



FOR LEASE/SALE

# HIGH TRAFFIC RETAIL/OFFICE SPACE

732 S BROADWAY | BALTIMORE, MARYLAND 21231

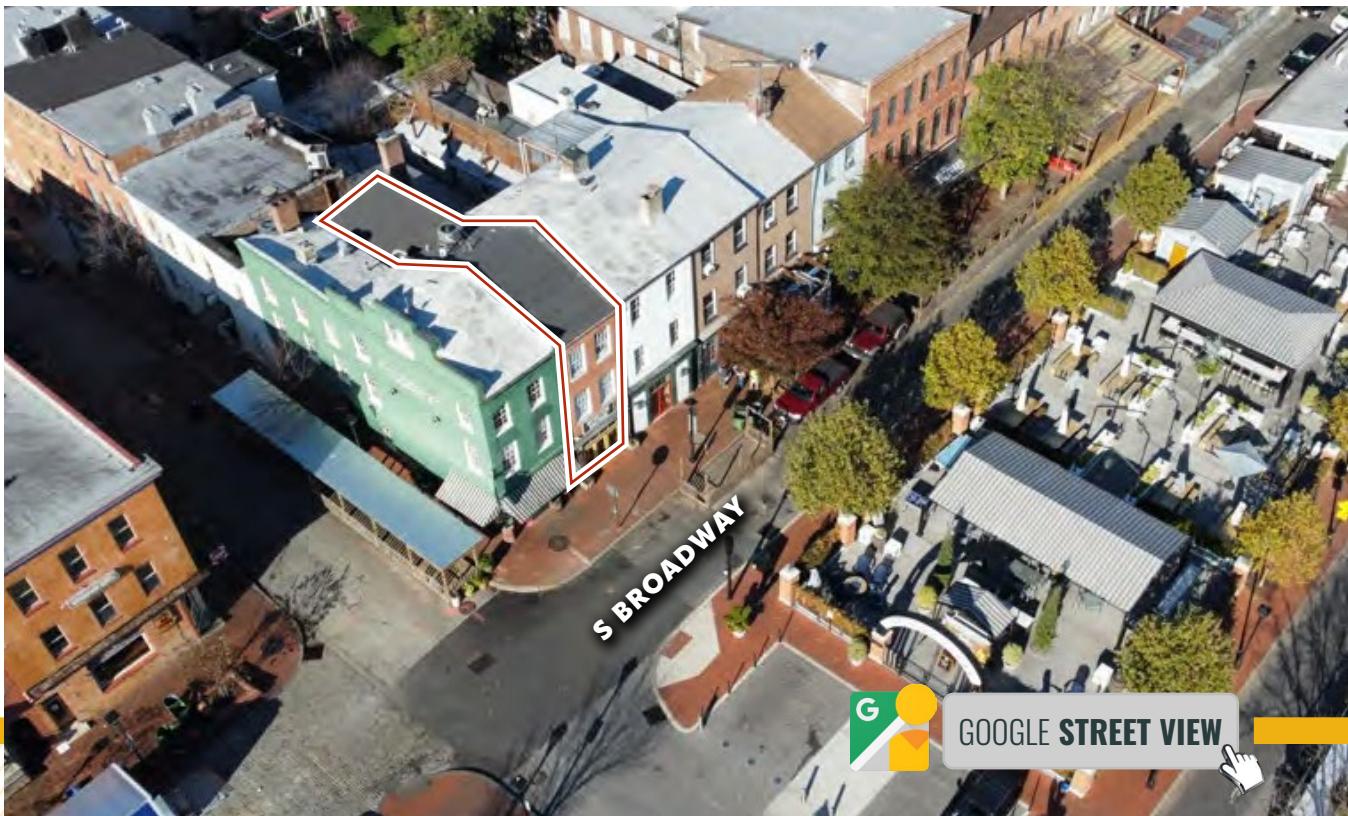


# PROPERTY OVERVIEW

## HIGHLIGHTS:

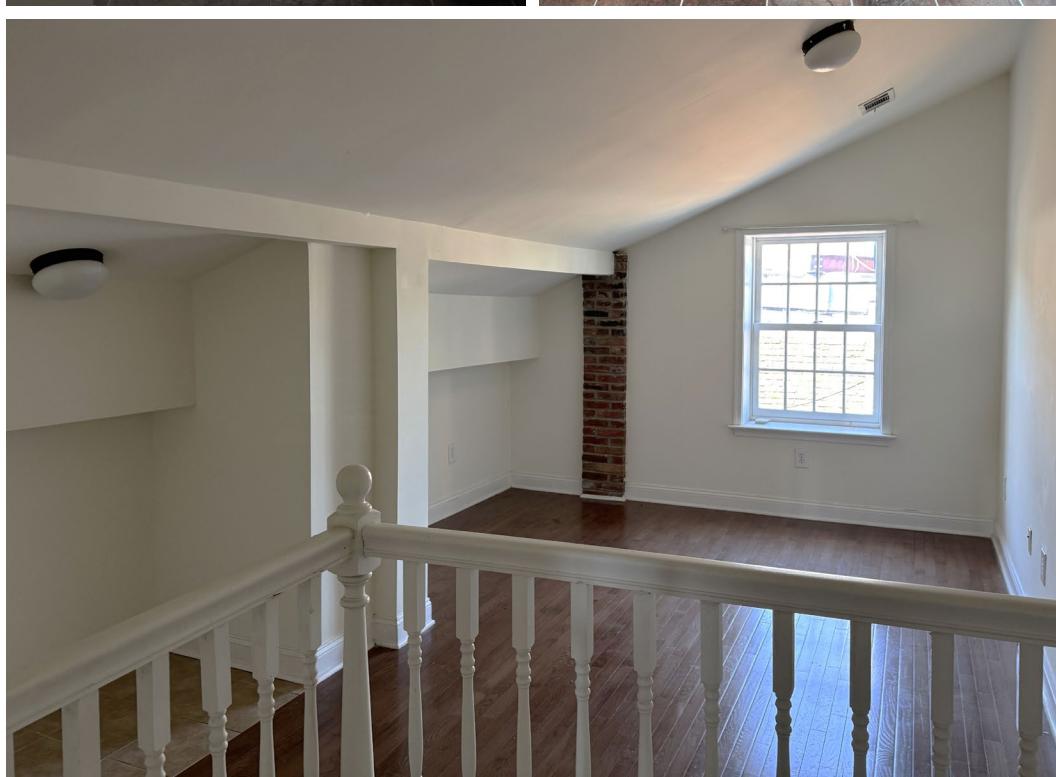
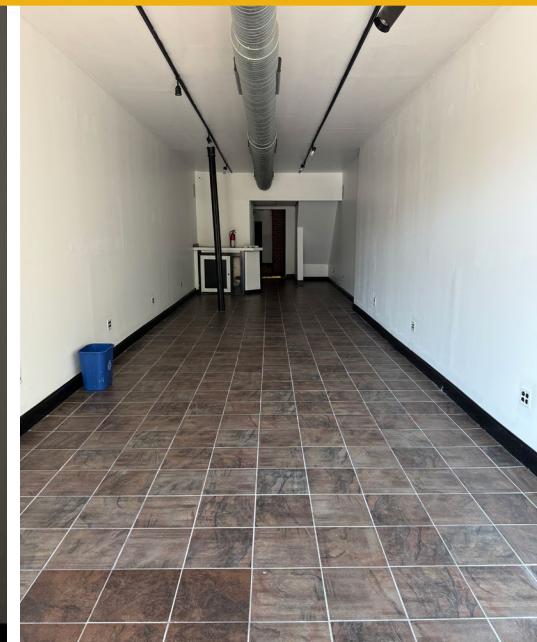
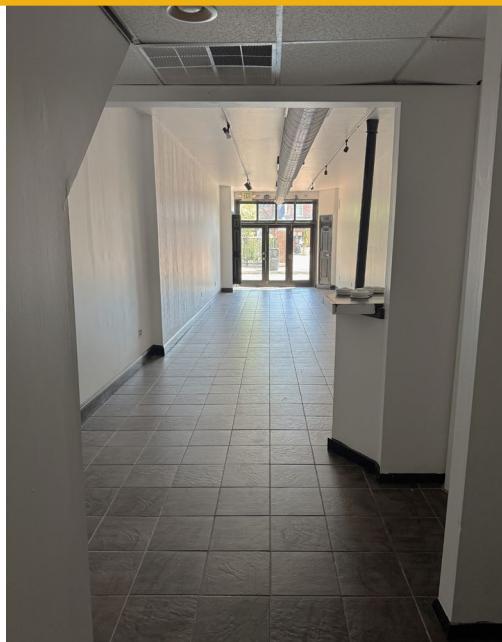
- Street level retail with office/apartment space above
- Located in the heart of bustling Historic Fells Point
- High pedestrian traffic area centered around residents and tourists
- Opportunity for retail, health & wellness, services, etc.
- 1 block to the famous Thames Street Waterfront
- Walk score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

BUILDING SIZE:	2,000 SF ±
YEAR BUILT:	1920
STORIES:	3
ZONING:	C-1-E
SALE PRICE:	\$1,300,000
RENTAL RATE:	NEGOTIABLE

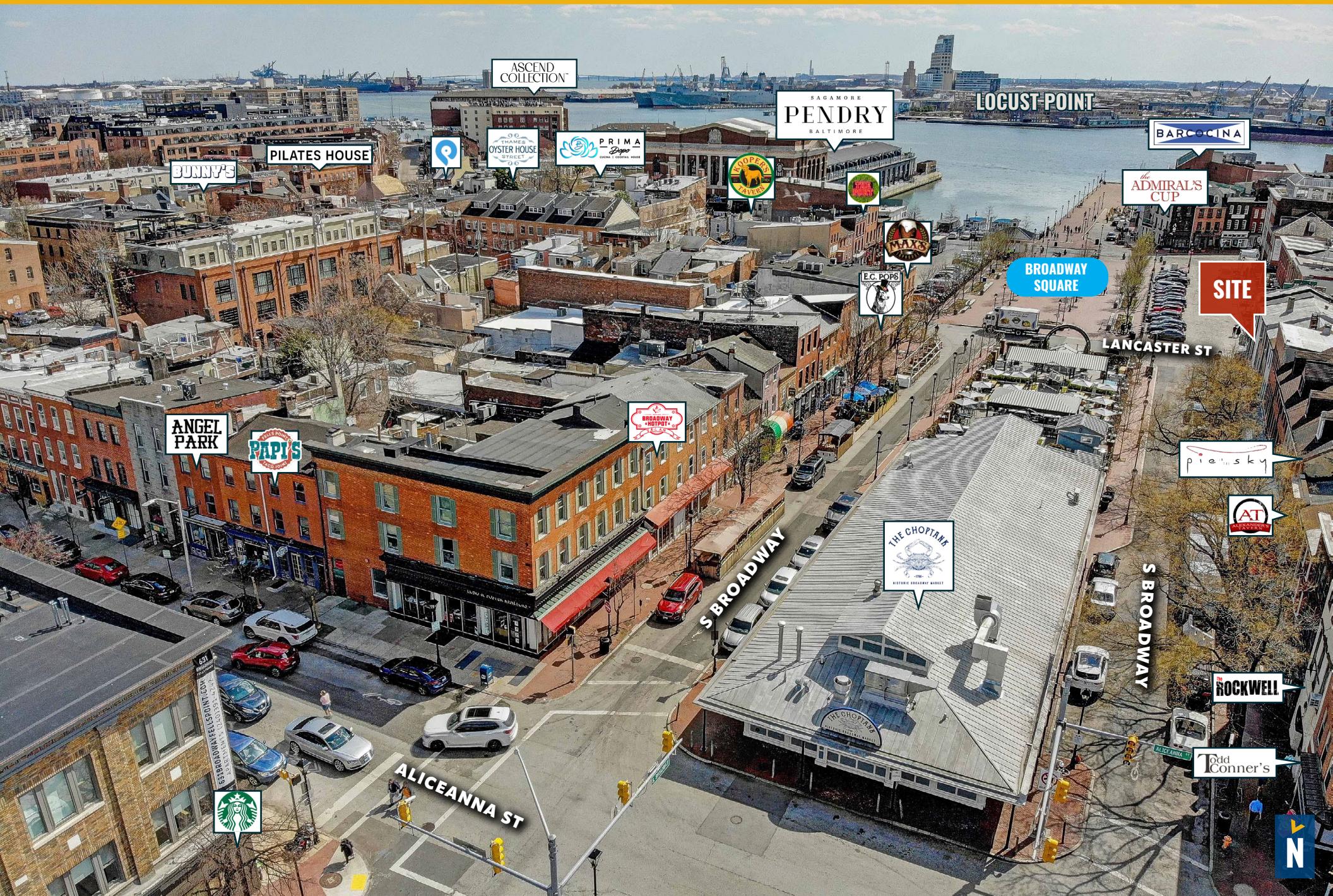


GOOGLE STREET VIEW

# INTERIOR PHOTOS



# LOCAL BIRDSEYE

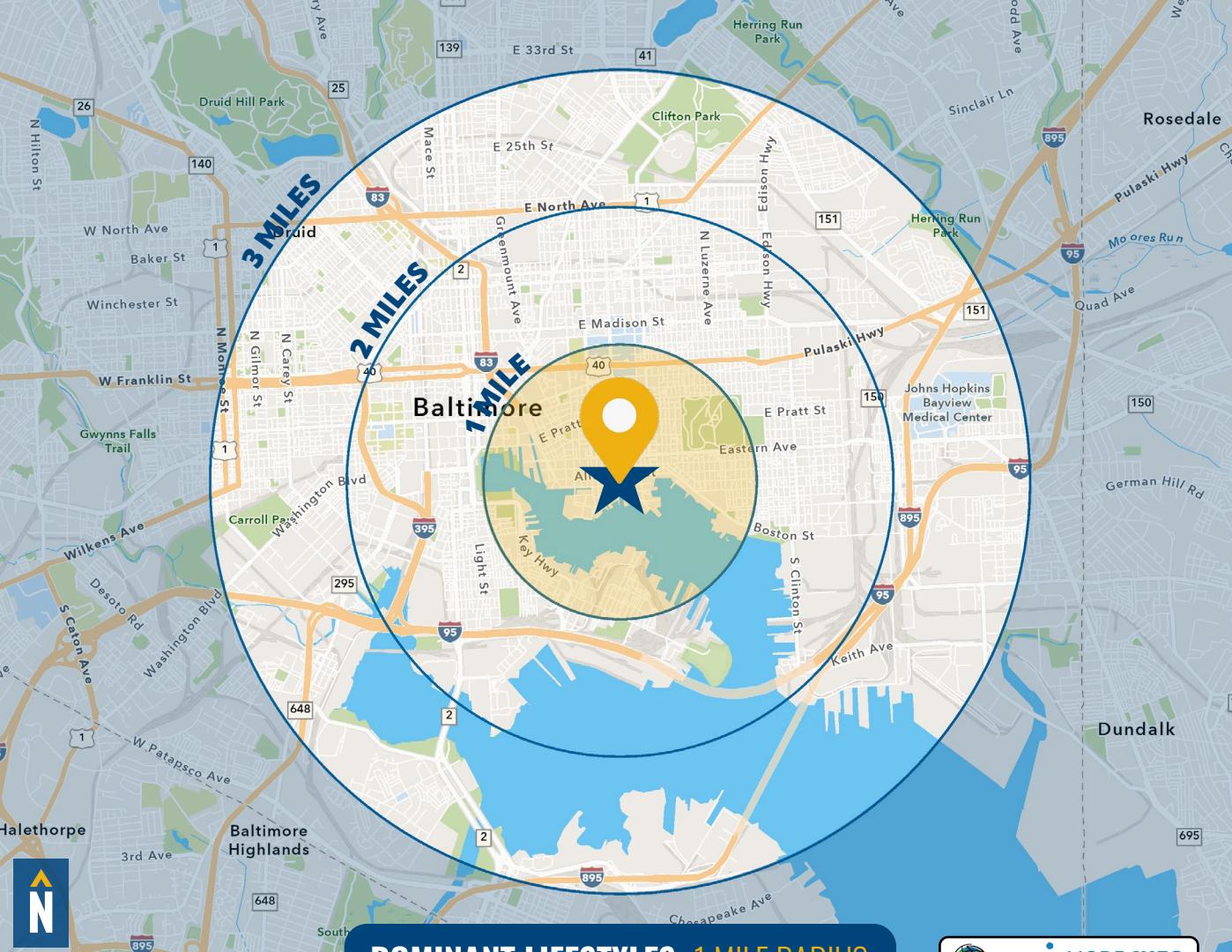


# AERIAL



# DEMOGRAPHICS

2025



## DOMINANT LIFESTYLES: 1 MILE RADIUS

 [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.

1 MILE

2 MILES

3 MILES

RADIUS:

## 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](#) 

# FOR MORE INFO CONTACT:

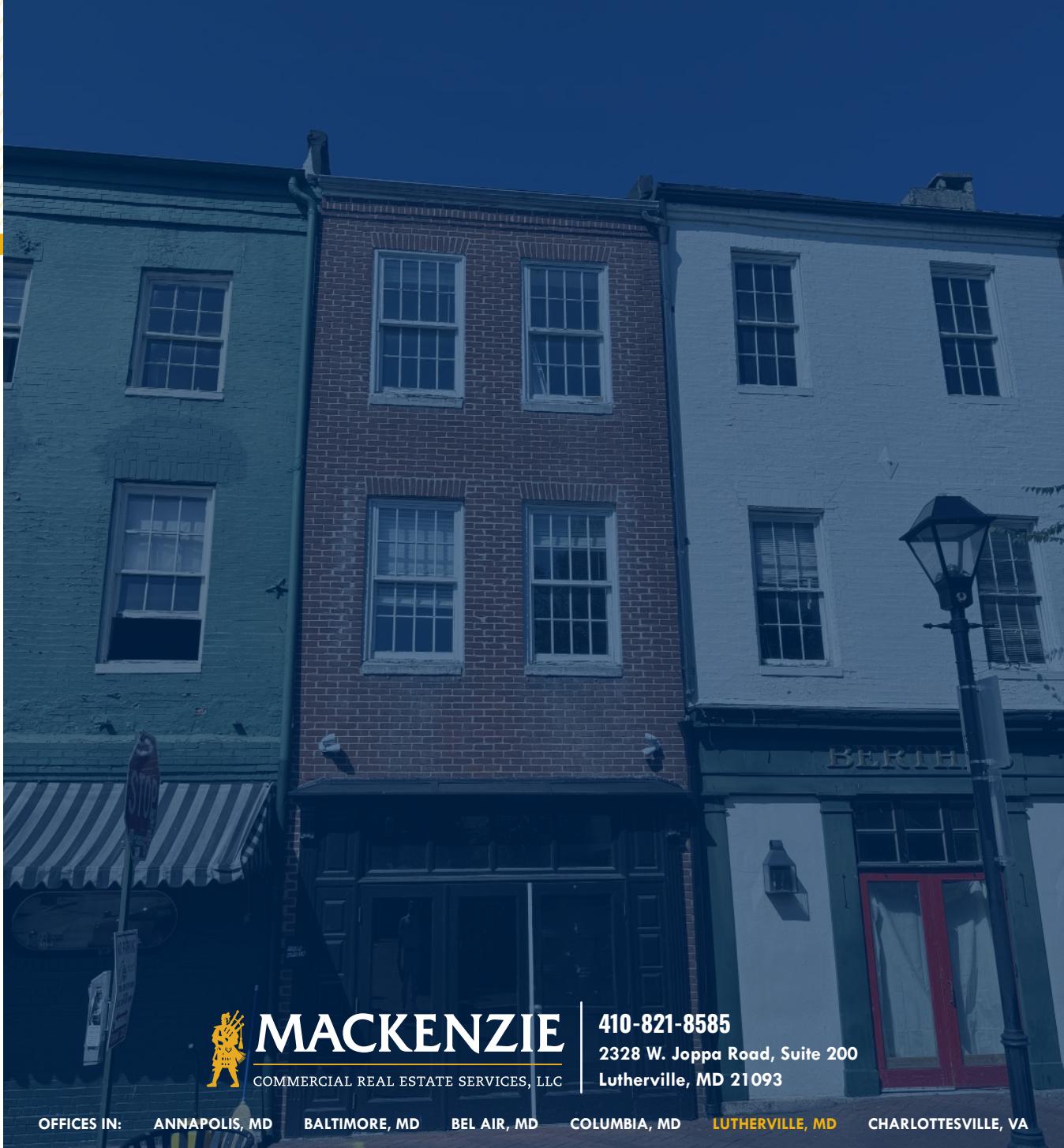


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