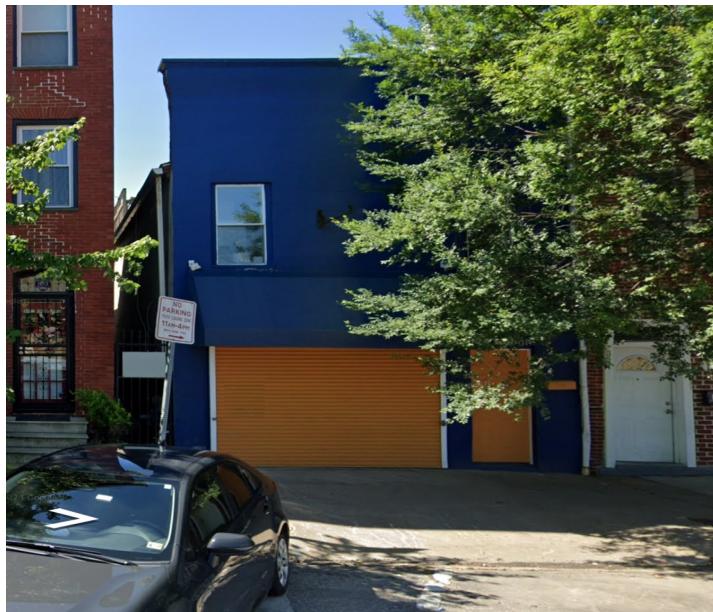




AVAILABLE FOR LEASE AT \$35/SF GROSS LEASE



DEMOGRAPHICS:

Population	1 MILE	3 MILE
2024 Total Population:	32,522	232,103
Pop. Growth 2024-2029:	-0.7%	-0.5%
Median Age:	34.9	35.6

Households		
2024 Total Households:	16,381	107,069
Average Household Income:	\$112,889	\$82,377
Avg. Household Size:	1.9	2.1

CONTACT(s):

Ron Ballard 410-937-4947 ronb@bcvcommercial.com	Bill Vanden Eynden 443-528-6782 billv@bcvcommercial.com
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- Excellent Location/Visibility:** "Fells Point National Historic District"
- Storefront Building in "Quaint" Neighborhood Setting**
- Carry out/Restaurant Space**
- 1,510 Sq. Ft. Ground Level Space**
- Previously Known As: Scooter's Seafood and Carry-Out**
- Double Hood System (see pictures)**
- Parking: On Street Public Parking**
- Renovated in 2010, 2015, and in 2016 arranged as a Carry-Out restaurant. Most recent renovation in 2025**
- Zoning: R-8**
- Immediate Availability**



1920 Rock Spring Road, Suite 101 Forest Hill, MD 21050

Ph. 410.296.2626 | Fax 410.296.2660

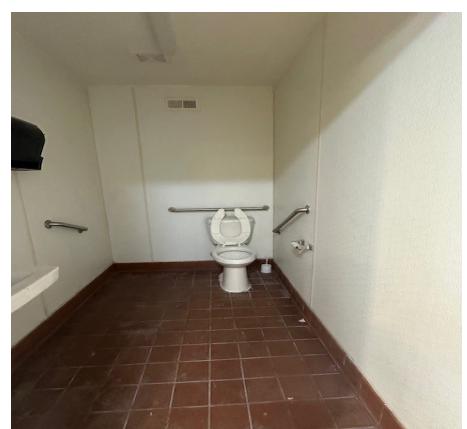
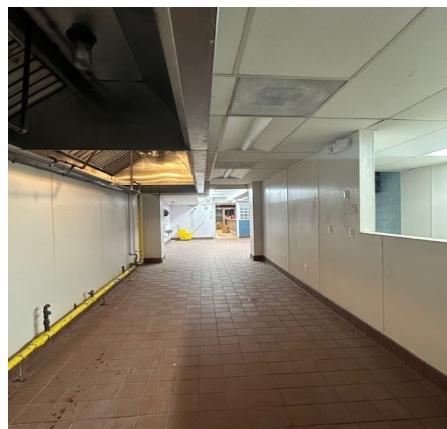
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1611 BANK STREET, BALTIMORE, MD 21231



AVAILABLE FOR LEASE AT \$35/SF GROSS LEASE

INTERIOR PICTURES



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