

f
FITZ
GER
ALD

FOR **LEASE**
RETAIL/RESTAURANT SPACES

1201 W. MT. ROYAL AVENUE | BALTIMORE, MARYLAND 21217

WWW.FITZGERALDBALTIMORE.COM



MACKENZIE
RETAIL



In partnership with

MCB
REAL ESTATE

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3,162 SF $\pm$ 2nd gen. bar/restaurant available
- 19,808 SF $\pm$ creative retail space available (former Barnes & Noble Booksellers)
 - » 14,573 SF street level
 - » 5,235 SF mezzanine with former café
 - » Significant window line with ample natural light
 - » Ideal for various commercial uses, including fitness, experiential retail, medical/office, etc.
- Multiple exterior signage opportunities
- 275 residential units on-site
- Ample on-site parking (1,250 structured spaces)
- Within walking distance of The University of Baltimore, MICA and Penn Station
- Strategically situated among renowned cultural landmarks such as the Lyric Opera House & Theatre, The Meyerhoff Symphony Hall, Parkway, Centre, and Charles Theatres in the lively Station North Arts District

AVAILABLE:

3,162 SF $\pm$ (STREET LEVEL)

19,808 SF $\pm$ (STREET LEVEL & MEZZ.)

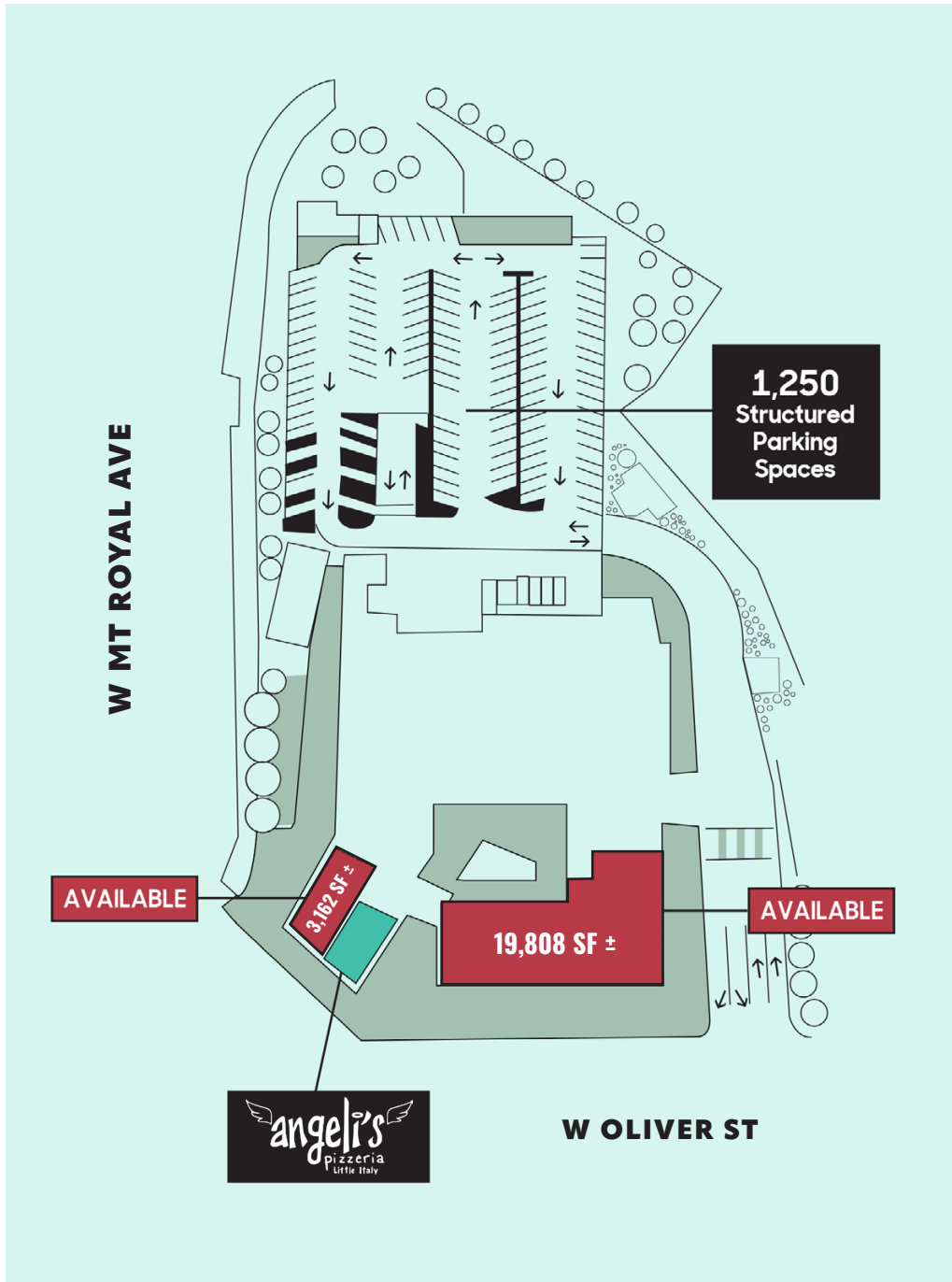
RENTAL RATE:

RETAIL SPACE: NEGOTIABLE

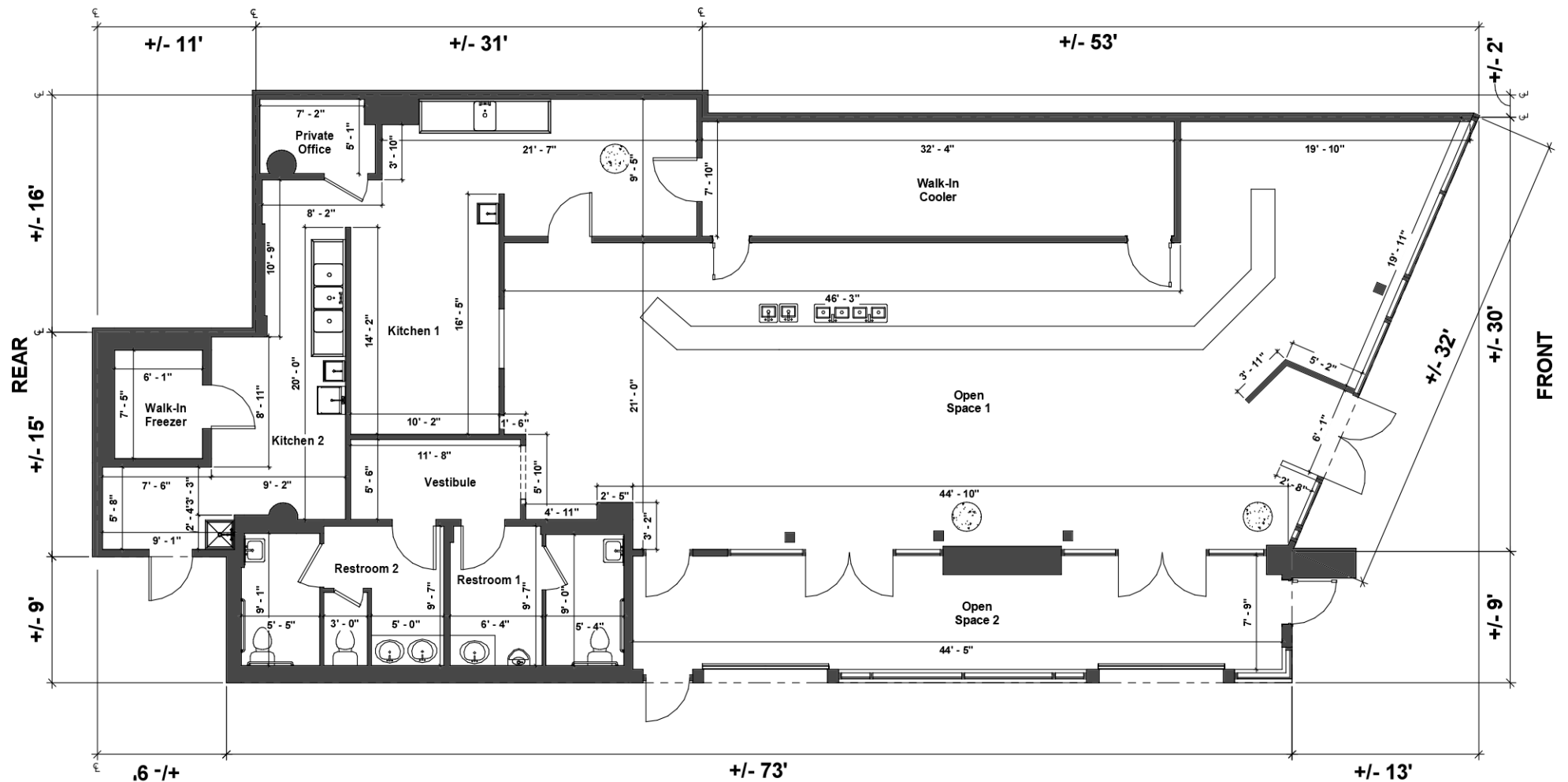
RESTAURANT SPACE:
\$40.00 PSF, NET OF UTILITIES



SITE PLAN



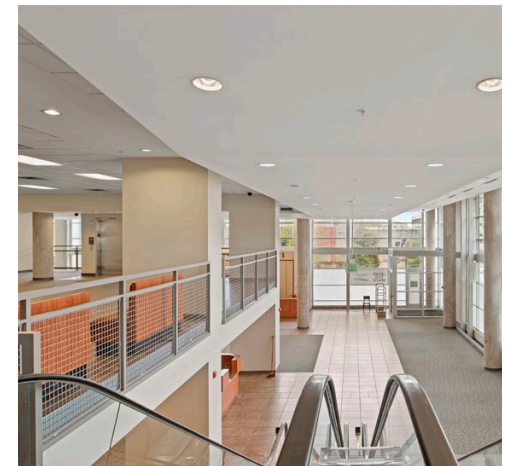
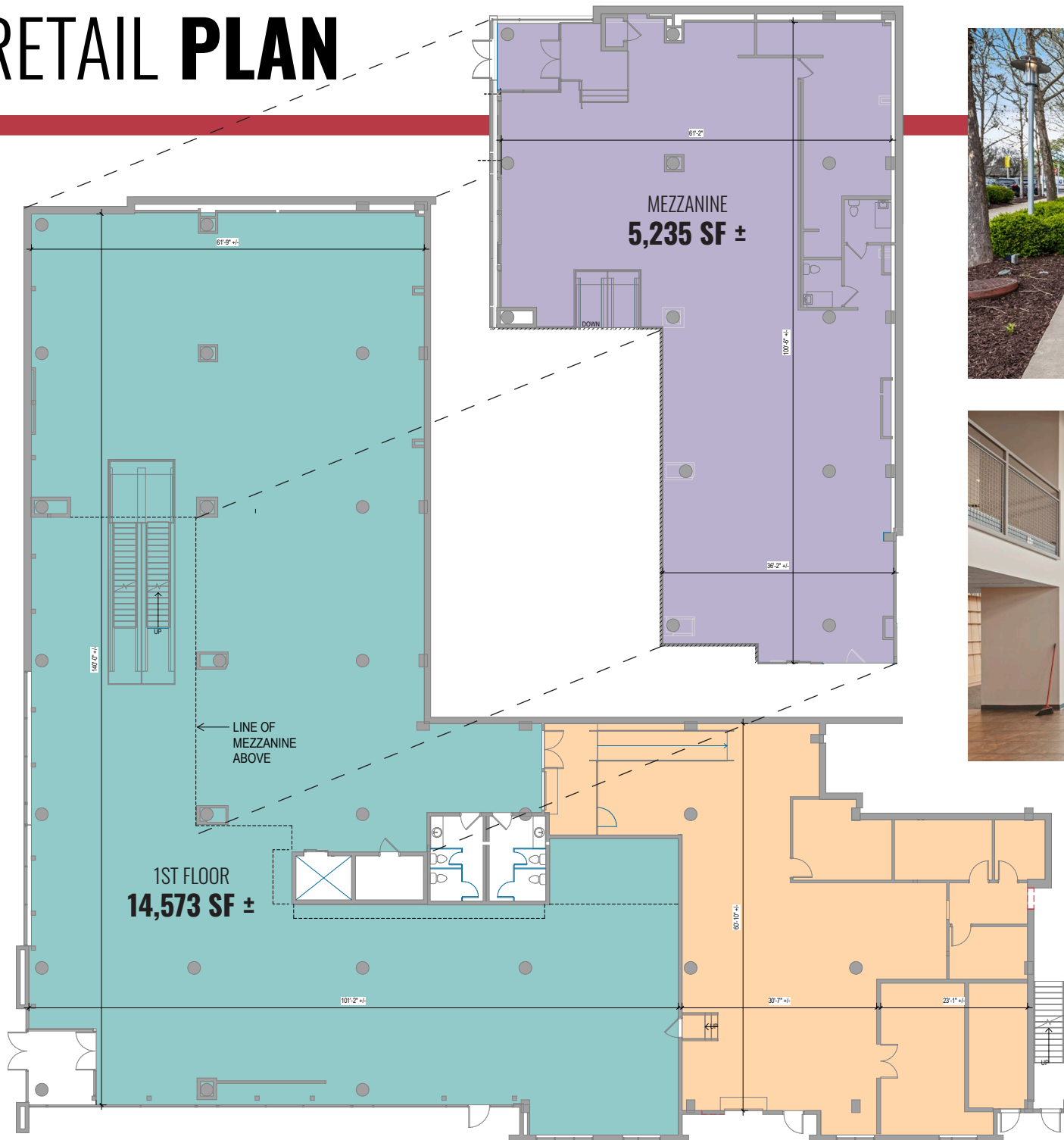
A photograph of the exterior of 'The Brass Tap' pub. The building has a modern, grey, horizontally-slatted facade. The pub's name 'THE BRASS TAP' is prominently displayed in large, white, block letters on a dark background. Below the name, a smaller sign reads '- CRAFT BEER - KITCHEN - SPIRITS -'. A yellow and white striped awning extends over the entrance. The entrance area is constructed from light-colored wood paneling and features large windows. To the left of the entrance, there is an outdoor seating area with several square tables and dark metal chairs. A fire alarm pull station is visible on the grey wall to the right of the entrance. The overall scene is set in an urban environment with a paved sidewalk.



3,162 SF BAR/RESTAURANT: INTERIOR PHOTOS



RETAIL PLAN



19,708 SF RETAIL: **INTERIOR PHOTOS**





FAMILY DOLLAR

Walgreens

FAMILY DOLLAR

REMINGTON - 1.2 MILES
R. HOUSE - 1.2 MILES

DUTCH COURAGE

Clavel

Fadensonnen

SAFeway

NO LAND
BEYOND

BALTIMORE
STREETCAR
MUSEUM

N HOWARD ST



FITZGERALD

MARYLAND AVE

The Royal Blue

CHARLES ST

CHARLES

GREENMOUNT AVE

GUILFORD HALL
BREWERY

BALTIMORE
PENN
STATION
ESTD. 1911

Conveniently located in the heart of Charm City, The Fitzgerald sits just minutes away from Baltimore's historic Penn Station – Amtrak's eighth busiest station with 3M riders per year. The station's recently launched \$150M redevelopment will make transit even more seamless, easing congestion as it adds high-speed service and modernizes this historic hub.

ARTSCAPE

LYRIC

MT ROYAL TAVERN



SMOOTHIE KING
CHIPOTLE

BALTIMORE SYMPHONY ORCHESTRA

DUNKIN'

Walgreens

THE BUN SHOP

M&T Bank

OXYMORON
BAR & BISTRO

CHARLES ST

ST PAUL ST

N CALVERT ST

THE IVY HOTEL



HOTEL ULYSSES

MIDTOWN INN

E PRESTON ST

JOHNSTON SQUARE PARK

HARTFORD AVE

CULTURAL

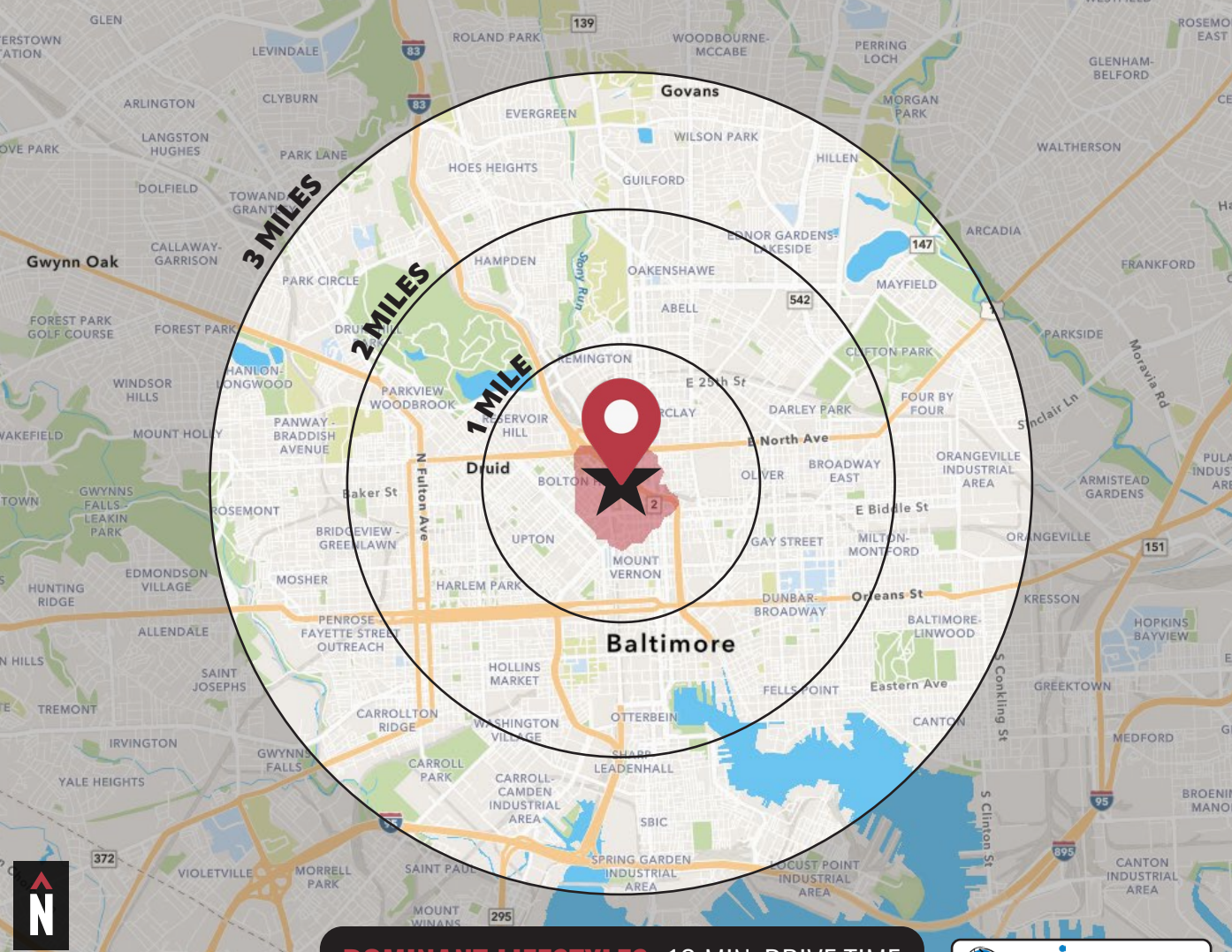
HOTELS

FOOD AND BEV



Wendy's

JOHNS HOPKINS
UNIVERSITY - 2.4 MILES
HOPKINS STUDENT TECH
TRANSFER - 2.2 MILES



DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME [esri MORE INFO](#)

61% 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.

17% EMERGING HUB

MEDIAN
AGE: 36.0
HH INCOME: \$70,456

Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

16% 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.

DEMOGRAPHICS

2026

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



46,775

145,506

275,357

DAYTIME POPULATION



67,768

247,059

373,189

AVERAGE HOUSEHOLD INCOME



\$81,948

\$85,092

\$99,788

NUMBER OF HOUSEHOLDS



24,488

72,582

131,484

MEDIAN AGE



34.9

34.7

35.0

[FULL DEMOS REPORT](#)

FOR MORE INFO CONTACT:



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