

1834

S. CHARLES STREET

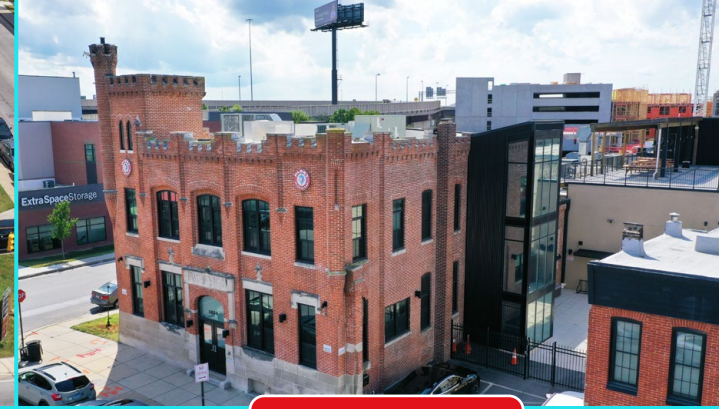
FOR SALE

100% LEASED
INVESTMENT PROPERTY:
24,472 SQUARE FEET



HIGHLIGHTS

- » 24,472 SF ± fully leased building
- » 14,221 SF ± office building (occupied by ZeroFox)
- » 10,251 SF warehouse/automotive building (occupied by Bumper Globe Collision Centre)
- » Situated on 0.49 Ac ± in South Baltimore City
- » Adjacent to Alta Federal Hill and The Quill by Alta, new multifamily properties
- » Close proximity to the amenities of Federal Hill and Locust Point
- » Easy access to I-95, I-295 and I-395
- » Close proximity to Downtown Baltimore and the Port of Baltimore
- » Class A office finishes



ZONING:

IMU-1 (INDUSTRIAL MIXED-USE DISTRICT)



GOOGLE STREET VIEW

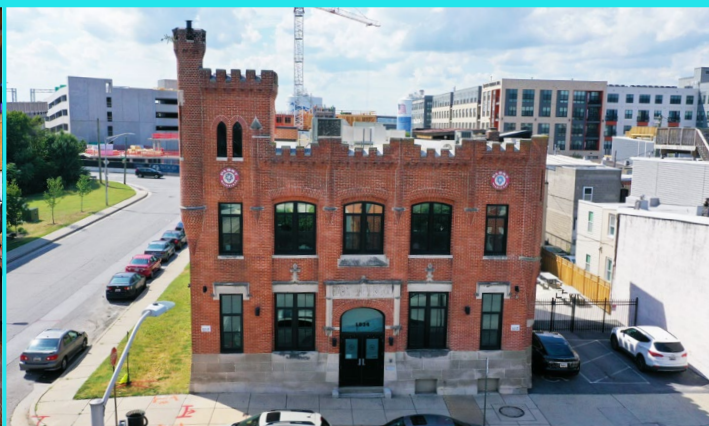
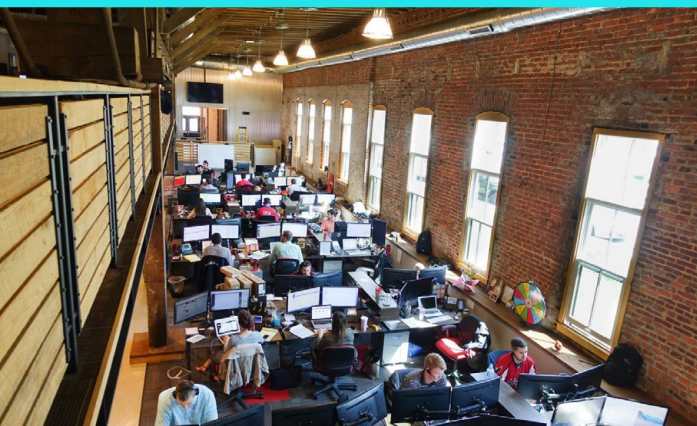




AERIAL OUTLINE

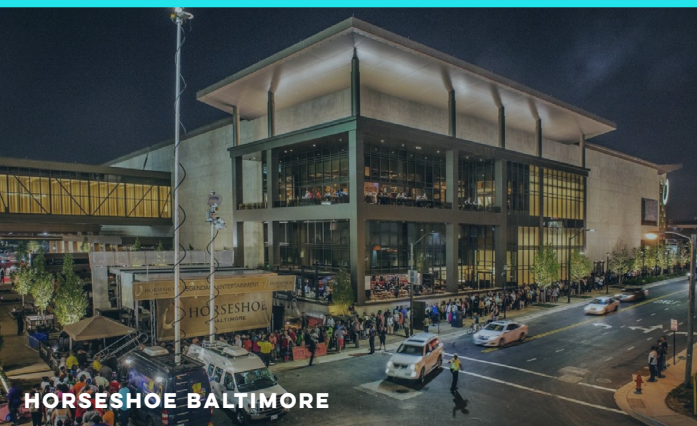
PARKING

- » 17 parking spaces on-site at the warehouse/automotive building
- » 2 parking spaces on-site at the office building
- » Free street parking available
- » Covered garage parking available within a block of the property

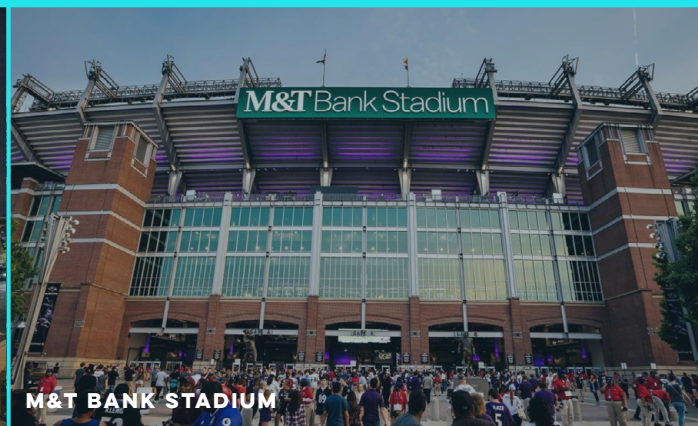




LOCAL BIRDSEYE



HORSESHOE BALTIMORE



M&T BANK STADIUM



ORIOLE PARK AT CAMDEN YARDS



LOCUST POINT MARINE TERMINALS

RIVERSIDE PARK



1901 SOUTH CHARLES

E BARNEY ST

ExtraSpace Storage



ALTA

W WELLS ST

The Quill by ALTA

LOCAL BIRDSEYE

S HANOVER ST

NEARBY MULTIFAMILY PROJECTS:



ALTA FEDERAL HILL



THE QUILL BY ALTA



1901 SOUTH CHARLES

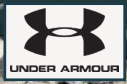
TRADE AREA



PATTERSON PARK



CANTON



PATAPSCO RIVER



UNIVERSITY of MARYLAND
BALTIMORE

CFG BANK
ARENA

DOWNTOWN
BALTIMORE



PRESIDENT ST

E PRATT ST

Baltimore
Convention Center

ORIOLE PARK
of
CAMDEN YARDS

NATIONAL
AQUARIUM

Harbor East

PIER SIX
PAVILION

MARYLAND
SciENCe CENTER

FEDERAL
HILL
AMERICAN
VISIONARY
ART MUSEUM



Federal
Hill

HORSESHOE
CASINO • BALTIMORE



SITE

RIVERSIDE
PARK

KEY HWY

LOCUST
POINT



THE BALTIMORE SUN

1909
SAGAMORE SPIRIT



UNDER ARMOUR

DEMOGRAPHICS

2023

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



18,323

76,826

207,718

DAYTIME POPULATION



21,959

185,117

335,034

AVERAGE HOUSEHOLD INCOME



\$169,715

\$114,672

\$96,875

NUMBER OF HOUSEHOLDS



9,722

38,940

94,939

MEDIAN AGE

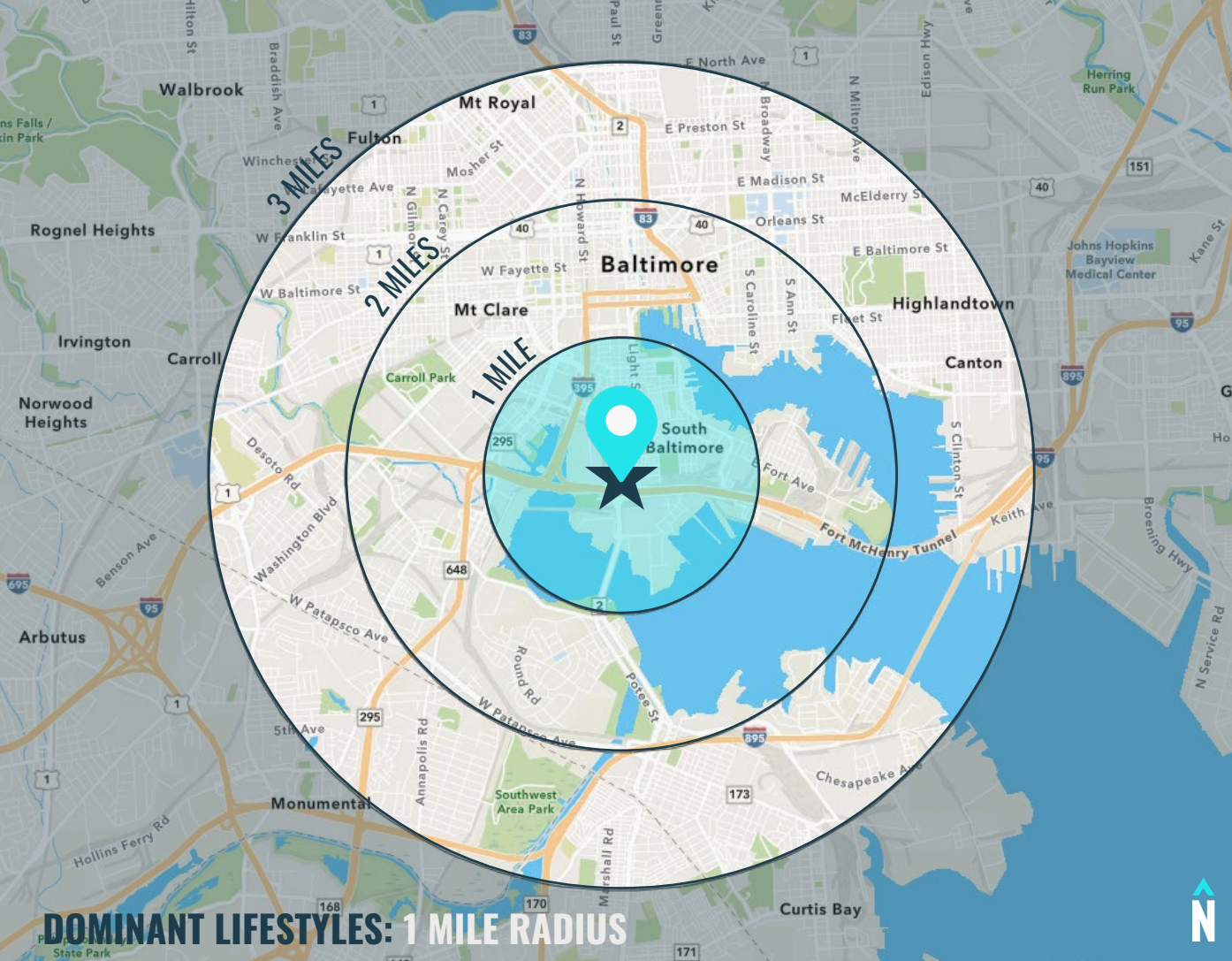


35.5

33.8

34.4

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 1 MILE RADIUS

33%

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**

27%

METRO
RENTERS



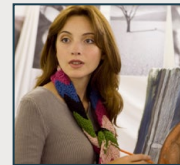
The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

Median Age: **32.5**

Median Household Income: **\$67,000**

16%

EMERALD
CITY



Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

Median Age: **37.4**

Median Household Income: **\$59,200**



CONTACT:



MATTHEW CURRAN, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3203
MCURRAN@mackenziecommercial.com



MARK DEERING
PARTNER

443.573.3201
MDEERING@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 111 S. Calvert Street | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.