



BAR/RESTAURANT

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

FOR
**SALE/
LEASE**

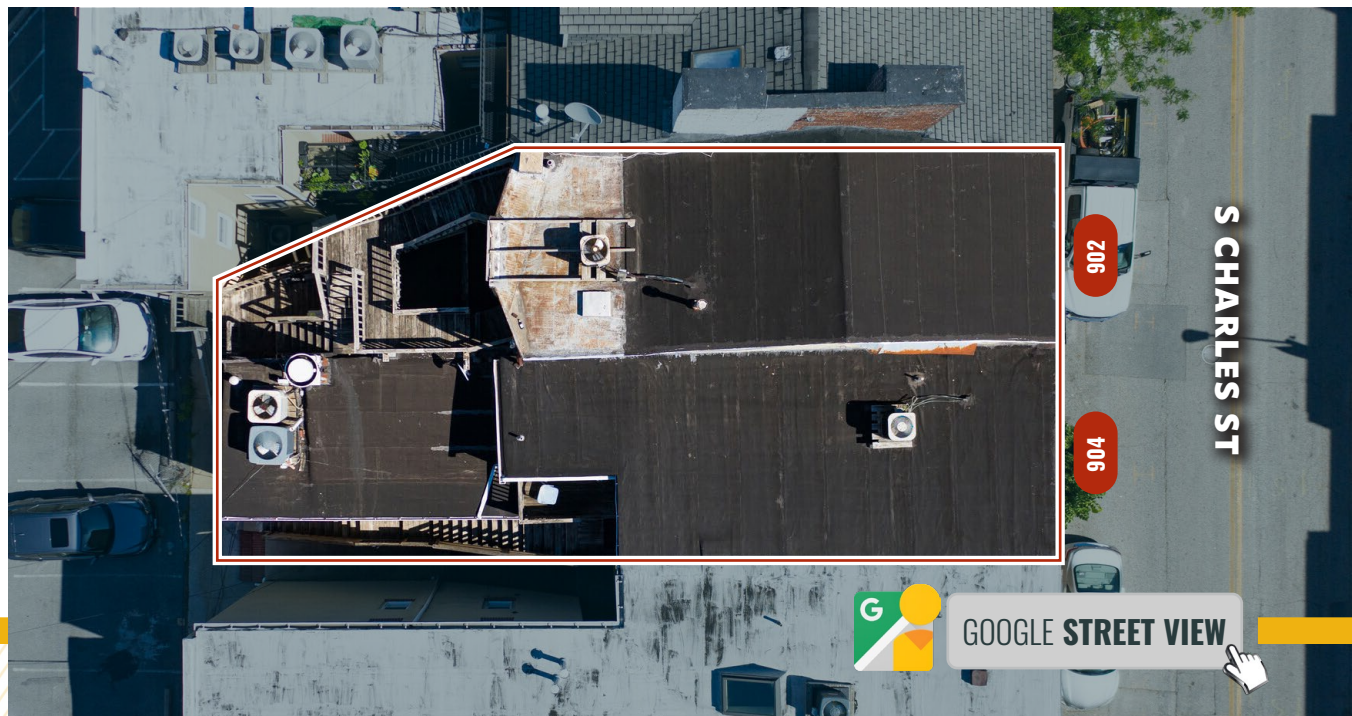


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RETAIL

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 DIST.)

SALE PRICE:

\$1,200,000

RENTAL RATE:

NEGOTIABLE

INTERIOR PHOTOS



LOCAL TRADE AREA



TRADE AREA



DEMOGRAPHICS

2025

RADIUS:

.5 MILES

1 MILE

1.5 MILES

RESIDENTIAL POPULATION



10,998

33,787

65,563

DAYTIME POPULATION



13,620

101,678

160,396

AVERAGE HOUSEHOLD INCOME



\$145,289

\$126,982

\$111,108

NUMBER OF HOUSEHOLDS



6,124

19,671

36,032

MEDIAN AGE

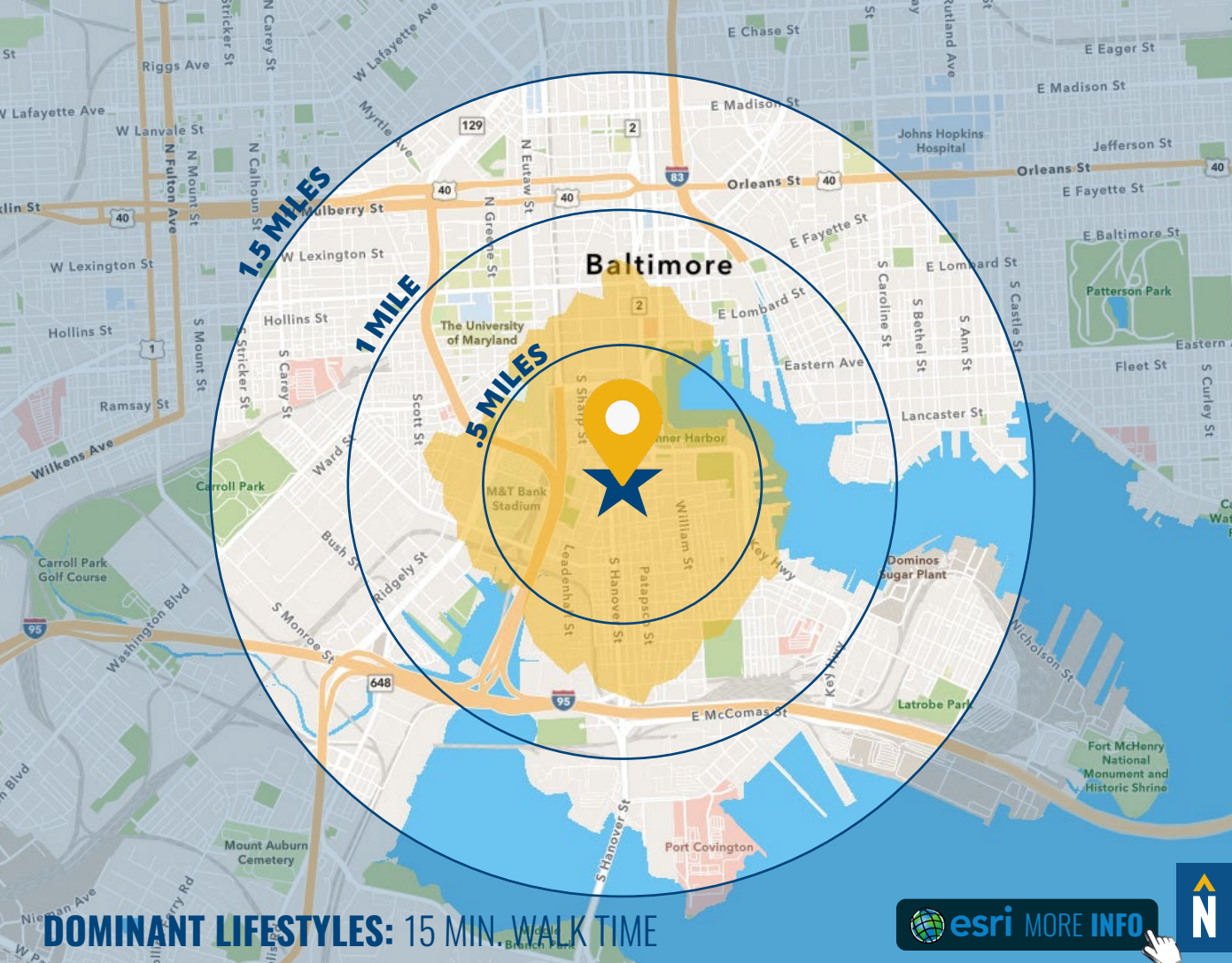


32.6

32.1

33.0

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 15 MIN. WALK TIME

51%

METRO RENTERS

MEDIAN

AGE: 32.9

HH INCOME: \$94,766



These communities are composed of highly educated young professionals in their 20s and 30s earning upper-tier incomes. They like to shop at specialty grocery stores and go to movies, bars, clubs and museums.

25%

LAPTOPS
AND LATTES

MEDIAN

AGE: 36.2

HH INCOME: \$145,759



These residents are young, earn upper-tier incomes, and many live alone, with roommates, or as unmarried couples. They typically spend money on travel, entertainment, fine dining and fashion.

17%

SOCIAL
SECURITY SET

MEDIAN

AGE: 49.5

HH INCOME: \$31,425



This population is older, often widowed or divorced, and there is a higher proportion of single-person households than any other segment. They typically prioritize budget-friendly and essential items when shopping.

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

CCAPUTO@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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