



FOR **SALE/LEASE**

FEDERAL HILL/CROSS STREET RESTAURANT

1041-1043 MARSHALL STREET | BALTIMORE, MARYLAND 21230



PROPERTY OVERVIEW

HIGHLIGHTS:

- Restaurant/Tavern in the heart of Baltimore's "Federal Hill" Neighborhood
- 2 floors of restaurant space/private party areas with multiple bars and a second level kitchen
- Street level windows allow for an indoor / outdoor feel
- 7-Day Beer/Wine/Liquor License conveys
- Outdoor seating potential along Marshall Street
- External walk-in cooler in alley for draft beer loading
- Directly on the walking path between Federal Hill, the Baltimore Orioles Stadium and Ravens Stadium



BUILDING SIZE:

2,650 SF ±

LOT SIZE:

1,351 SF ±

STORIES:

2

ZONING:

C-1 (NEIGHBORHOOD BUSINESS DISTRICT)

RENTAL RATE:

NEGOTIABLE

SALE PRICE:

\$895,000



GOOGLE STREET VIEW

INTERIOR PHOTOS



LOCAL TRADE AREA



TRADE AREA



DEMOGRAPHICS

2024

RADIUS:

.5 MILES

1 MILE

1.5 MILES

RESIDENTIAL POPULATION



3,888

9,032

21,959

DAYTIME POPULATION



12,386

98,699

156,530

AVERAGE HOUSEHOLD INCOME



\$165,454

\$146,164

\$126,644

NUMBER OF HOUSEHOLDS



7,382

18,179

33,843

MEDIAN AGE

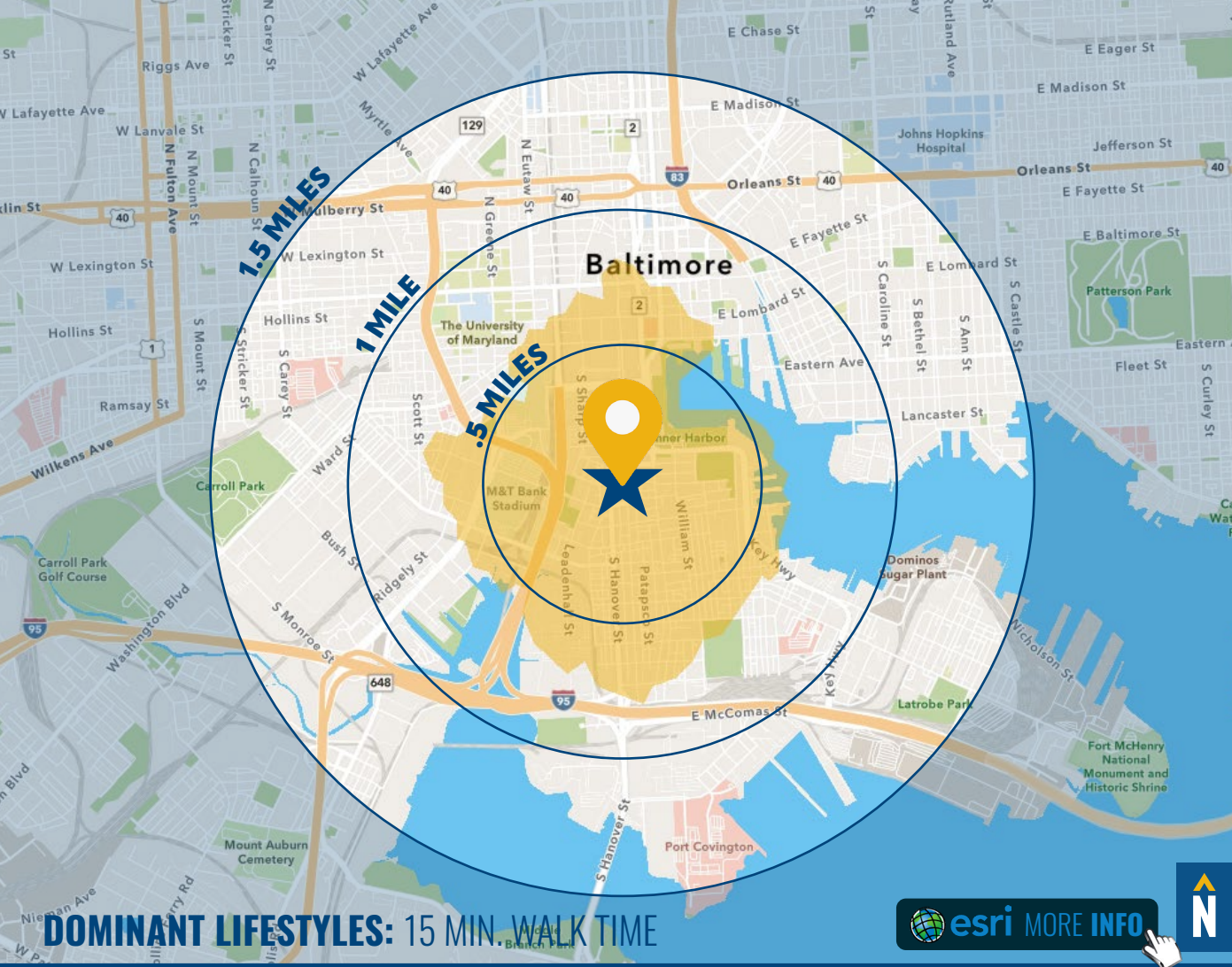


32.3

32.5

33.0

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 15 MIN. WALK TIME

esri MORE INFO

38%

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

21%
LAPTOPS
AND LATTES



These residents are predominantly single, well-educated professionals in business, finance, legal, computer and entertainment occupations. They are affluent and partial to city living and its amenities.

Median Age: 37.4

Median Household Income: \$112,200

17%
RETIREMENT
COMMUNITIES



These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

Median Age: 53.9

Median Household Income: \$40,800

FOR MORE INFO **CONTACT:**



HENRY DEFORD

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4861

HDEFORD@mackenziecommercial.com



COREY CAPUTO

SENIOR REAL ESTATE ADVISOR

410.879.7329

CCAPUTO@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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