

**BONDHOUSE**

**701 S  
BOND ST.**

**FOR LEASE**

Fells Point est. 1763

**BONDHOUSE**



## ABOUT THE PROPERTY

701 S Bond St. presents a unique opportunity for a creative restaurant operator to lease approximately 2,500 square feet of recently renovated space as of August 2024. Ideal for an innovative drink-focused restaurant concept, this space is designed to thrive in a dynamic and evolving dining scene. The tenant will have the opportunity to collaborate with the property owner, who is introducing new speakeasy concepts throughout the property, fostering a vibrant, complementary atmosphere. With a focus on cross-promotion and community engagement, the right operator will contribute to the success of this growing culinary destination.

## HISTORY

In the heart of Fell's Point, one of Baltimore's most historic and energetic neighborhoods, this location offers unparalleled charm and foot traffic. Its cobblestone streets, eclectic mix of shops, and scenic waterfront create an inviting setting for locals and visitors alike. Just moments away from landmarks such as the National Aquarium, Historic Ships, and Broadway Market, the area is a prime destination for food, culture, and entertainment. For a restaurant operator looking to establish a presence in Baltimore's thriving culinary landscape, 701 S Bond St. provides the perfect opportunity to become part of a vibrant and historic community.

## PROPERTY HIGHLIGHTS

Lease Rate  
Upon Request

Building Size  
5,088 Square Feet

Available SF  
Appx. 2,500

Lot Size  
.07 Acres

Year Built  
1920

Zoning  
C-1

Renovation  
August '24









## Additional Photos: Surroundings

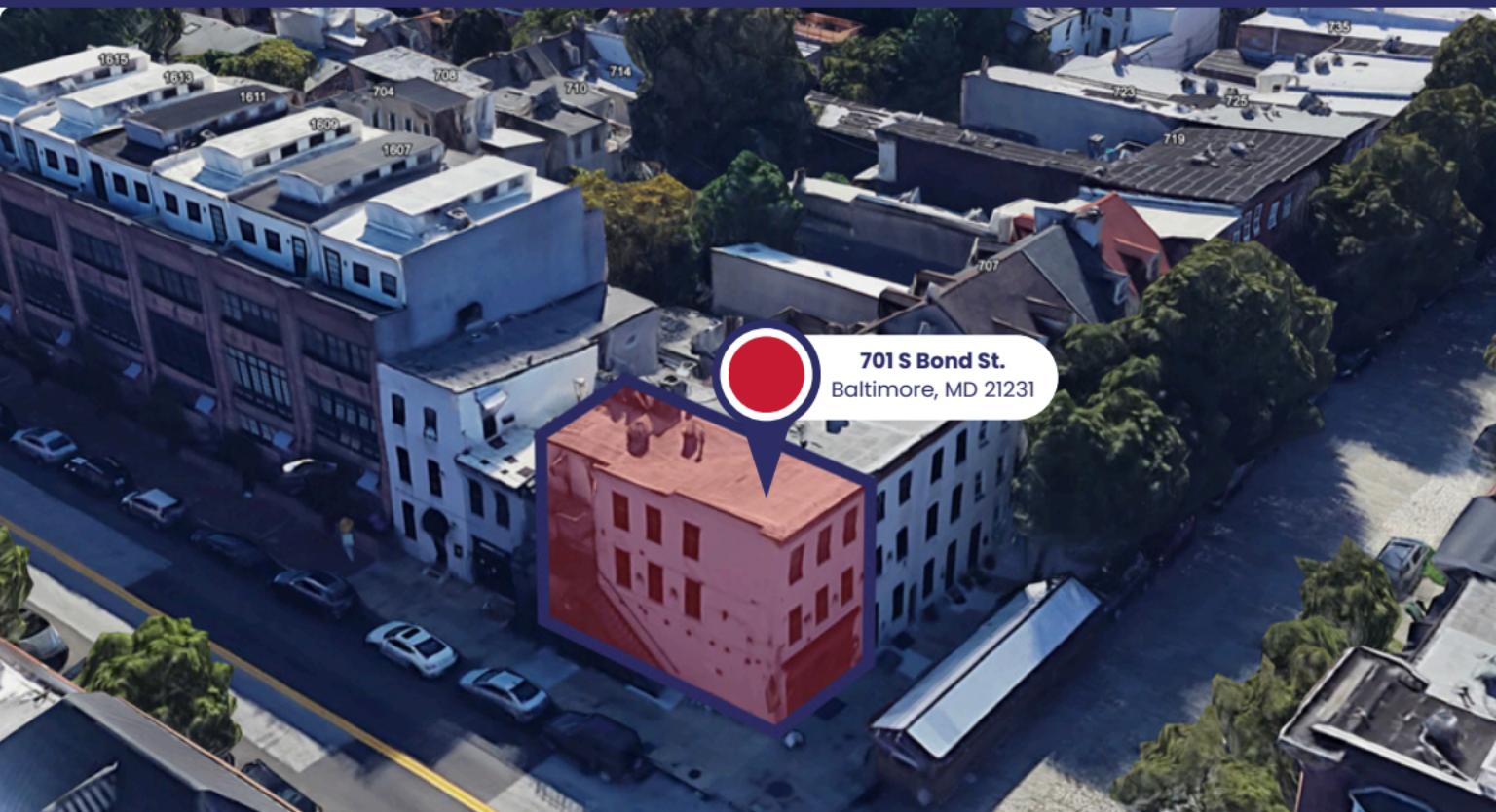
701 S Bond St.



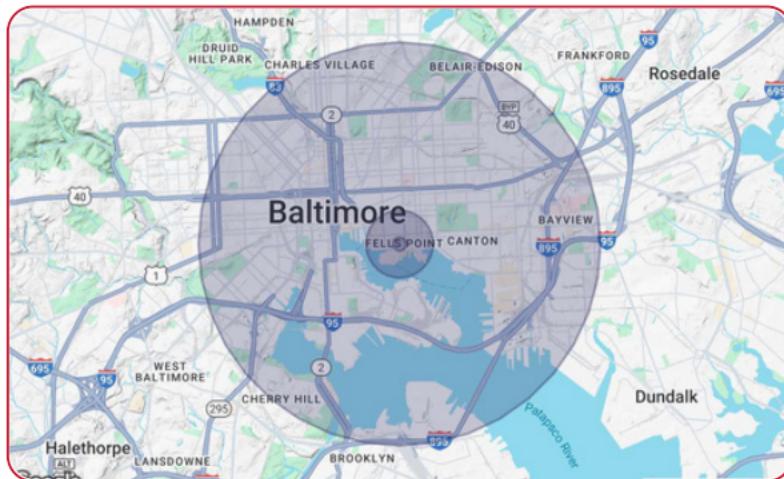
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**TD&A**  
TROUT DANIEL & ASSOCIATES  
BUY. SELL. LEASE. ADVISE.







### POPULATION

|                      | 0.5 MILES | 1 MILE | 3 MILES |
|----------------------|-----------|--------|---------|
| Total Population     | 10,384    | 37,059 | 213,115 |
| Average Age          | 38        | 37     | 38      |
| Average Age (Male)   | 39        | 37     | 37      |
| Average Age (Female) | 37        | 37     | 38      |

### HOUSEHOLDS & INCOME

|                     | 0.5 MILES | 1 MILE    | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,802     | 19,351    | 10,086    |
| # of Persons per HH | 1.8       | 1.9       | 2.1       |
| Average HH Income   | \$129,641 | \$135,932 | \$89,652  |
| Average House Value | \$453,019 | \$423,521 | \$280,856 |

Demographics data derived from AlphaMap



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