

COMMERCIAL SPACE FOR LEASE UNION BOX BUILDING 1820 Lancaster St

Baltimore, MD 21231

RETAIL • OFFICE • MEDICAL • CREATIVE / MIXED USE



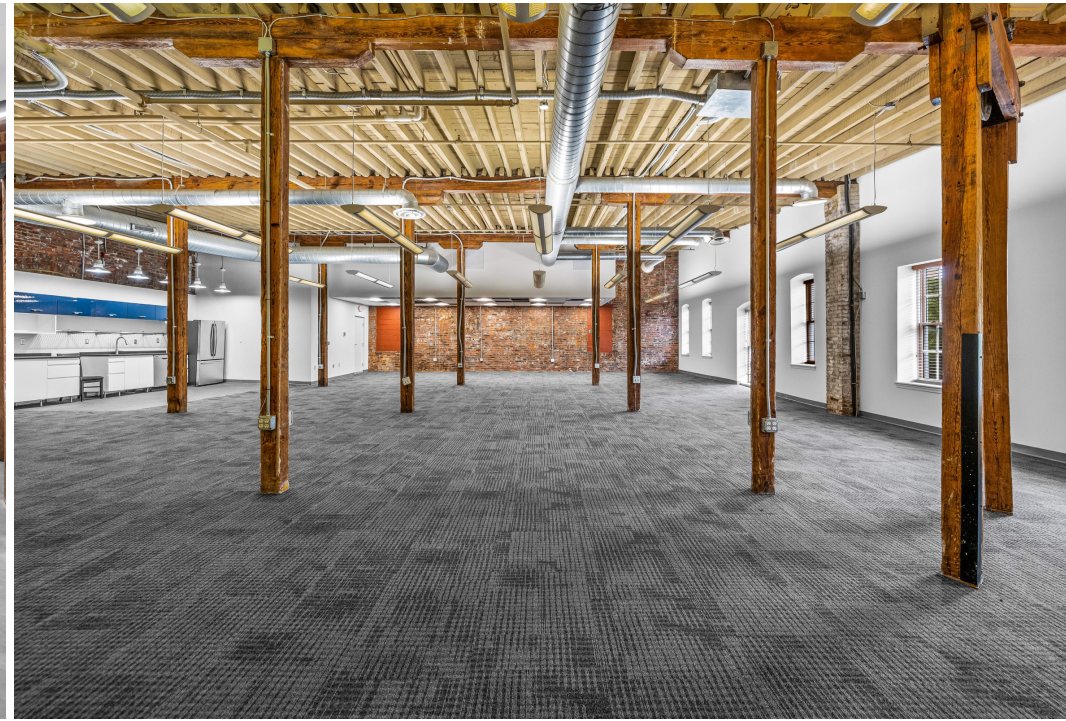
AVAILABLE SPACES

- **1,000 SF** — *GROUND FLOOR*
- **1,680 SF** — *GROUND FLOOR*
- **3,400 SF** — *GROUND FLOOR*
- **UP TO 7,280 SF** — *THIRD FLOOR*



Rare leasing opportunity in Baltimore's most iconic waterfront district. 1820 Lancaster Street offers four versatile spaces: 1,000 SF (ground floor), 1,680 SF (ground floor), 3,400 SF (ground floor), and up to 7,280 SF (third floor, can be divided). Whether you're launching a flagship store, creative studio hub, wellness clinic, or boutique office, these spaces are ready for your vision. 2 parking spaces included per 1000 SF, additional parking can be conveniently accommodated at a nearby parking garage.

PHOTOS

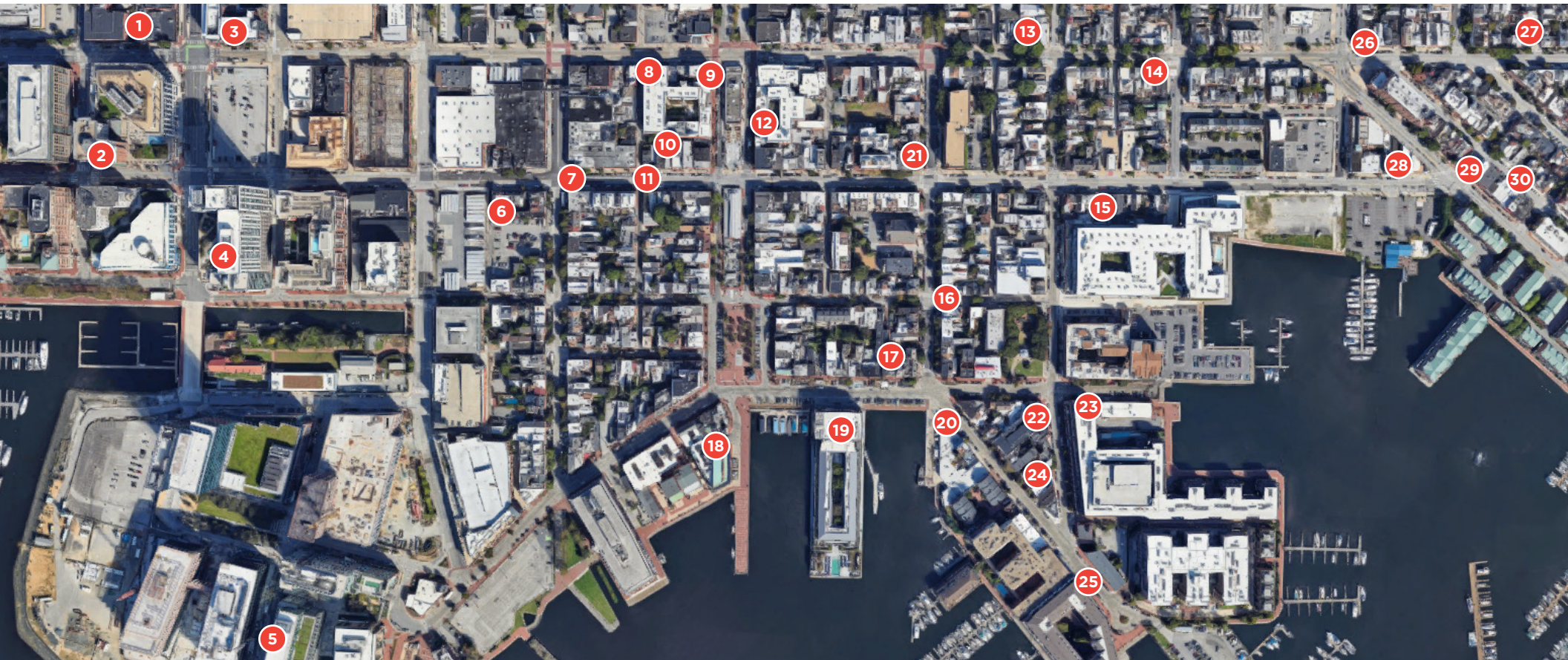


LOCATION



Located in the heart of Fells Point, just steps from the Pendry Hotel, various successful restaurants and bars, cafés, galleries, a community park, and a lively pedestrian environment, your business gains exposure and neighborhood synergy. With a youthful, affluent demographic (median income ~ \$113k; median age ~34), high walkability, and proximity to Baltimore's waterfront and mixed-use growth corridors, this is your chance to position at the intersection of character and commerce.

AERIAL MAP



1 - TAGLIATA

2 - COURTYARD BY MARRIOTT

3 - HYATT PLACE BALTIMORE

4 - WHOLE FOODS MARKET

5 - CANOPY BY HILTON BALTIMORE

6 - ONE-EYED MIKE'S

7 - OLEUM

8 - ADEE'S COFFEE ROASTERS & BAR

9 - KIPPO RAMEN

10 - LIQUID EARTH

11 - BLUE MOON CAFE

12 - LA CALLE

13 - GREYHOUND TAVERN

14 - ALE MARY'S

15 - DARBAR INDIAN RESTAURANT

16 - BUNNY'S BUCKETS & BUBBLES

17 - THAMES STREET OYSTER HOUSE

18 - BARCOCINA

19 - PENDRY BALTIMORE

20 - PITANGO BAKERY + CAFE

21 - GREEDY READS

22 - THE DARA

23 - CHILANGO'S

24 - SACRÉ SUCRÉ

25 - THE INN AT HENDERSON'S WHARF

26 - KISLINGS TAVERN

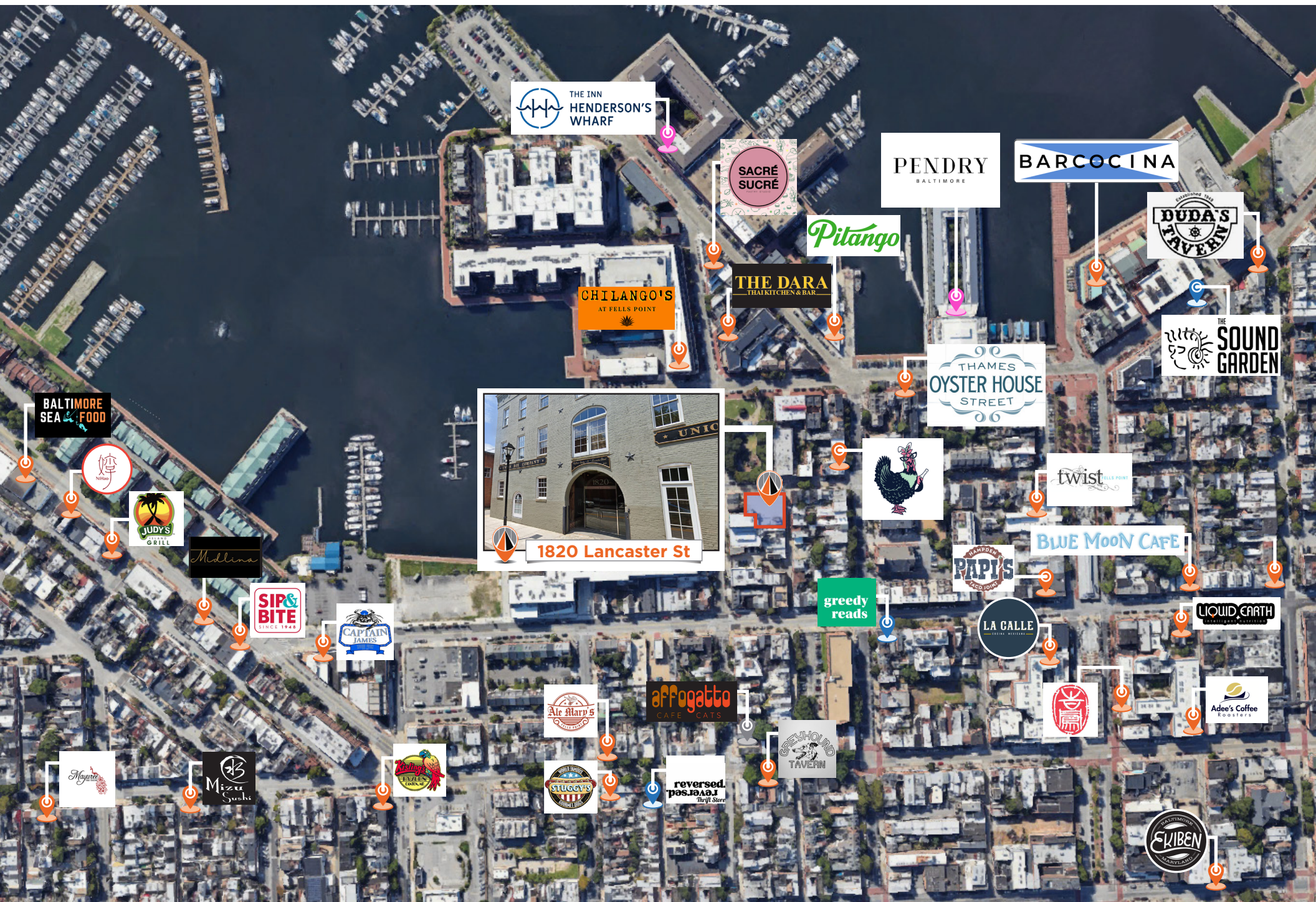
27 - MIZU SUSHI

28 - CAPTAIN JAMES SEAFOOD PALACE

29 - SIP & BITE

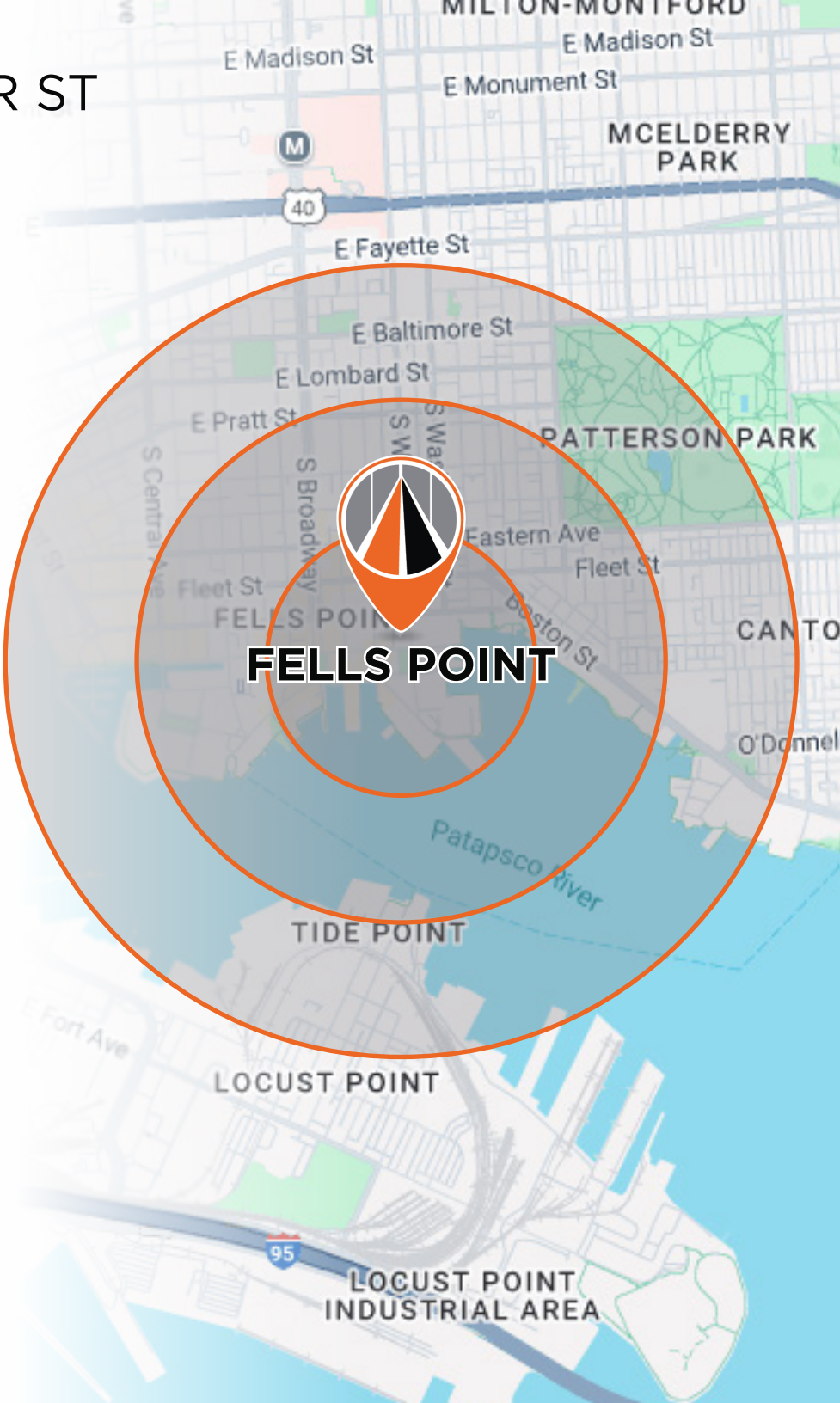
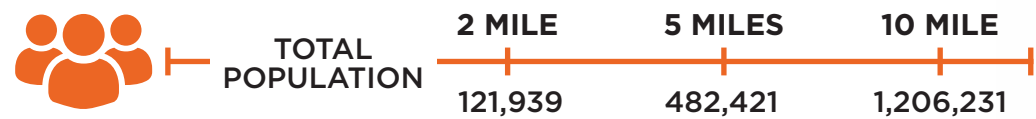
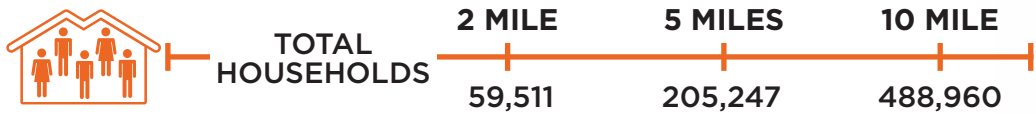
30 - MIDLINA RESTAURANT

RETAIL MAP



DEMOGRAPHICS | 1820 LANCASTER ST

HOUSEHOLDS & INCOME





1820 LANCASTER ST BALTIMORE, MD 21231

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