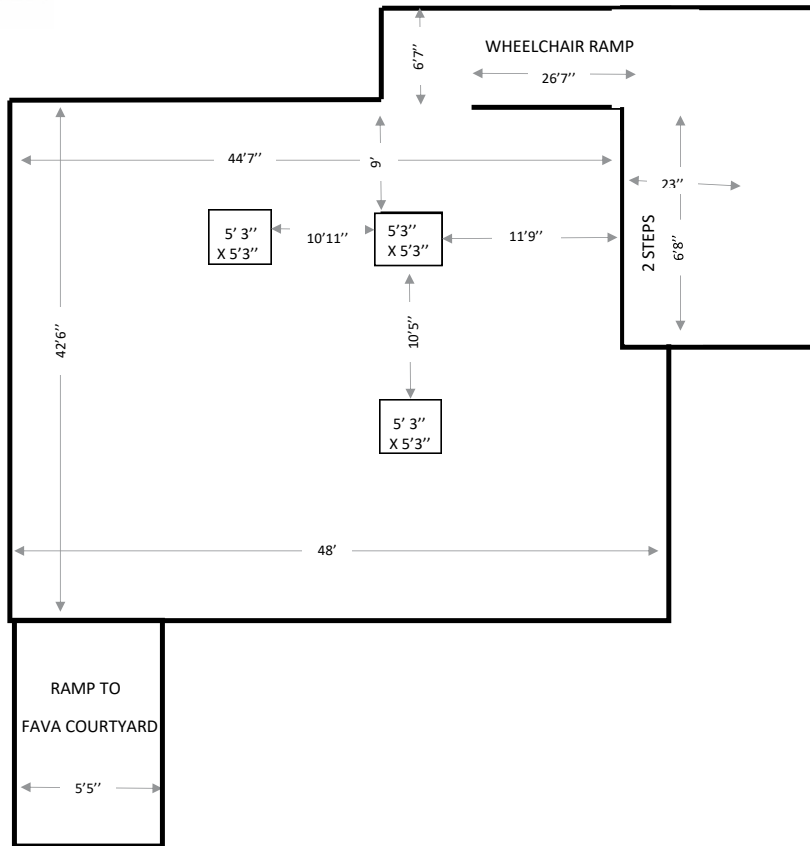
# Floor PLANS



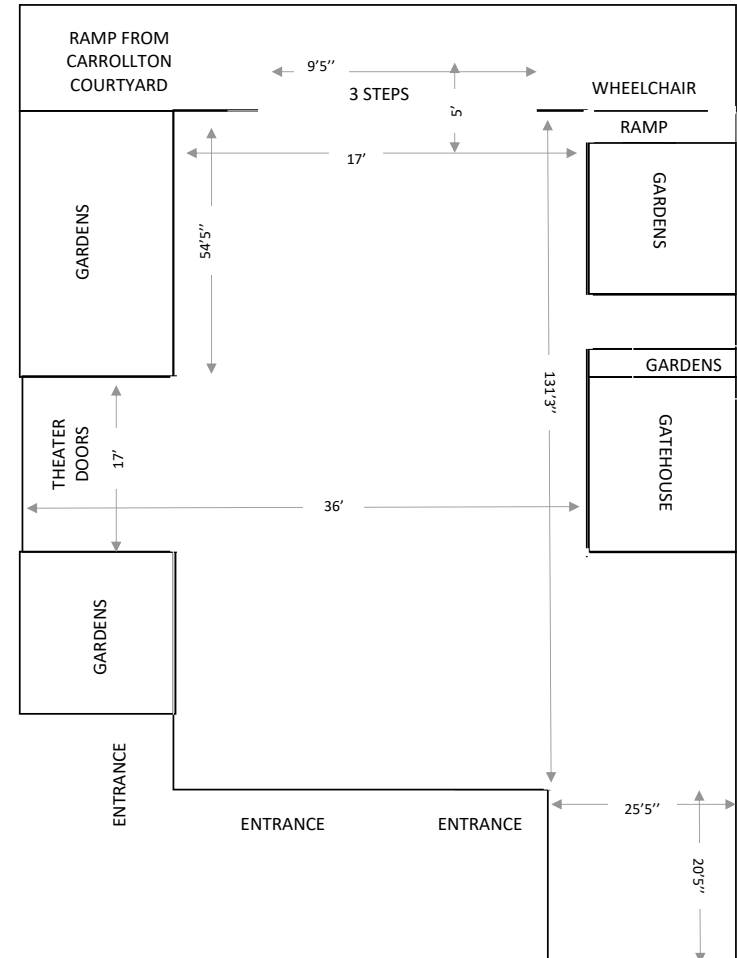
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# Floor Plan

## Carrollton Courtyard

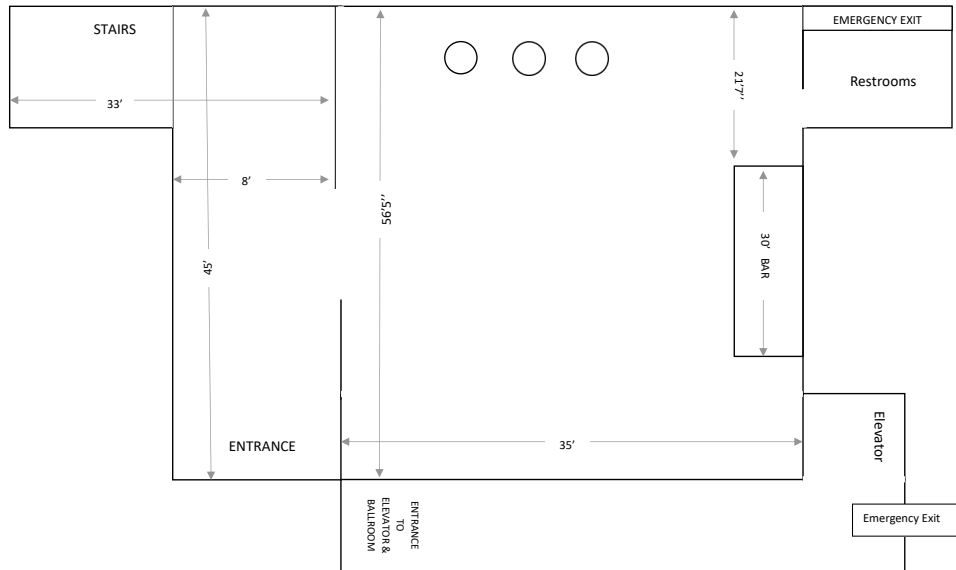


## Fava Courtyard

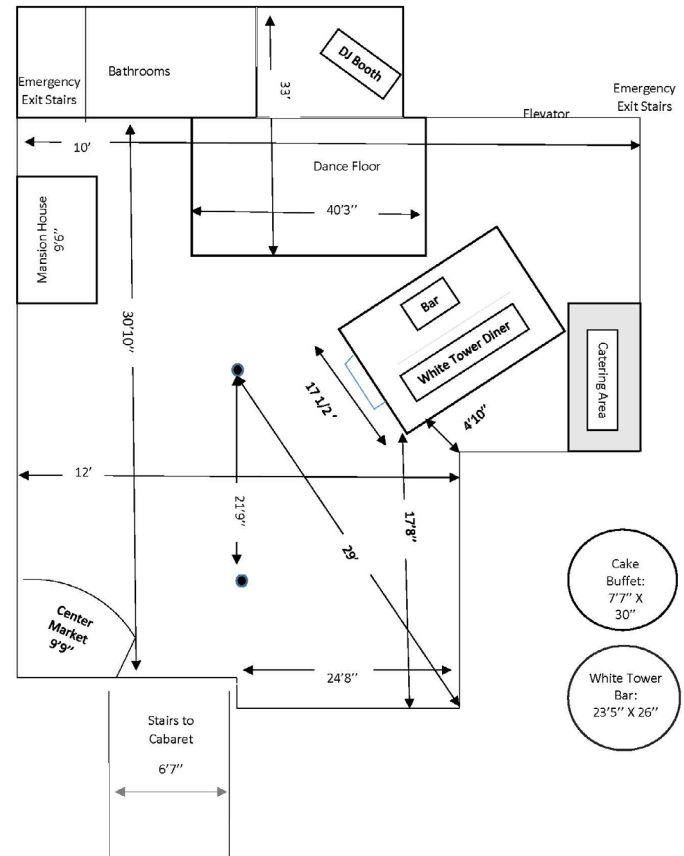


# Floor Plan - Fava Building

## First Floor

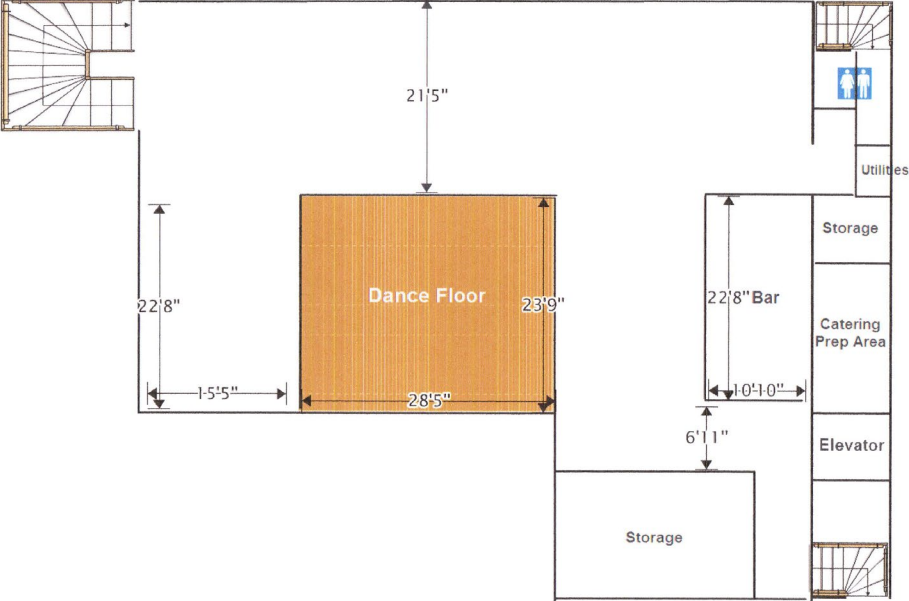


## Second Floor

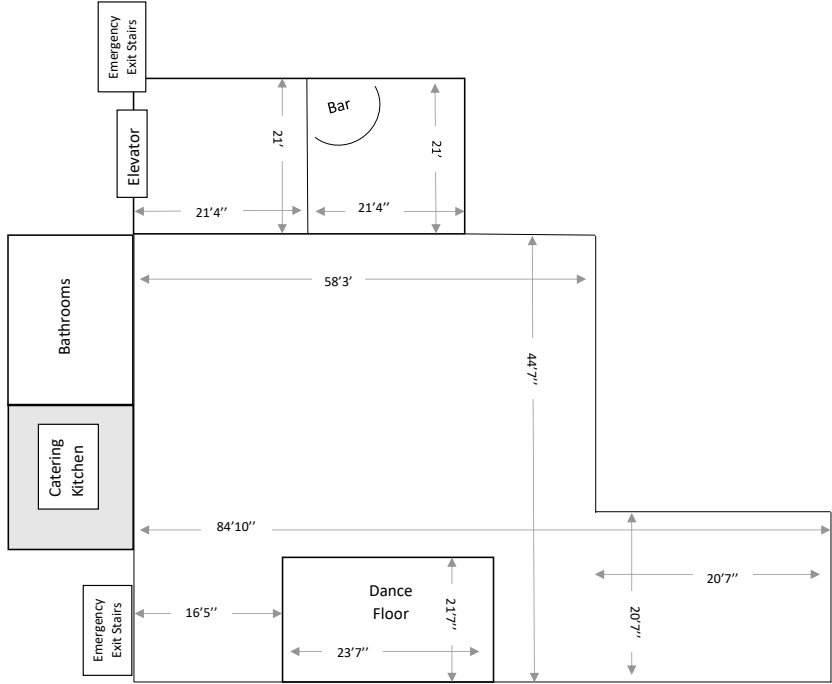


# Floor Plan - Fava Building

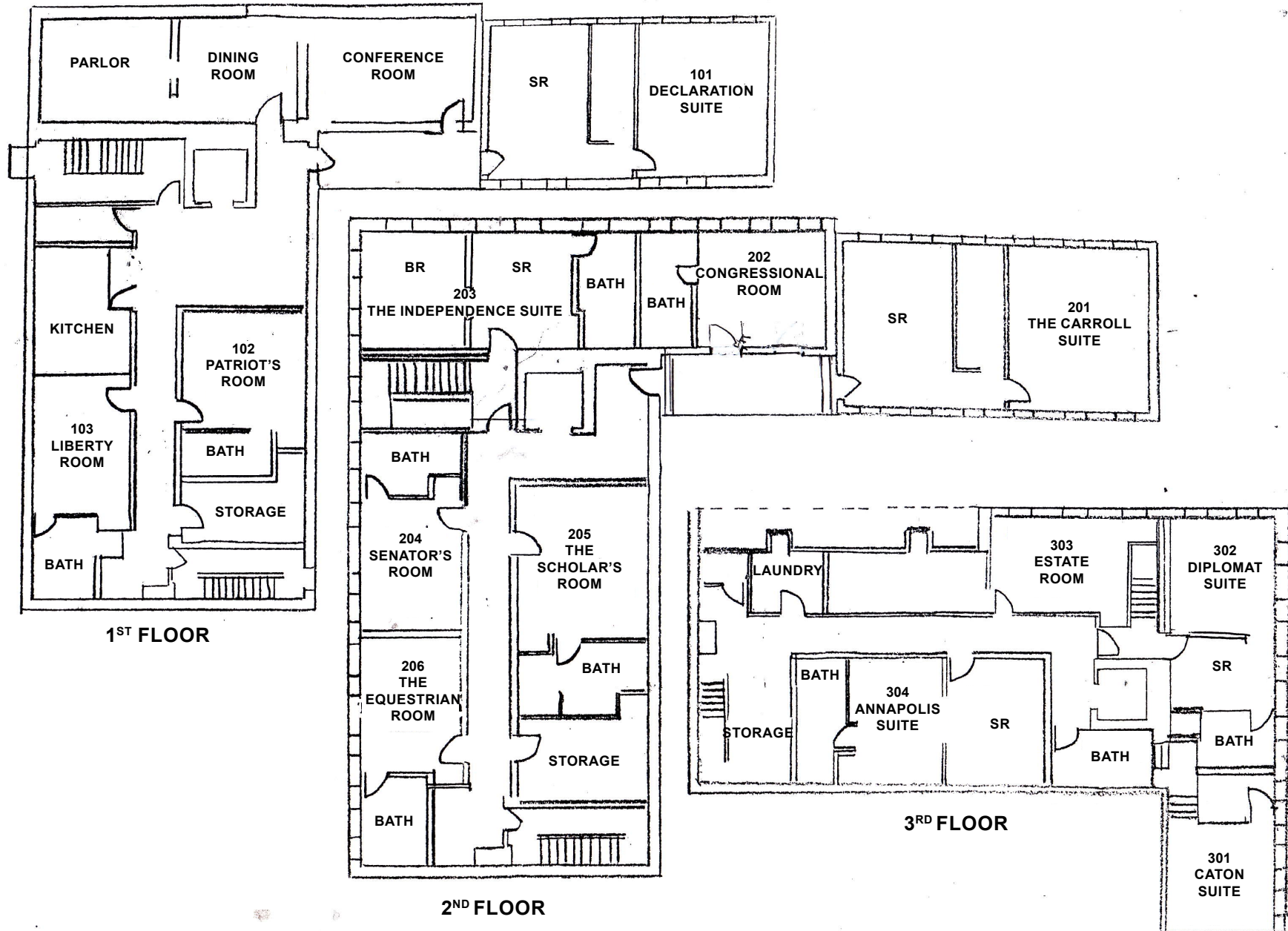
## Third Floor



## Fourth Floor



# Carrollton Inn Floor Plan



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