



FELLS POINT OFFICE/RETAIL SPACE

716 S. BROADWAY | BALTIMORE, MARYLAND 21231

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3,100 SF of prime commercial space in historic Fells Point (above Pie in the Sky Pizzeria)
 - » Floor 2: 1,300 SF ±
 - » Floor 3: 1,300 SF ±
 - » Floor 4: 500 SF ±
- Modern loft space with open layout, hardwood floors and new LED lighting
- Perfectly positioned for retail, professional office, or boutique
- 1 block to the famous Thames Street Waterfront

AVAILABLE:

3,100 SF ± (OFFICE, FLOORS 2-4)

ZONING:

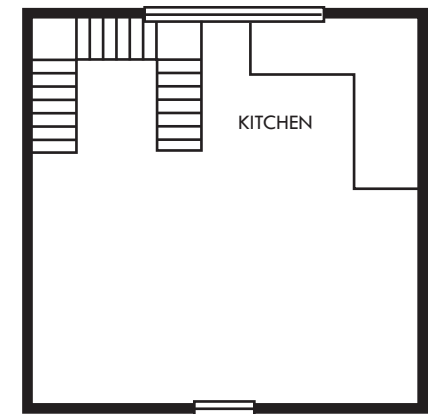
C-1-E (NEIGHBORHOOD BUSINESS AND ENTERTAINMENT DISTRICT)

WALK SCORE:

99 (WALKER'S PARADISE)

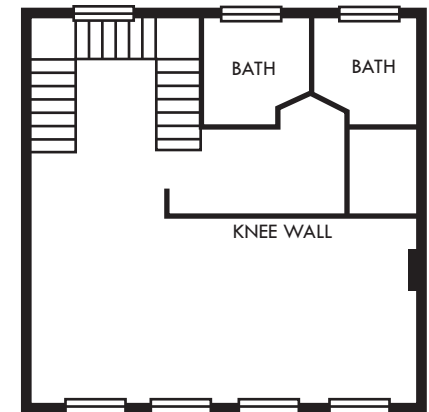
RENTAL RATE:

NEGOTIABLE



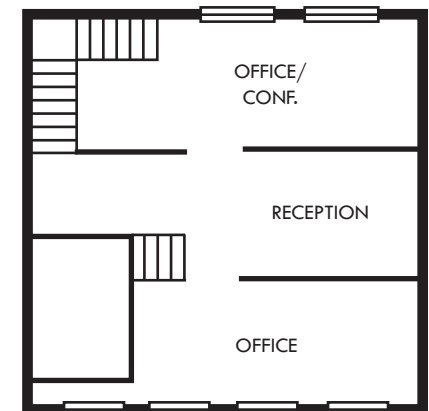
FLOOR 4:

500 SF ±



FLOOR 3:

1,300 SF ±



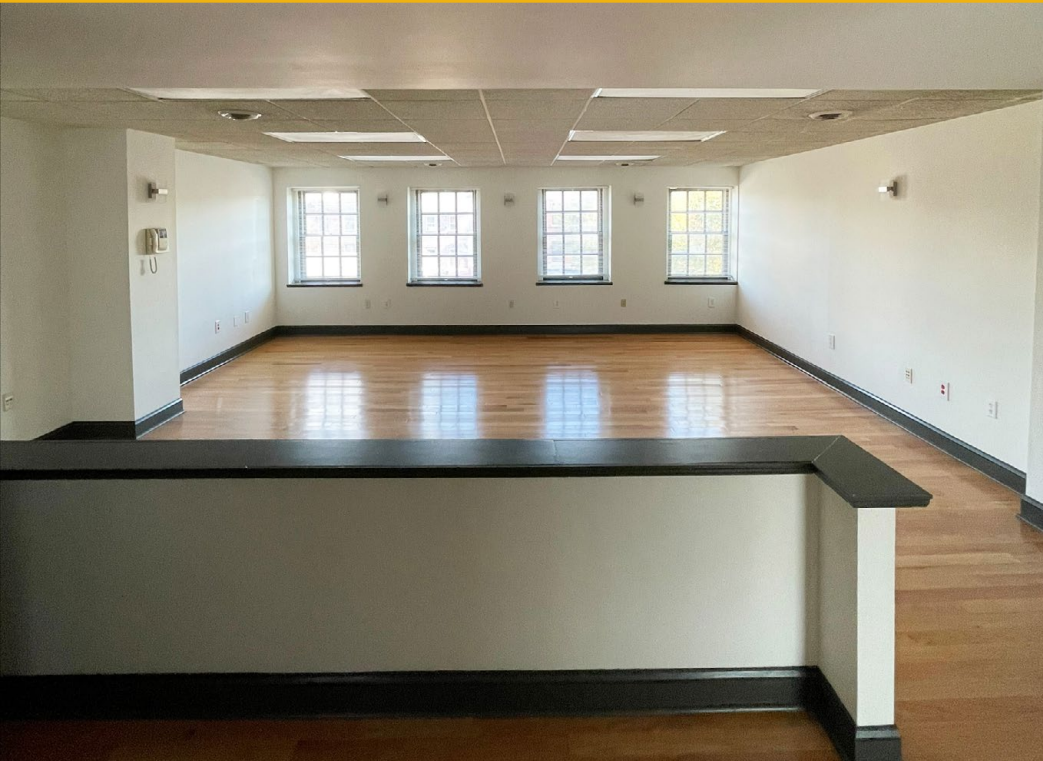
FLOOR 2:

1,300 SF ±

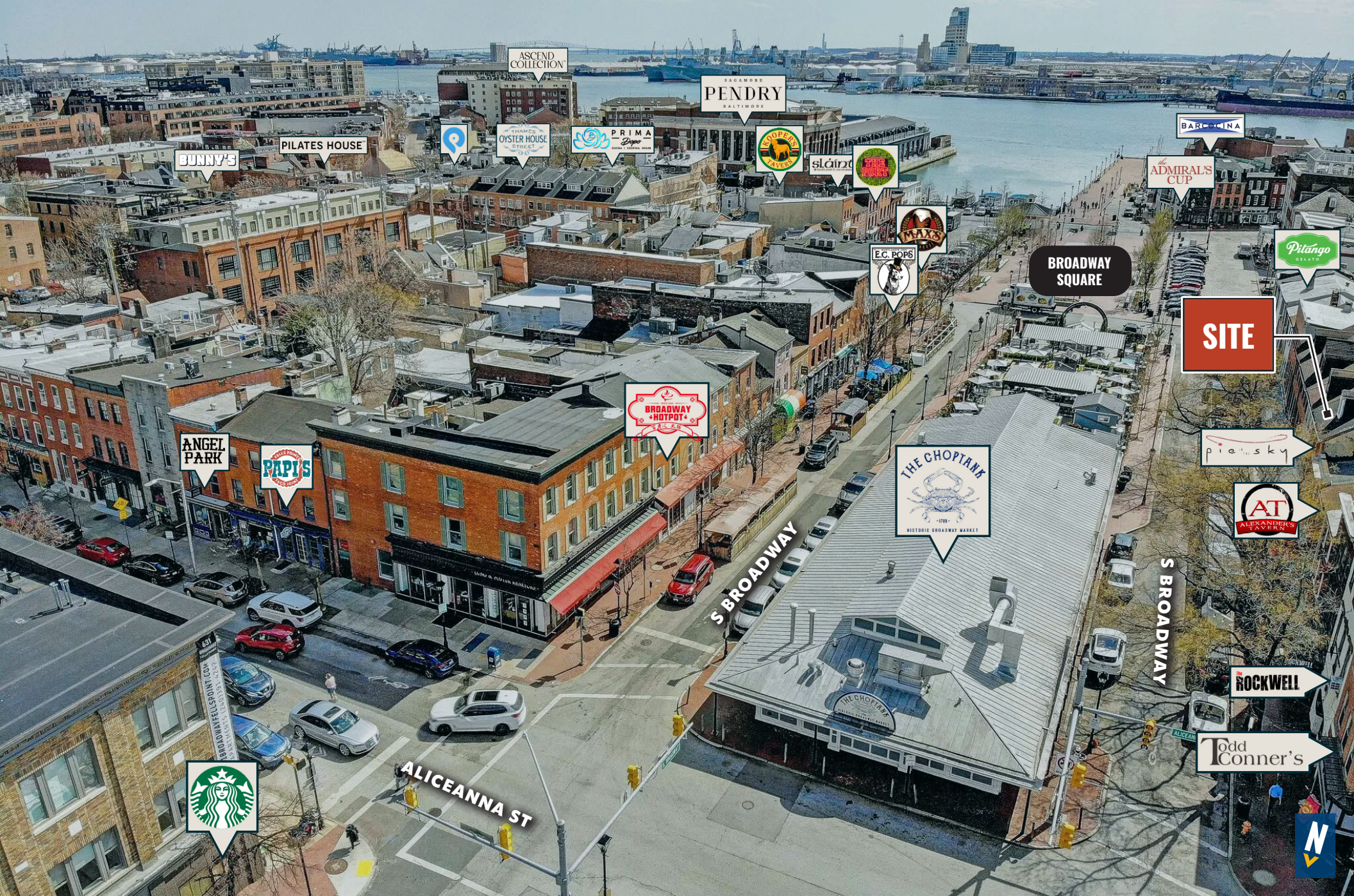


GOOGLE STREET VIEW

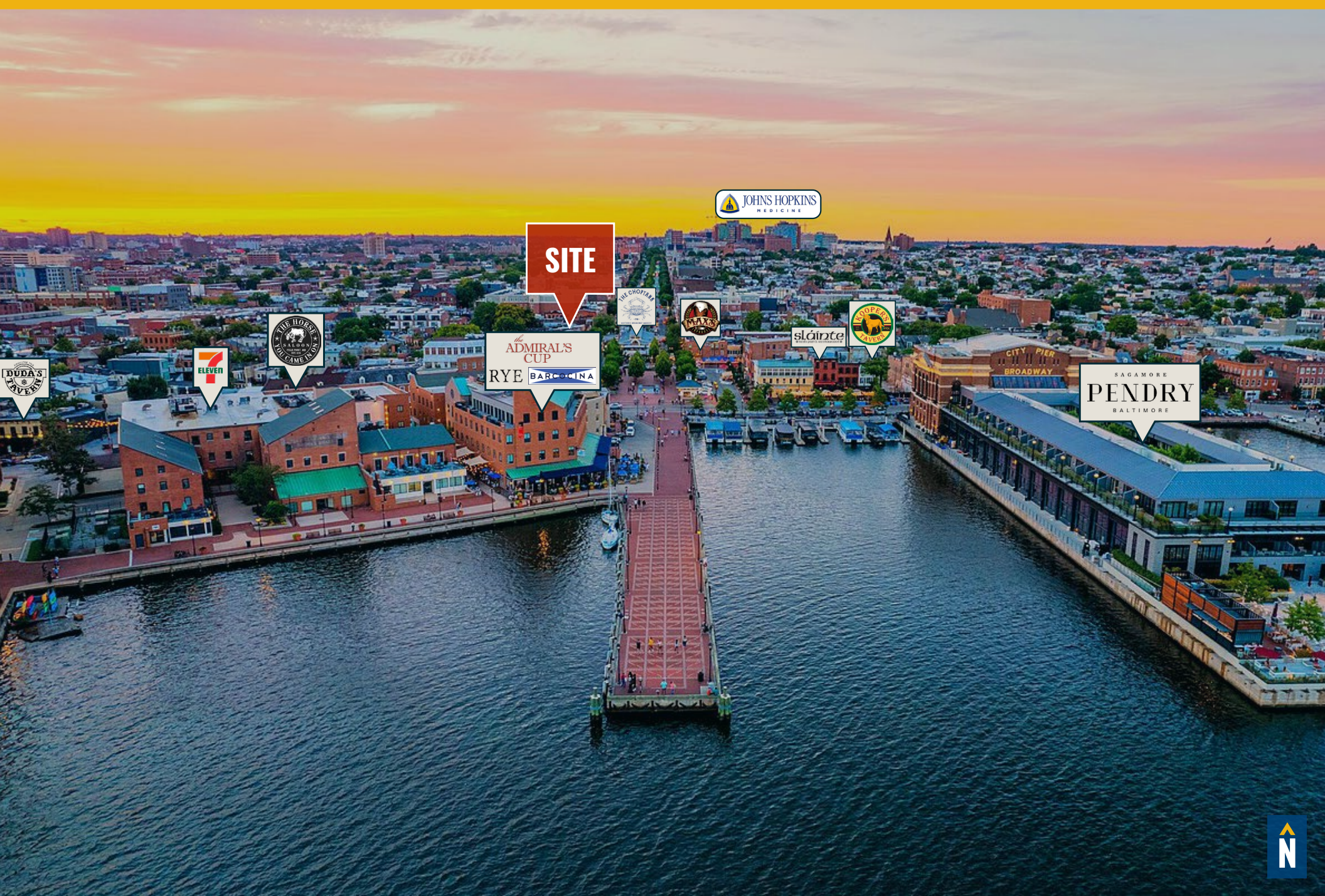
INTERIOR PHOTOS



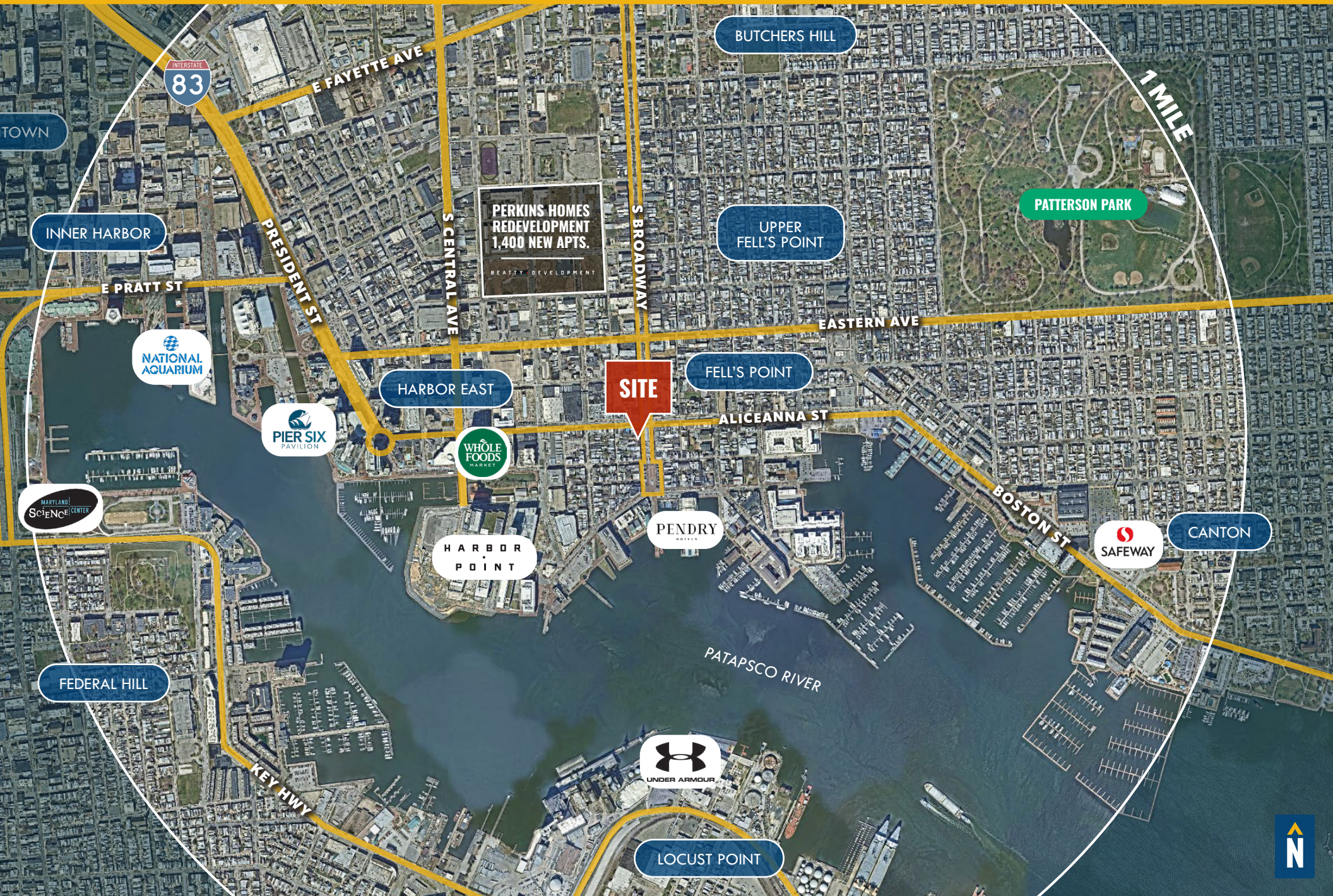
LOCAL BIRDSEYE



LOCAL BIRDSEYE



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



35,238

126,212

210,530

DAYTIME POPULATION



72,923

240,619

340,853

AVERAGE HOUSEHOLD INCOME



\$139,074

\$110,254

\$94,040

NUMBER OF HOUSEHOLDS



18,816

64,293

101,790

MEDIAN AGE

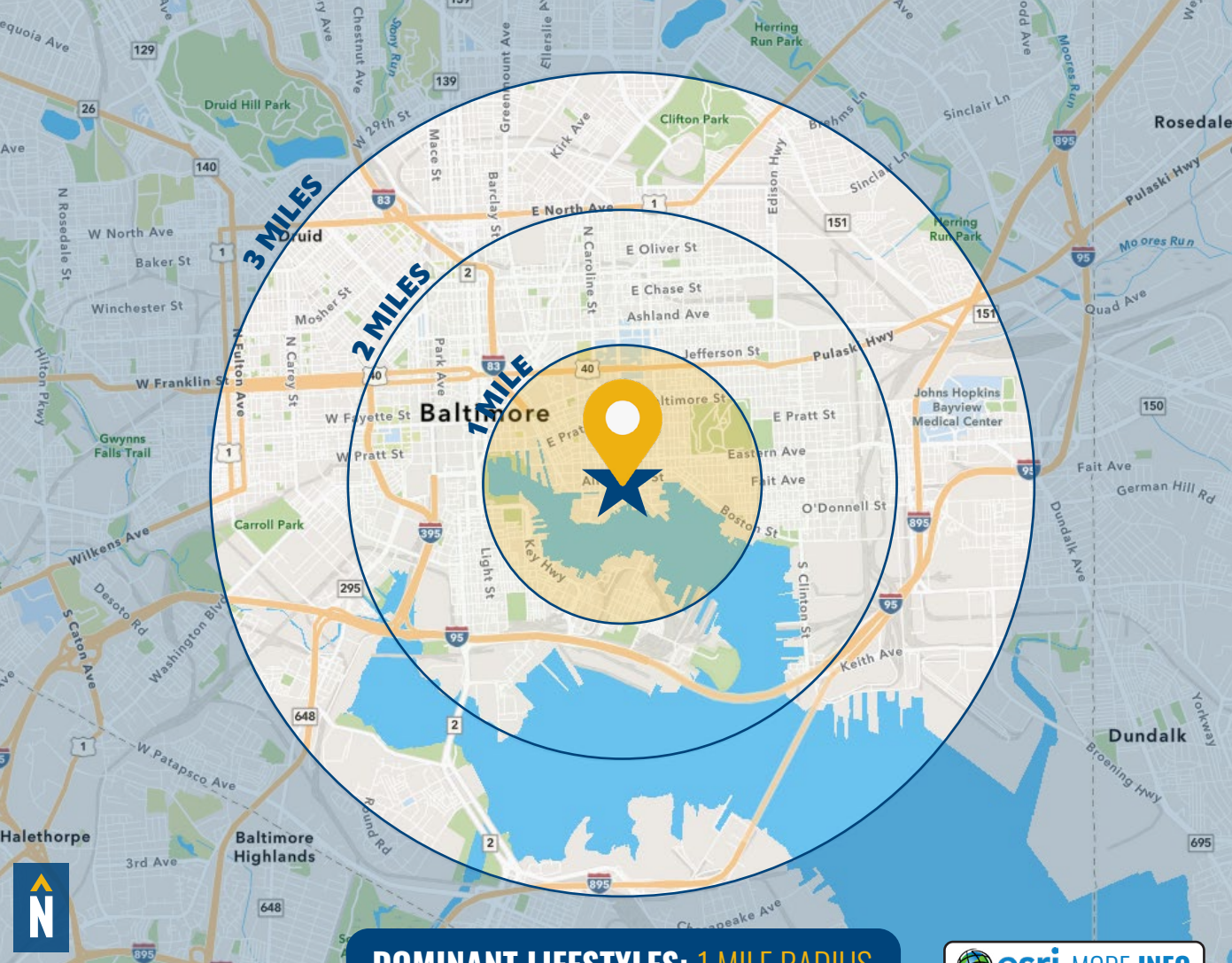


33.8

33.3

34.2

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 1 MILE RADIUS

esri MORE INFO

39%

LAPTOPS
AND LATTES

MEDIAN

AGE: 36.2

HH INCOME:

36%

METRO RENTERS

MEDIAN

AGE: 32.9

HH INCOME: \$94,766

7%

EMERGING HUB

MEDIAN

AGE: 36.0

HH INCOME: \$70,456

These residents are young, earn upper-tier incomes, and many live alone, with roommates, or as unmarried couples. They typically spend money on travel, entertainment, fine dining and fashion.

These communities are composed of highly educated young professionals in their 20s and 30s earning upper-tier incomes. They like to shop at specialty grocery stores and go to movies, bars, clubs and museums.

Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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