



BAR/RESTAURANT

902-904 S. CHARLES STREET | BALTIMORE, MARYLAND 21230

FOR
**SALE/
LEASE**



MACKENZIE
RETAIL

PROPERTY OVERVIEW

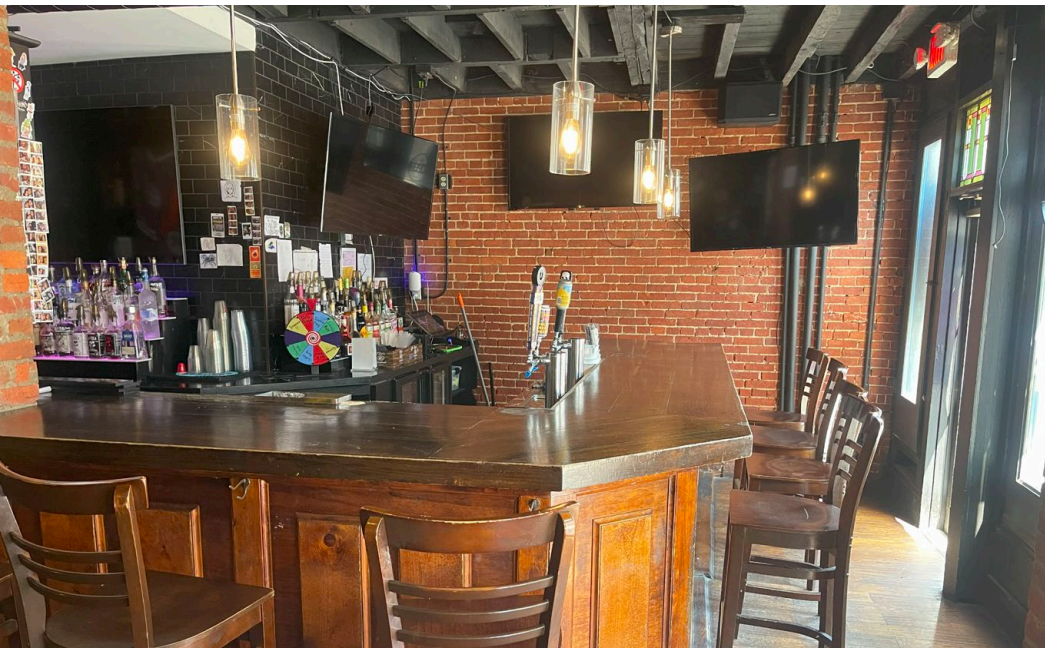
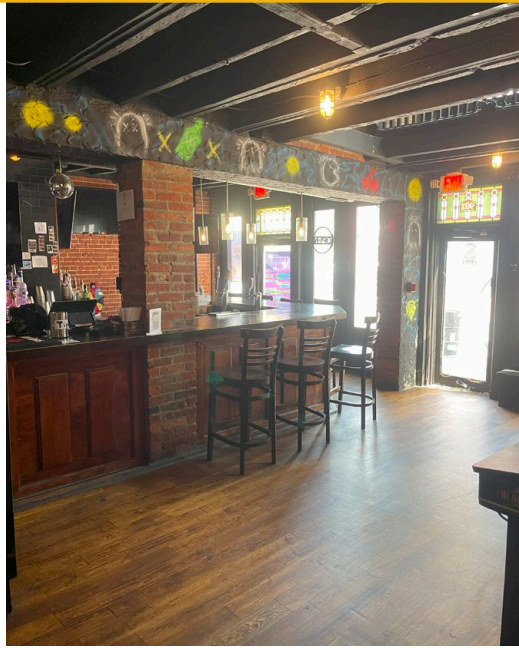
HIGHLIGHTS:

- Turn-key Restaurant/Tavern in the heart of Baltimore's "Federal Hill" Neighborhood
- 3 floors of restaurant space/private party areas with multiple bars and a full kitchen
- Fully operable street level windows for indoor/outdoor feel
- 7-Day Liquor License to serve beer/wine/liquor on-premises conveys with the Purchase/Lease of the property
- 1 Bedroom Residential Unit on top floor as additional income or owners suite
- Directly on the walking path between Federal Hill, the Baltimore Orioles Stadium and Ravens Stadium



BUILDING SIZE:	4,118 SF ±
STORIES:	4
ZONING:	C-1 (NEIGHBORHOOD BUSINESS DISTRICT)
SALE PRICE:	\$1,200,000
RENTAL RATE:	NEGOTIABLE

INTERIOR PHOTOS



LOCAL TRADE AREA

Federal Hill



INTERSTATE 95

INTERSTATE 395

HORSESHOE CASINO • BALTIMORE

M&T Bank STADIUM TOPGOLF

SITE

ORIOLE PARK & CAMDEN YARDS

TAQUERIA EL RODEO

Mr. Nice Guy's Fulton Bank DUNKIN'

COOKIES Mug Shots BOL'S SOUVLAKI WATER SONG LIO

Mothers's Federal Hill Grille Wayward BAR & KITCHEN WHITE OAK HOSPITALITY

WHEELHOUSE CO-LIVING BRD BANDITOS THE CHARLES BAR & GRILLE

CROSS STREET MARKET FEDERAL HILL ESTD 1846

FH FITNESS

DMY EMPANADAS

Pizza di Joey

WATERSHED

Dulceology Artisan Bakery

Ditos Tacos

ANNOLA'S SOBO CAFE

DOLCE VITA LEATHER & FASHIONS

Nobles Federal Hill

CVS

7 ELEVEN

CEREMONY COFFEE ROASTERS

8x0

CHARLES ST

BLUE MOON CAFE BLUE AGAVE MEXICAN FOOD POKE BOWL TINYBRICK OVEN

PANDORA'S BOX THE WURST CROSSBAR ABBEY PUBLIC HOUSE Country Club NO LA Seafood & Spirits SPOONS PUB DOG Bank of America

MAGERK'S ANGEL'S BAR & THEATER insomnia cookies ZATAAR MCC

urban X deli

Brendali ITALIAN RESTAURANTE Maria's Sub Shop Be more Thai

MOO MOO COWS DAIRY FARM FRESH ICE CREAM

SAM'S BAGELS

LIGHT ST

E HENRIETTA ST

BMORE LICKS



TRADE AREA



95

95

MCHENRY ROW
Harris Teeter
Neighborhood Food & Pharmacy

Giant

UNDER ARMOUR

THE BALTIMORE SUN

BMI Baltimore Museum of Industry

CROSS STREET MARKET

SITE

M&T Bank STADIUM
ORIOLE PARK of CAMDEN YARDS
HORSESHOE CASINO • BALTIMORE
TOPGOLF

AMERICAN VISIONARY ART MUSEUM

FEDERAL HILL

MARYLAND SCIENCE CENTER

MARRIOTT

PIER SIX PAVILION

Rusty Scupper

SONESTA HOTELS AND RESORTS

RUTH'S CHRIS STEAK HOUSE
McCORMICK & SCHMICKS SEAFOOD RESTAURANTS

NATIONAL AQUARIUM

INNER HARBOR

HYATT REGENCY

Sheraton HOTELS & RESORTS

Oleum Collegiate Luxe

Phillips Hard Rock CAFE

The Cheesecake Factory
MASON'S LESLIE PAULI Matriarch COFFEE
CRUST IT'SUGAR

T. Rowe Price

Miss Shirley's

BLACK WALKER BAKERY

ihop
Marshalls

THE CAPITAL GRIDDLE
McALISTER'S STEAKS

CVS
SHAKE SHACK
Chick-fil-ee

E PRATT ST

RENAISSANCE
BALTIMORE HARBORPLACE HOTEL



DEMOGRAPHICS

2024

RADIUS: **.5 MILES** 1 MILE 1.5 MILES

RESIDENTIAL POPULATION



10,817

34,531

66,070

DAYTIME POPULATION



13,700

108,242

162,465

AVERAGE HOUSEHOLD INCOME



\$157,783

\$138,695

\$122,623

NUMBER OF HOUSEHOLDS



5,850

19,618

35,423

MEDIAN AGE

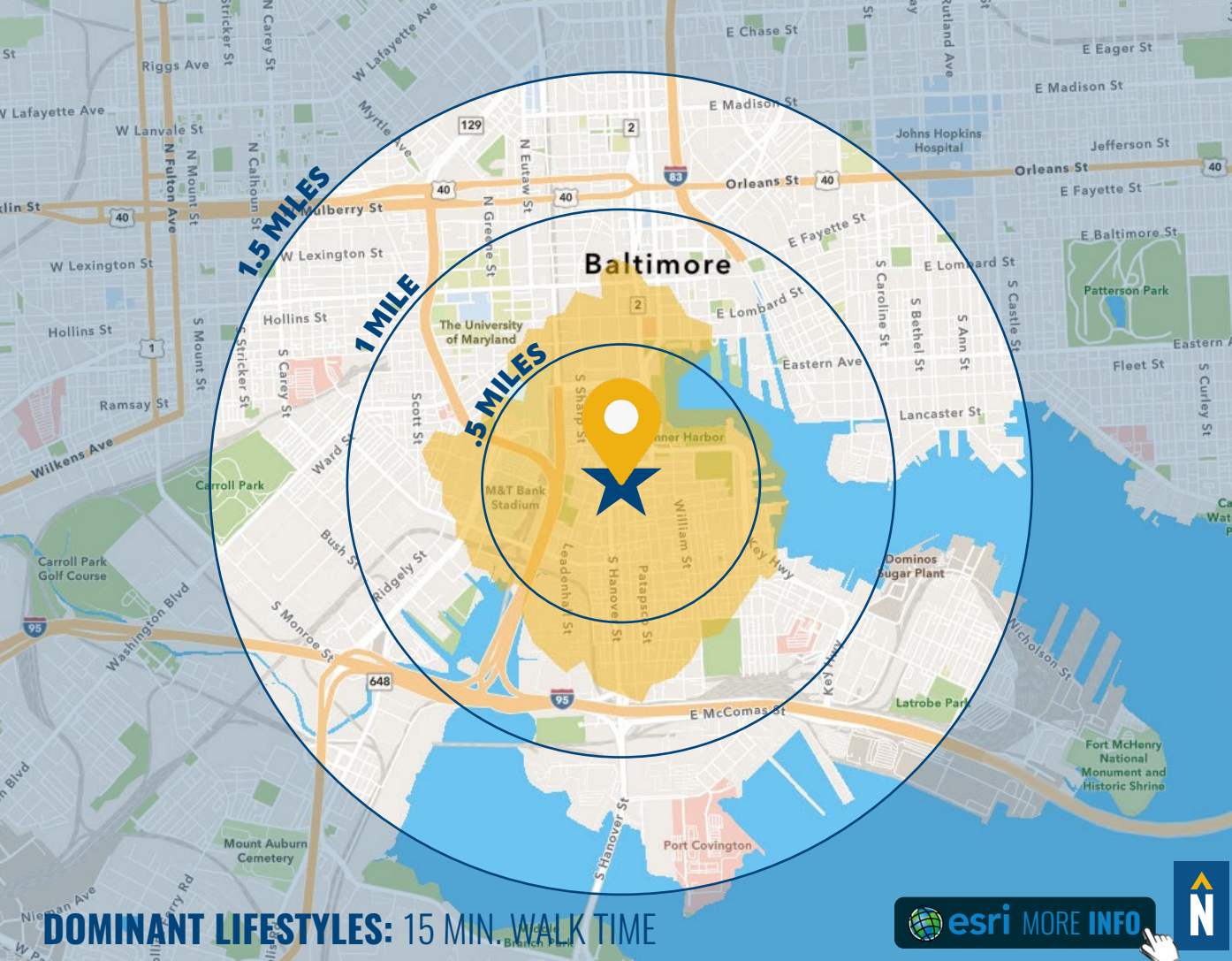


32.1

32.4

33.0

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 15 MIN. WALK TIME

[MORE INFO](#)



38%
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**

21%
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**

17%
RETIREMENT COMMUNITIES

These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

Median Age: **53.9**
Median Household Income: **\$40,800**

FOR MORE INFO CONTACT:



TIM HARRINGTON

VICE PRESIDENT

410.494.4855

TIMHARRINGTON@mackenziecommercial.com



HENRY DEFORD

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4861

HDEFORD@mackenziecommercial.com



COREY CAPUTO

SENIOR REAL ESTATE ADVISOR

410.879.7329

CCAPTUO@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200
Lutherville, MD 21093

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

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