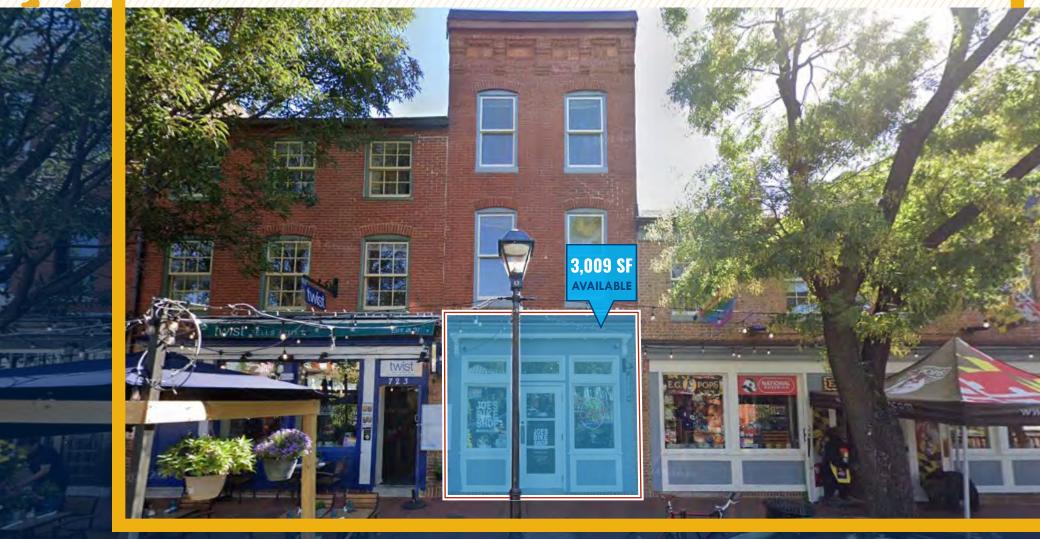




HIGH TRAFFIC RETAIL SPACE IN FELLS POINT

723 S BROADWAY | SUITE B | BALTIMORE MD 21231



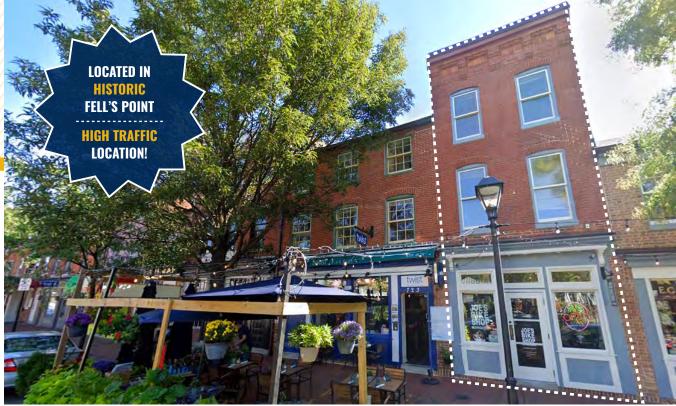


PROPERTY OVERVIEW

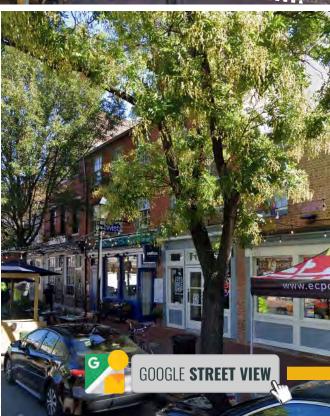
HIGHLIGHTS:

- 3,009 SF of Prime Retail Space Available
- Located in the heart of bustling Historic Fells Point
- High pedestrian traffic area centered around residents and tourists
- Opportunity for dry retail, health & wellness, services, and restaurant
- Front and rear loading
- 1 block to the famous Thames Street Waterfront
- Walk score is Walker's Paradise (99)

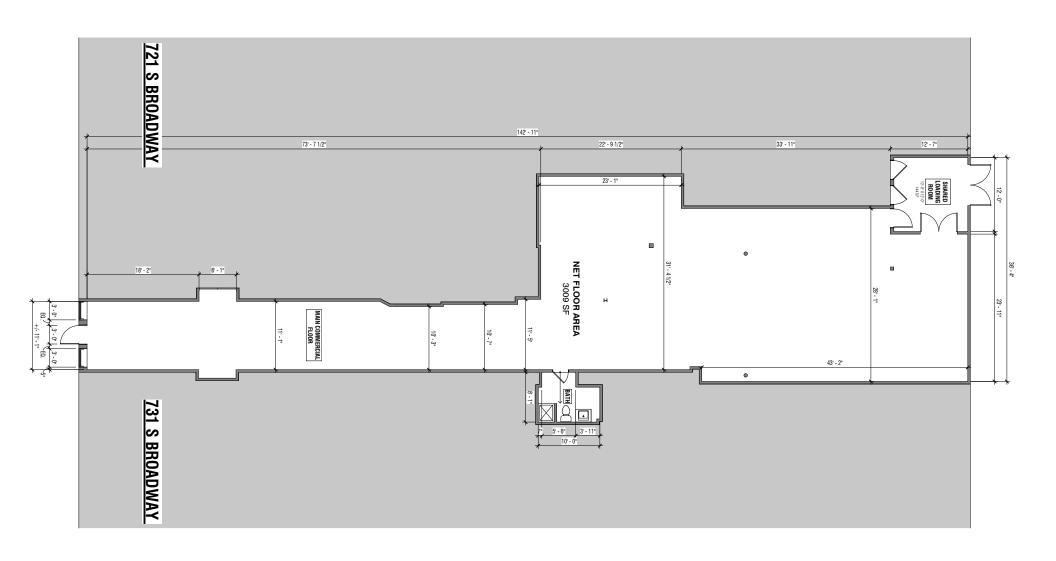
AVAILABLE SPACE:	SUITE B: 3,009 SF ±
YEAR BUILT:	1920
STORIES:	3
ZONING:	C-1-E
RENTAL RATE:	WITHHELD



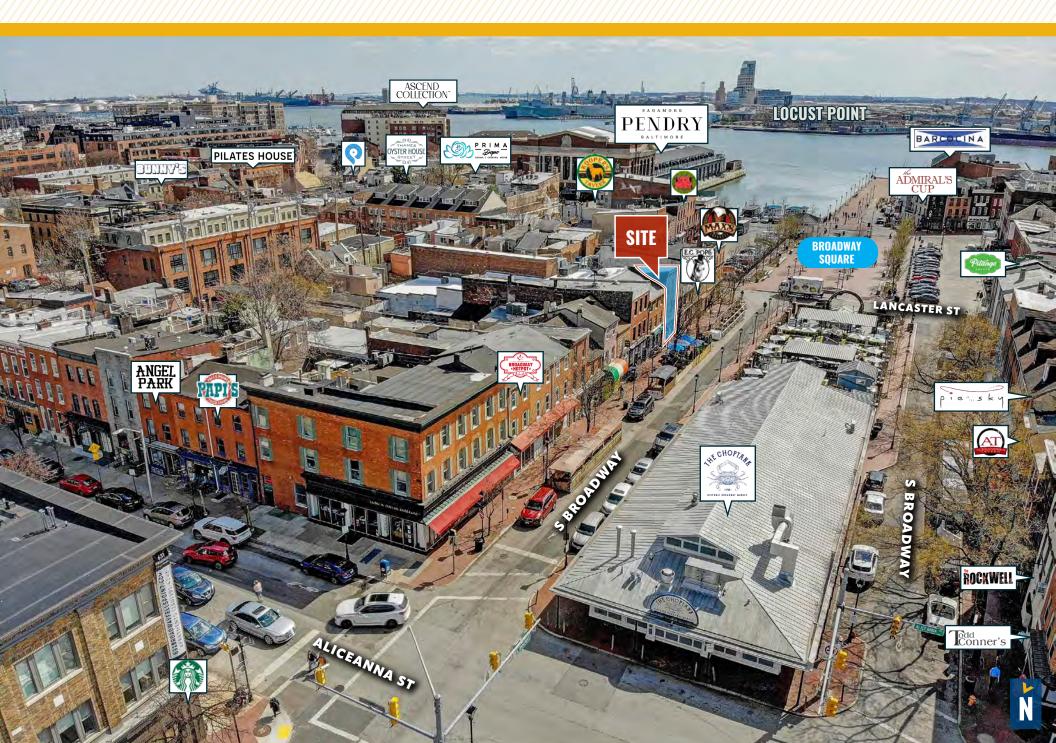




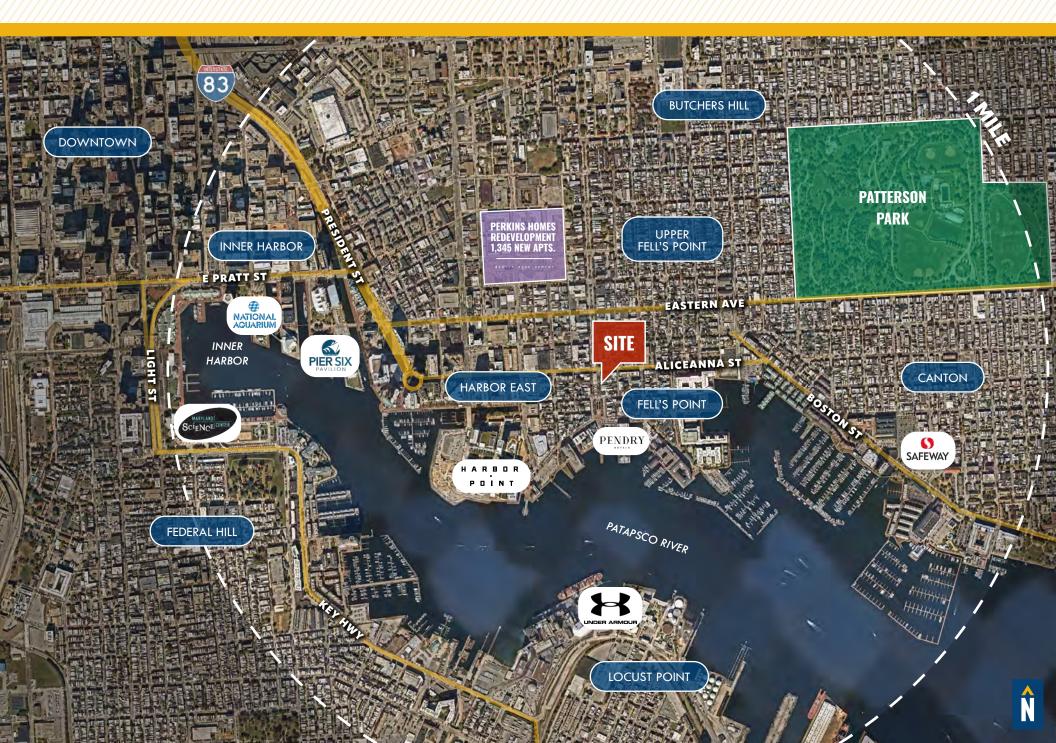
FLOOR PLAN

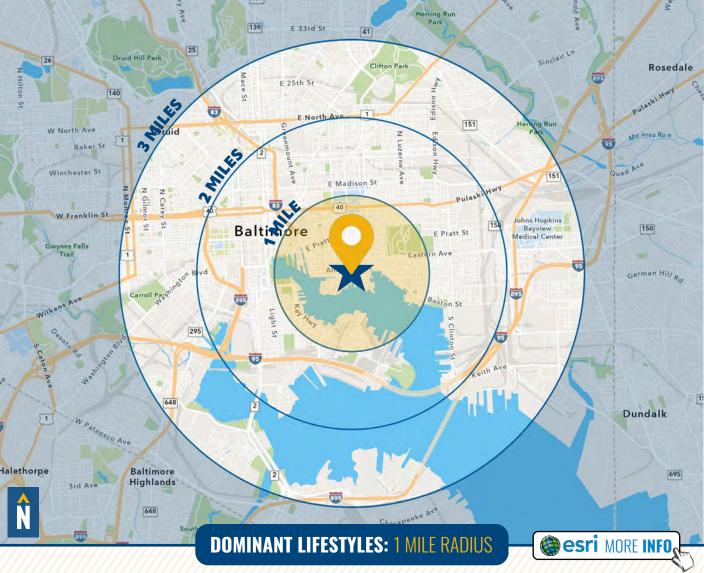


LOCAL BIRDSEYE



AERIAL







These neighborhoods are located in and around the largest, most densely populated metropolises in the country. Residents are young, and many live alone, with roommates, or as unmarried couples.



Located mainly in the centers of major metropolitan areas, these neighborhoods are composed of highly educated young professionals in their 20s and 30s, many of whom were born outside the U.S.



Members of these communities are young, live in cities, & move frequently. These neighborhoods show consistent growth and are composed of large numbers of young graduates & college students who have relocated to the U.S.

DEMOGRAPHICS

2025

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



35,266

125,550

208,062

DAYTIME POPULATION



63,953

235,280

339,251

AVERAGE HOUSEHOLD INCOME



\$139,506

\$110,636

\$94,394

NUMBER OF HOUSEHOLDS



18.839

63,873

100,542

MEDIAN AGE



33.8

33.3

34.1

FULL **DEMOS REPORT**

FOR MORE INFO CONTACT:



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