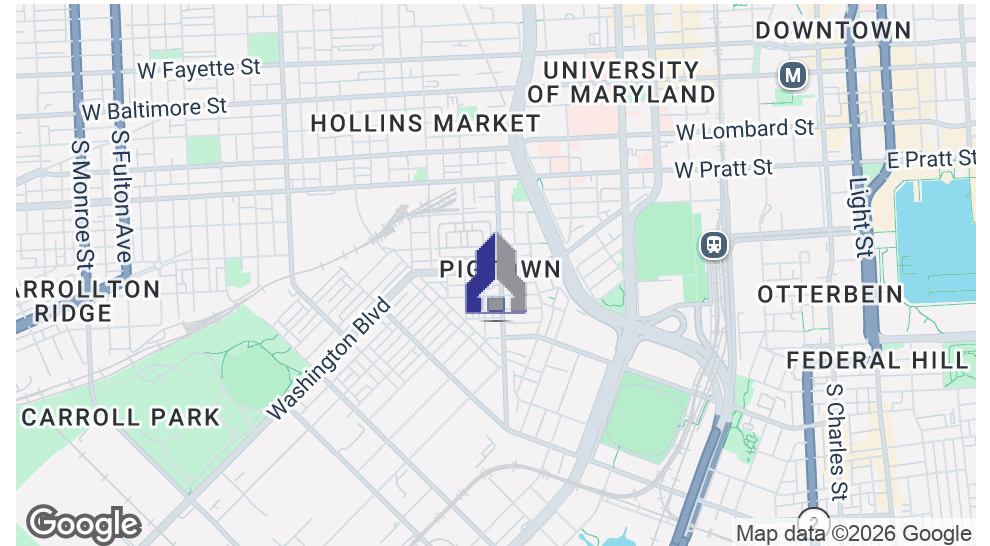




803 Washington Boulevard Baltimore, MD 21230



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	4,796 SF
Available SF:	2,000 SF
Zoning:	C-1

PROPERTY OVERVIEW

Now available at 803 Washington Blvd in Baltimore's Pigtown neighborhood, this 2nd generation restaurant retail storefront offers an existing food-service setup with kitchen equipment, hood system, and two bathrooms in place.

Second-generation restaurant space with a large existing kitchen and compact retail frontage, ideal for restaurant, takeout, ghost kitchen, catering, or other food operators seeking a highly functional back-of-house layout with great visibility.

PROPERTY HIGHLIGHTS

- Front and Rear Loading
- Hood in place
- Large kitchen space with 14' ceiling height and skylights
- 2 Bathroom for customers and staff
- Close to Camden Yards and M&T Bank Stadium

CapStar Commercial Realty
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 438 N. Frederick Avenue, #450
 Gaithersburg, MD 20877

Victoria Lin
 C: 240.529.8006
 vlin@capstarco.com



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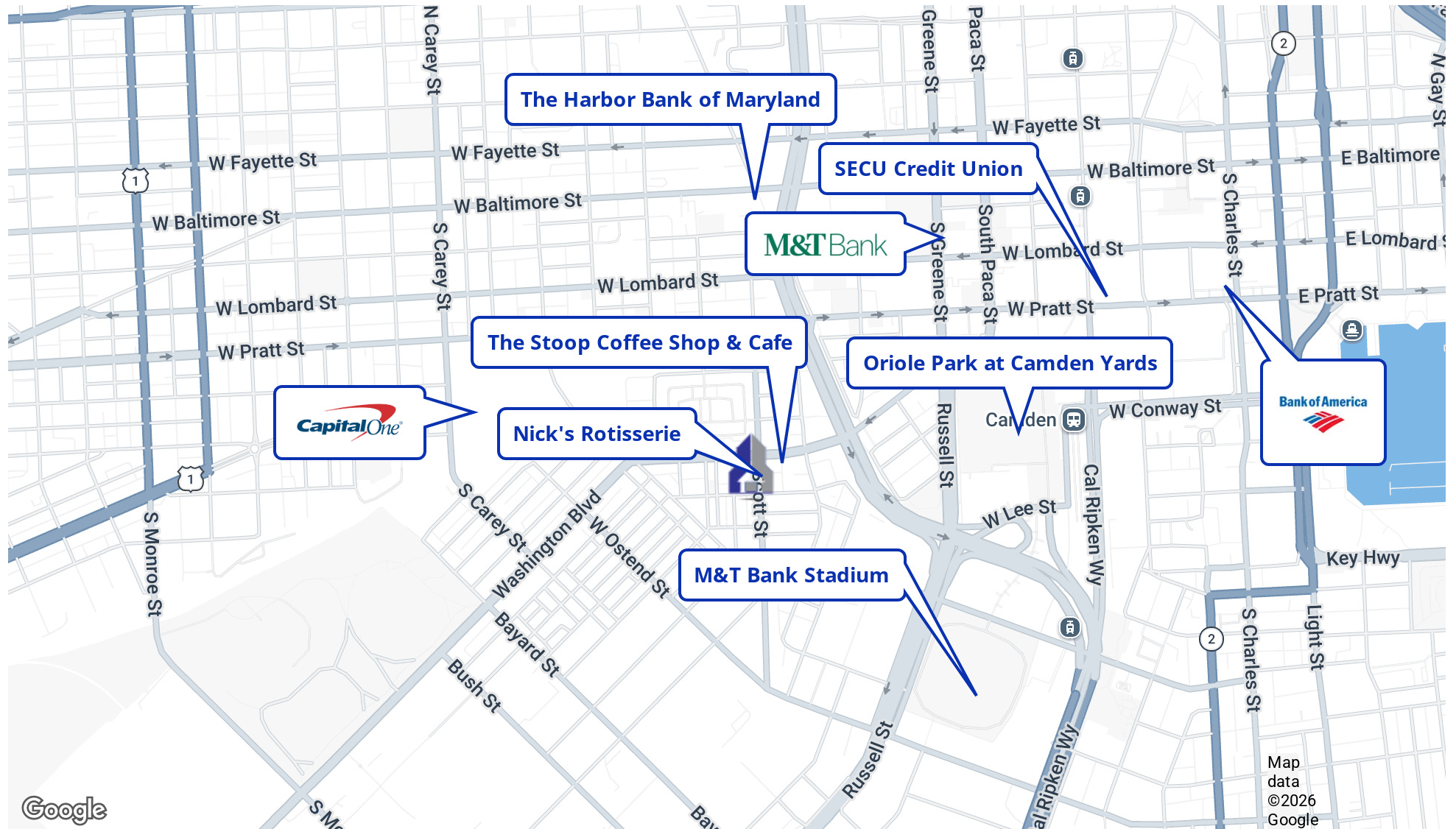
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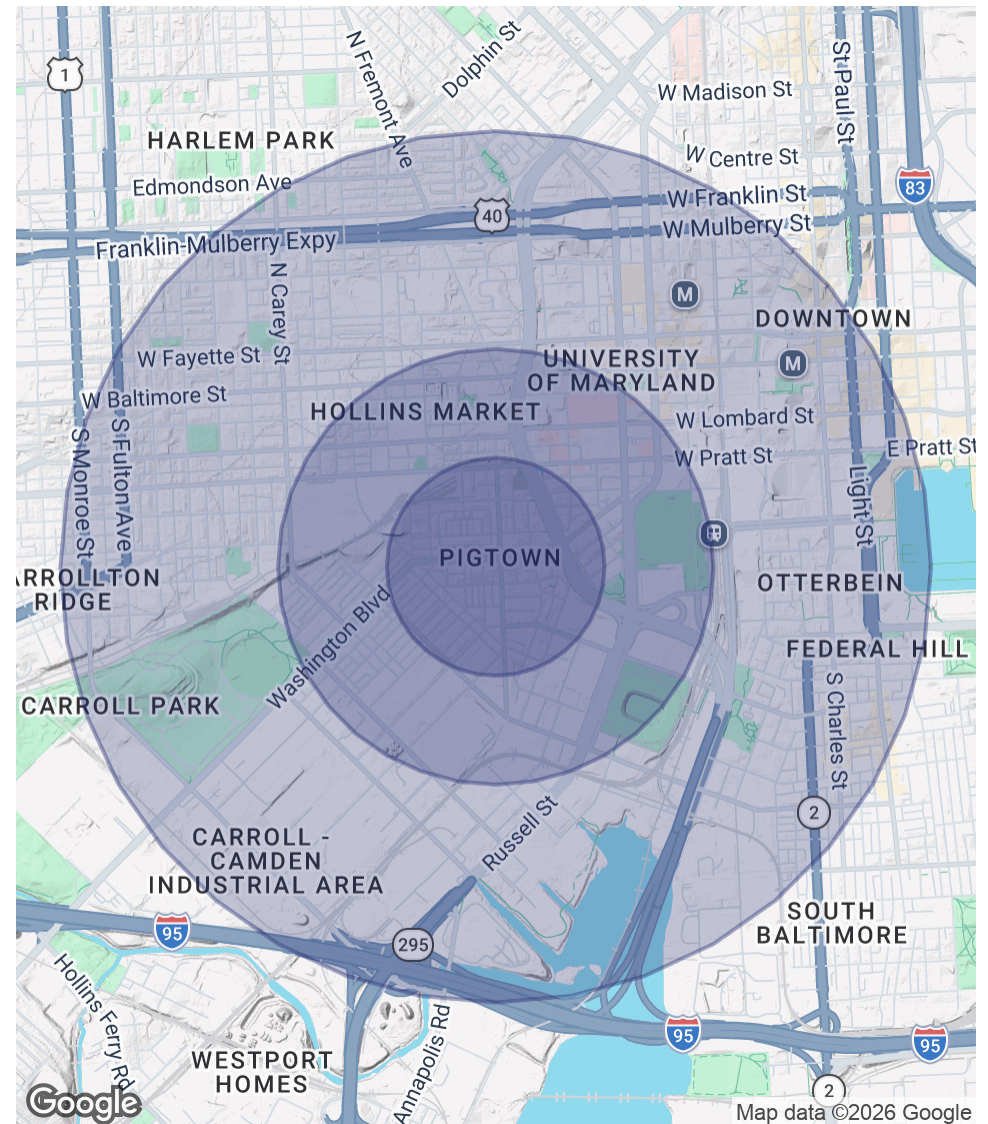


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,181	7,224	29,678
Average Age	33.3	32.5	36.0
Average Age (Male)	32.2	31.9	33.1
Average Age (Female)	34.3	32.5	37.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,131	3,529	15,405
# of Persons per HH	1.9	2.0	1.9
Average HH Income	\$103,612	\$87,510	\$83,859
Average House Value	\$258,365	\$261,585	\$294,032

2023 American Community Survey (ACS)



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