

FOR  
**SALE/LEASE**

## HIGHLIGHTS

- » Ideal for cafe, juice bar, or carry out restaurant newly updated
- » Storefront in the heart of Federal Hill on highly popular Cross Street
- » Brand new HVAC, electric service, interior drywall, one (1) restroom
- » 2nd floor space: storage & private office
- » Situated across from Baltimore's iconic Cross Street Market (newly renovated)

**AVAILABLE:**

**1,984 SF ±**  
(STREET LEVEL: 990 SF ±)  
(2ND FLOOR: 994 SF ±)

**SALE PRICE:**

**\$495,000**

**RENTAL RATE:**

**\$24.00/SF, NNN**  
(**\$8.00 PSF ±**)

**WALK SCORE:**

**99 (WALKER'S PARADISE)**

**TRANSIT SCORE:**

**84 (EXCELLENT TRANSIT)**

**ZONING:**

**C-1 (NEIGHBORHOOD  
BUSINESS DISTRICT)**



**MACKENZIE**  
RETAIL



**CONCEPTUAL  
ONLY** →

29 E CROSS ST.

THE  
**LOCAL SLICE**

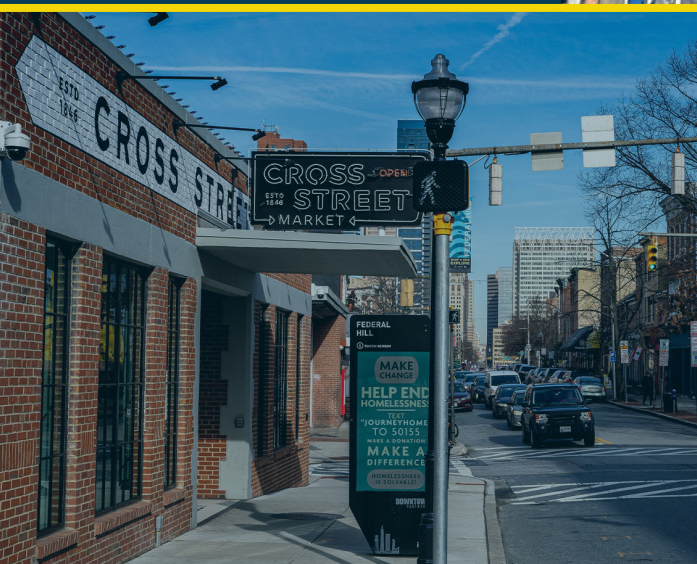


**29 E. CROSS STREET BALTIMORE, MD 21230**

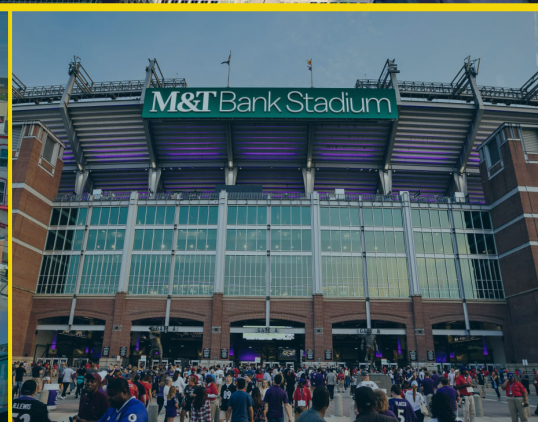


**GOOGLE STREET VIEW**













**47%**  
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**

**24%**  
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**

**30%**  
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**

# DEMOGRAPHICS

**2023**

WALK TIME: **5 MIN.** **10 MIN.** **15 MIN.**

## RESIDENTIAL POPULATION



**4,274**

**12,172**

**17,127**

## DAYTIME POPULATION



**3,911**

**10,970**

**20,064**

## AVERAGE HOUSEHOLD INCOME



**\$150,948**

**\$161,153**

**\$162,723**

## NUMBER OF HOUSEHOLDS



**2,158**

**6,314**

**9,068**

## MEDIAN AGE



**32.5**

**34.6**

**35.6**

**FULL DEMOS REPORT**







## CONTACT:



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