

# 1611 BANK STREET, BALTIMORE, MD 21231

## 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):

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- **Excellent Location/Visability:** “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 Sea-food 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

**DISCLAIMER:** The information provided herein was furnished by Seller indicated above & evidenced by the Exclusive Agreement. Broker makes no representations as to the accuracy or reliability of said information. We recommend financial & legal counsel be available to assist you throughout the transaction due to the significance of this data.

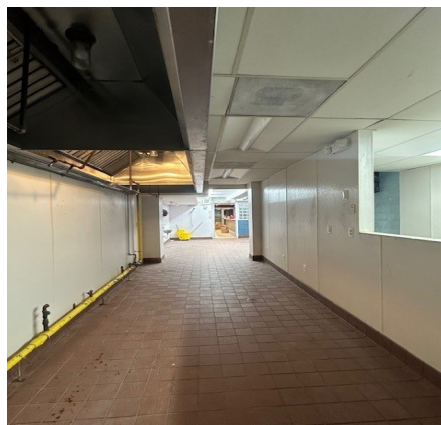


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### INTERIOR PICTURES



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