



FOR **LEASE/SALE**

# HIGH TRAFFIC RETAIL/OFFICE SPACE

732 S BROADWAY | BALTIMORE, MARYLAND 21231



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Street level retail with office/apartment space above
- Located in the heart of bustling Historic Fells Point
- High pedestrian traffic area centered around residents and tourists
- Opportunity for retail, health & wellness, services, etc.
- 1 block to the famous Thames Street Waterfront
- Walk score is Walker's Paradise (99)

SIDEWALK VIEW



BUILDING SIZE:

2,000 SF ±

YEAR BUILT:

1920

STORIES:

3

ZONING:

C-1-E

SALE PRICE:

\$1,300,000

RENTAL RATE:

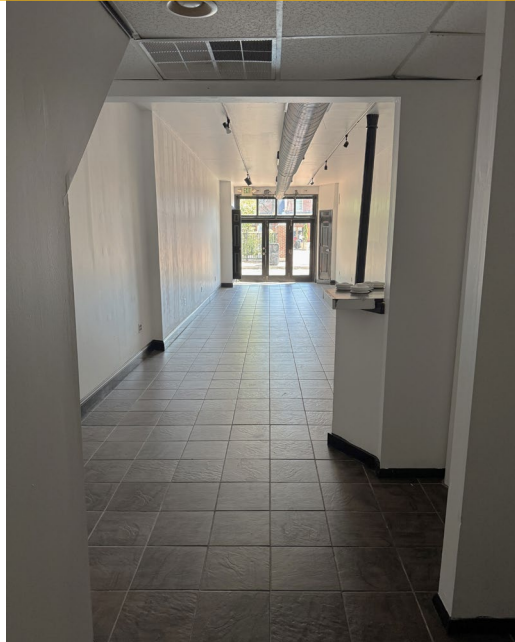
NEGOTIABLE



GOOGLE STREET VIEW

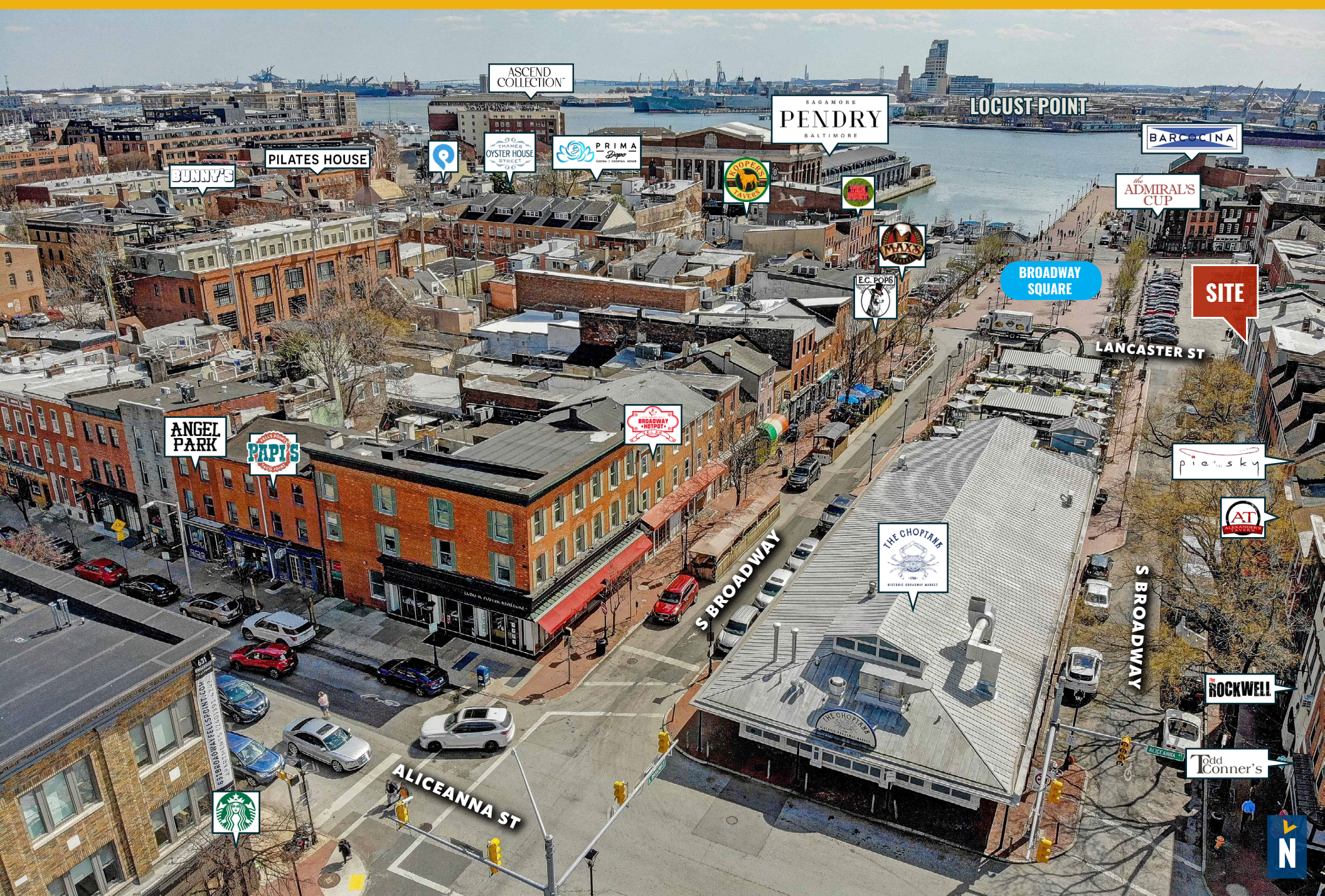


# INTERIOR PHOTOS





# LOCAL BIRDSEYE





# AERIAL





# DEMOGRAPHICS

2025

RADIUS:

1 MILE

2 MILES

3 MILES

## RESIDENTIAL POPULATION



35,286

125,407

207,704

## DAYTIME POPULATION



66,899

239,998

338,689

## AVERAGE HOUSEHOLD INCOME



\$141,029

\$110,611

\$94,343

## NUMBER OF HOUSEHOLDS



19,020

63,976

100,453

## MEDIAN AGE

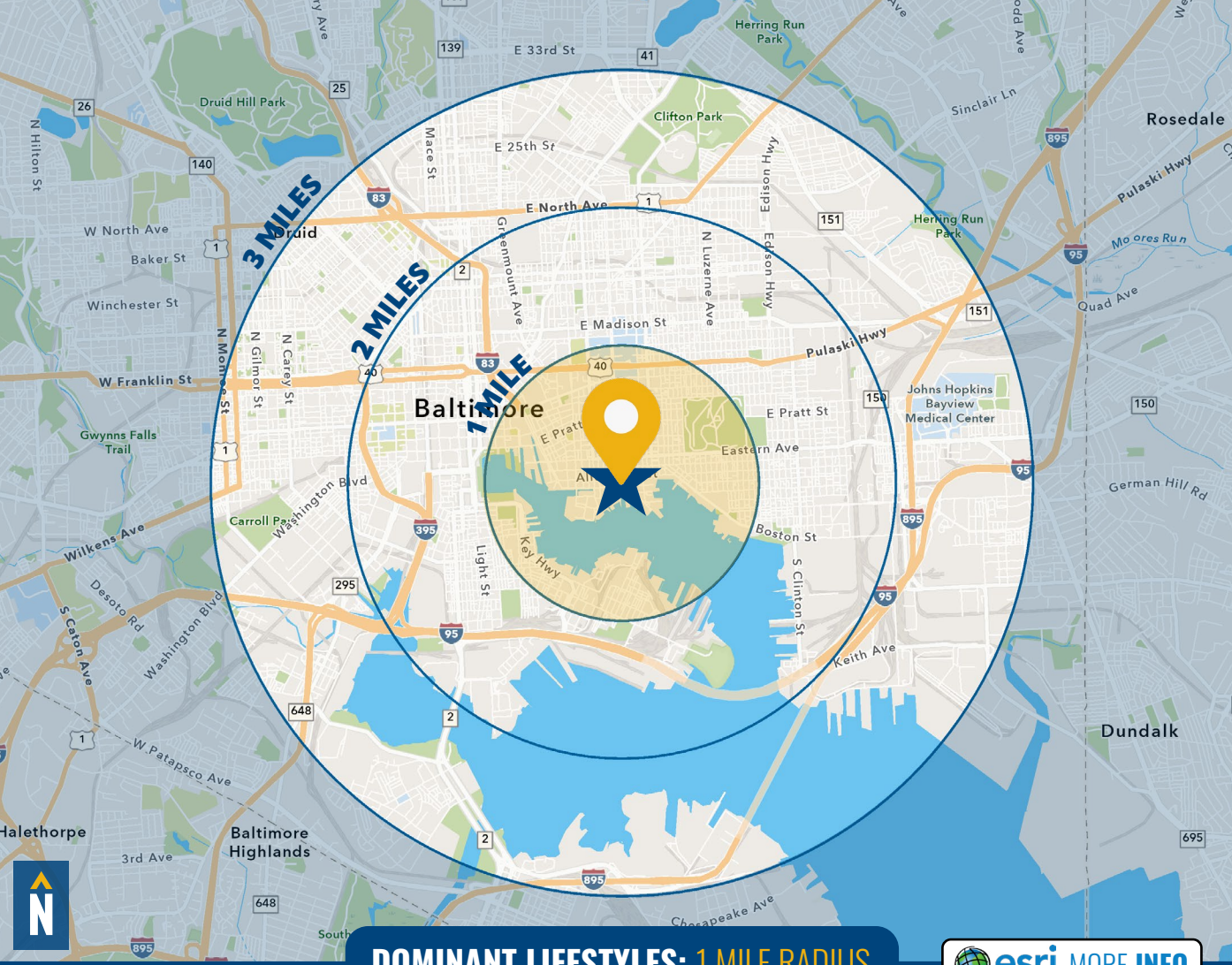


33.8

33.3

34.1

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 1 MILE RADIUS

esri MORE INFO

39% LAPTOPS & LATTES

MEDIAN

AGE: 36.2

HH INCOME: \$145,759



These neighborhoods are located in and around the largest, most densely populated metropolises in the country. Residents are young, and many live alone, with roommates, or as unmarried couples.

36% METRO RENTERS

MEDIAN

AGE: 32.9

HH INCOME: \$94,766



Located mainly in the centers of major metropolitan areas, these neighborhoods are composed of highly educated young professionals in their 20s and 30s, many of whom were born outside the U.S.

7% EMERGING HUB

MEDIAN

AGE: 36.0

HH INCOME: \$70,356



Members of these communities are young, live in cities, & move frequently. These neighborhoods show consistent growth and are composed of large numbers of young graduates & college students who have relocated to the U.S.



# FOR MORE INFO **CONTACT:**



**NICK MAGGIO**

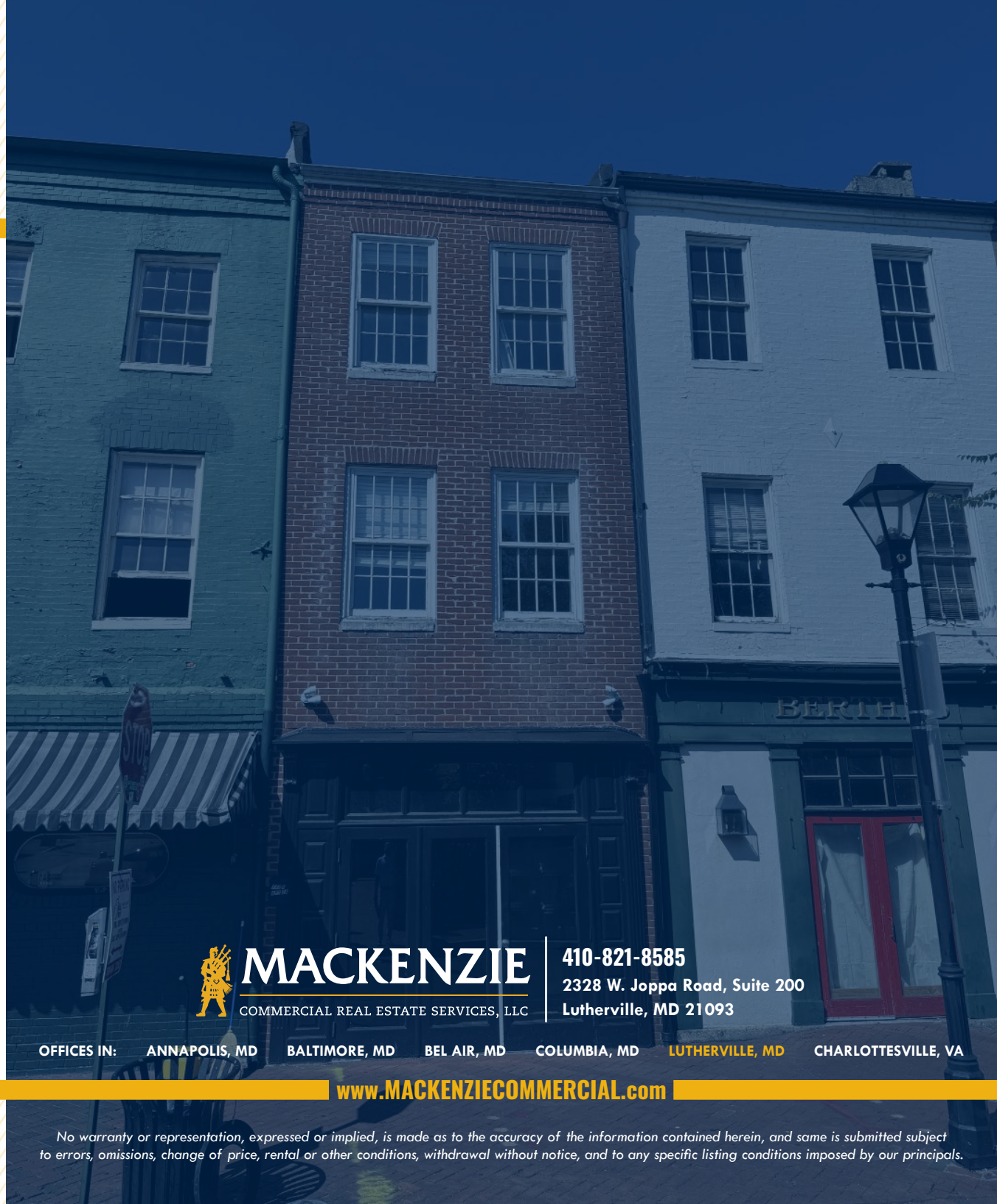
REAL ESTATE ADVISOR

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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