



FOR SALE

# TURN-KEY FEDERAL HILL/CROSS STREET RESTAURANT

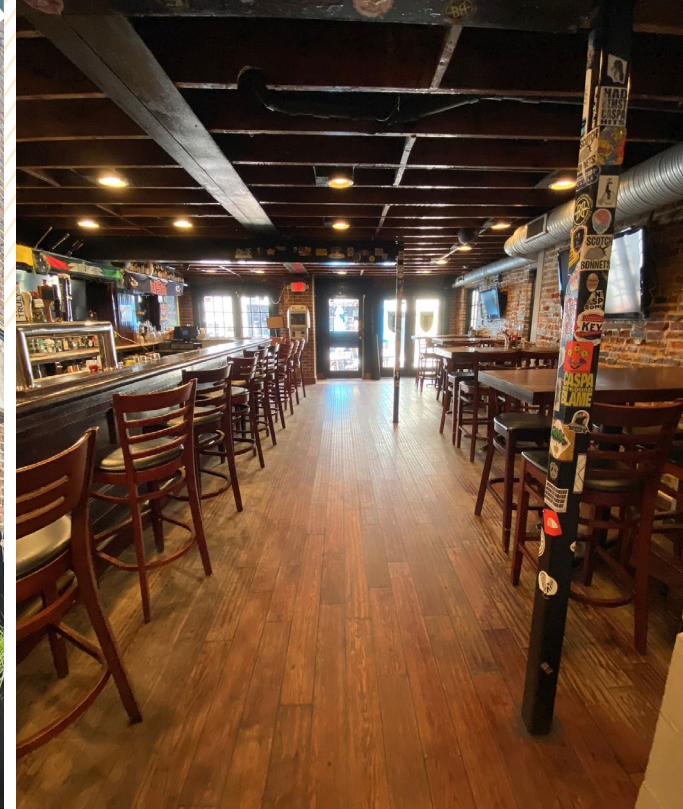
1041-1043 MARSHALL STREET | BALTIMORE, MARYLAND 21230



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Turn-key Restaurant/Tavern in the heart of Baltimore's "Federal Hill" Neighborhood
- 2 floors of restaurant space/private party areas with multiple bars and a full 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 coolers for easy 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)
SALE PRICE:	\$1,150,000

# INTERIOR PHOTOS



# LOCAL TRADE AREA

## Federal Hill



INTERSTATE 95

INTERSTATE 395

 **HORSESHOE**  
CASINO • BALTIMORE

 **M&T Bank**  
STADIUM

 **TOPGOLF**

 **7-ELEVEN**

 **CVS**

**WHEELHOUSE** CO-LIVING  
**BRD BANDITOS** BAR & KITCHEN  
**THE CHARLES** BAR & GRILLE

**ANNOLA'S SOBO** CAFE

**DOLCE VITA** LEATHER & FASHIONS

**Nobles** Federal Hill

**8x0**

**MAGERKS** PUB & GRILL  
**ILLUSIONS** BAR & THEATER  
**angel's** pizzeria  
**insomnia cookies** WASH. STATE COLOS. DISTILLERS  
**ZAATAR** MEDITERRANEAN CUISINE  
**MCC**

**PANDORA'S BOX** GIFTS & ACCESSORIES  
**THE WURST**  
**SPoons** Seafood & Spirits  
**CROSSBAR** DER BIERGARTEN  
**CROSS** PUBLIC HOUSE STREET  
**Country Club**  
**PUB DOG** PUG & CRAFTSMAN  
**NO LA**  
**Bank of America**

**Mother's** Federal Hill grille  
**Wayward** BAR & KITCHEN  
**WHITE OAK** HOSPITALITY

**Dulceology** Artisan Bakery

**Ditos Tacos**

**WATERSHED** BREAD

**Pizza di Joey**

**COOKIES** Mug Shots  
**BOL'S** PIZZA  
**SOUVLAKI** Authentic Greek Cuisine  
**WATER SONG** LIQ

**&pizza**

**FH FITNESS**

**DMY EMPANADAS**

**Wash Ramen**

**CEREMONY** COFFEE ROASTERS

**BLUE MOON CAFE**  
**BLUE AGAVE** MEXICAN FOOD  
**POKE BOWL**  
**TINYBRICK OVEN**

**urban X deli**

**Brendali** ITALIAN RESTAURANTE  
**kuria B** Sub Shop Since 1978 Federal Hill  
**Be more Thai**

**MOO MOO COWS** DAIRY FARM FRESH ICE CREAM

**SAM'S BAGELS**

**BMORE LICKS**

**ORIOLE PARK**  
**CAMDEN YARDS**



# TRADE AREA



95

95

SITE

FEDERAL HILL

INNER HARBOR

LIGHT ST

E PRATT ST

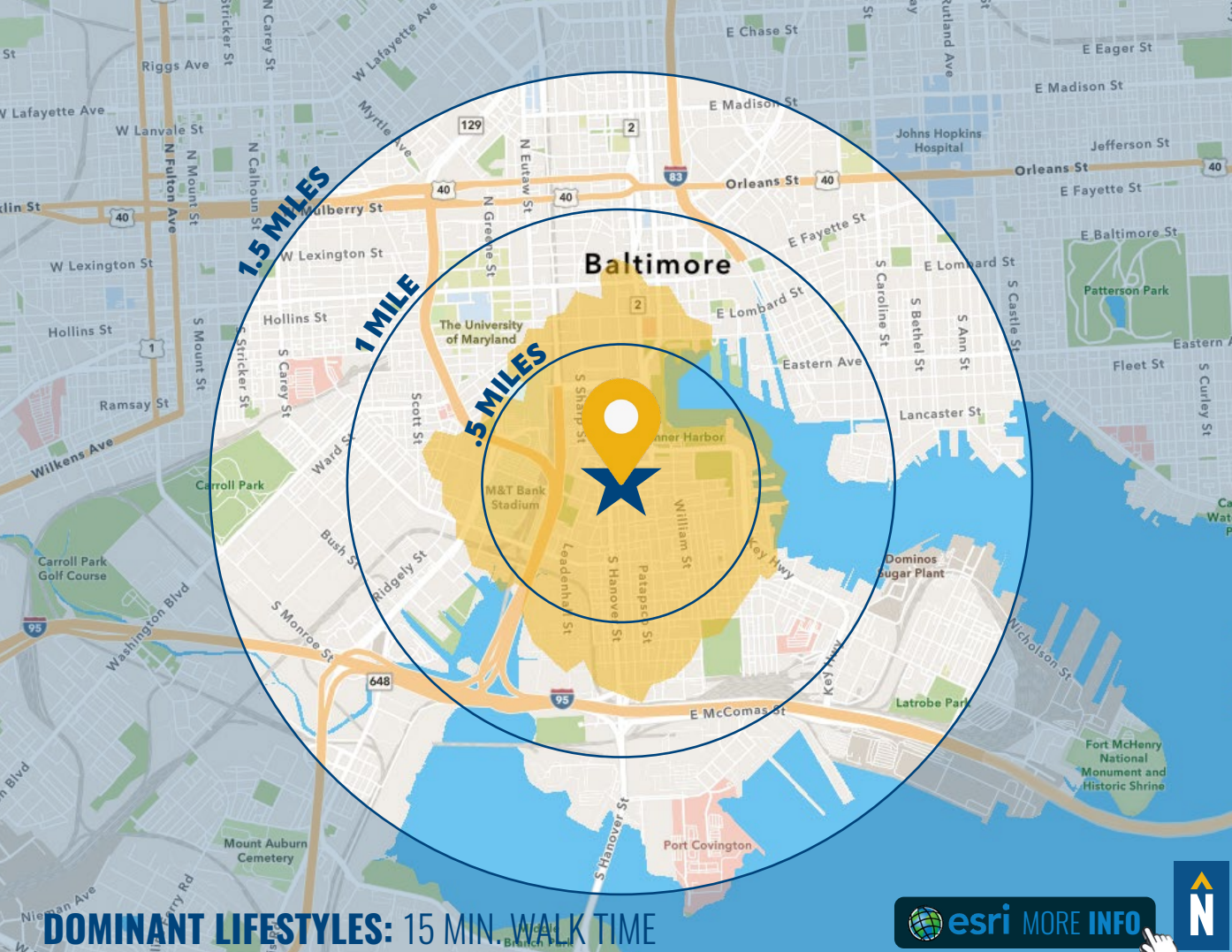
RENAISSANCE  
BALTIMORE HARBORPLACE HOTEL

T. Rowe Price



# 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

**DOMINANT LIFESTYLES: 15 MIN. WALK TIME**

[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**

[FULL DEMOS REPORT](#)

# FOR MORE INFO **CONTACT:**



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