



TROUT DANIEL & ASSOCIATES

2ND GENERATION RESTAURANT SPACE AVAILABLE

in Baltimore's Midtown Belvedere Neighborhood Retail Property For Lease – *Baltimore, MD 21201*



Contact Us



30 E. Padonia Road, Suite 504
Timonium, MD 21093



Visit Us
troutdaniel.com



Call Us
410.435.4004

Coleman Tirone
443.921.9328
ctirone@troutdaniel.com

Steven L. Cornblatt
443.921.9331
scornblatt@troutdaniel.com

Peter Coe
443.921.9322
pcoe@troutdaniel.com

ABOUT THE PROPERTY

This 13,929 sq. ft., mixed-use building, originally constructed in 1920 and updated in 2011, is ideally located in Baltimore's desirable Mid-Town Belvedere neighborhood. The masonry & large arching glass windows give the building character that reflects the area surrounding it.

The first floor and basement contain a vacant, turn-key restaurant space includes furniture, fixtures, equipment (FF&E), and a liquor license, presenting a unique opportunity for new dining ventures. The second floor is leased by The Baltimore Theatre Project, Inc., which has occupied the space for many years. The property sits on a 0.16-acre lot with outdoor patio, perfect for enjoying food/drinks on a nice day.

The property benefits from walking and transit accessibility. Multiple public transit options are nearby, and it's less than a mile from the bustling downtown Baltimore area.

Surrounding the property is a vibrant mix of commercial and residential areas and conveniently connected to I-83. 1225 Cathedral Street is perfectly positioned for an experienced operator to thrive.

★ Property Summary



MID-TOWN BELVEDERE CHARM & CONVENIENCE

1225 Cathedral Street is surrounded by cultural and entertainment landmarks, including the Joseph Meyerhoff Symphony Hall, the Patricia & Arthur Modell Performing Arts Center, and the University of Baltimore. The neighborhood combines commercial, residential, and multifamily properties, catering to a dynamic mix of students, commuters, and city professionals. Nearby amenities include dining options, retail stores, and healthcare facilities such as Johns Hopkins Hospital, Mercy Medical Center, and University of Maryland Medical Center. Convenient public transportation options are also close by, with multiple bus stops within a three-minute walk and Pennsylvania Station just half a mile away.

Mid-Town Belvedere is a historic neighborhood adjacent to Mount Vernon, known for its cultural vibrancy and appealing urban lifestyle. With a mix of grand converted brownstones, multi-unit apartments, and the historic Belvedere Hotel, it's a popular area for students from nearby institutions like the University of Baltimore and Peabody Institute, as well as commuters who rely on Penn Station. From the Lyric Baltimore to lively nightclubs, cafes, and locally-owned restaurants, this neighborhood is a thriving center for both culture and convenience.

PROPERTY HIGHLIGHTS

- 13,929 SF building with historic charm
- First floor restaurant space is 4,736 SF & basement lounge is 4,457 SF
- Versatile retail space with high visibility
- Zoned OR-2 for diverse retail concepts
- Renovated in 2011
- Prominent street frontage
- Prime Baltimore location for retail investment opportunity

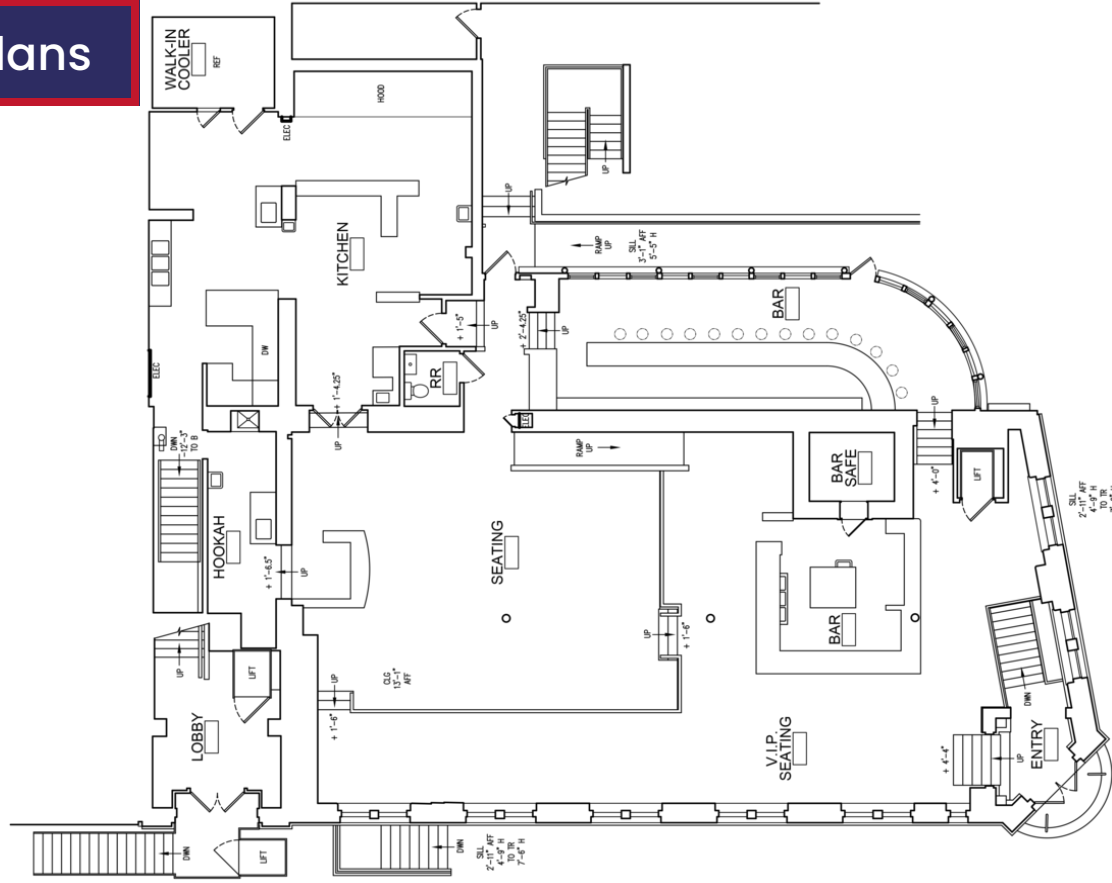
OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	9,193 SF (<i>can be subdivided</i>)
Lot Size:	0.16 Acres

★ Floor Plans



Floor Plan - Level 00
SCALE: 1/8" = 1'-0"



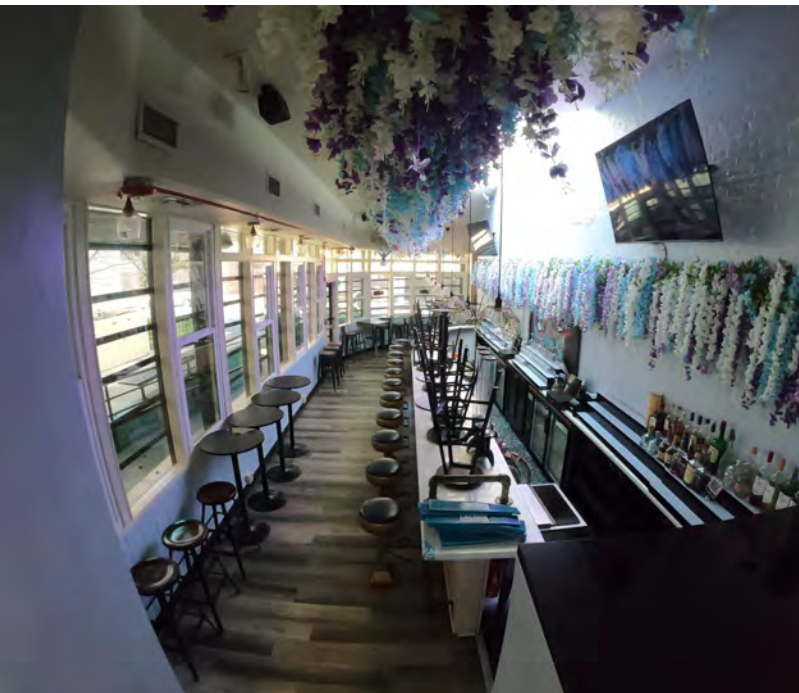
Floor Plan - Level 01
SCALE: 1/8" = 1'-0"

★ Additional Photos



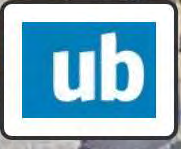


Additional Photos



★ Aerial

Lyric



1225 Cathedral Street

BALTIMORE SYMPHONY ORCHESTRA
MARIN ALSOP
MUSIC DIRECTOR

The Symphony Center Apartments



★ Nearby Attractions



Joseph Meyerhoff Symphony Hall

JOSEPH MEYERHOFF SYMPHONY HALL

Located in the heart of Baltimore, the Joseph Meyerhoff Symphony Hall is a cultural landmark and home to the Baltimore Symphony Orchestra. Known for its stunning architecture and world-class acoustics, the venue seats approximately 2,400 guests, making it one of the premier spaces for classical and contemporary music performances. Its central location and spacious design provide an exceptional setting for concerts and special events, with easy access to nearby dining and entertainment options.



UNIVERSITY OF BALTIMORE

University of Baltimore

UNIVERSITY OF BALTIMORE

The University of Baltimore is a dynamic urban institution known for its focus on professional education and career development. The campus features modern facilities, including spaces for academic events and gatherings of various sizes, capable of accommodating groups ranging from small meetings to large conferences. Located in Midtown Baltimore, the university provides convenient access to public transportation, cultural venues, and a wide array of amenities, blending academic excellence with the energy of city life.

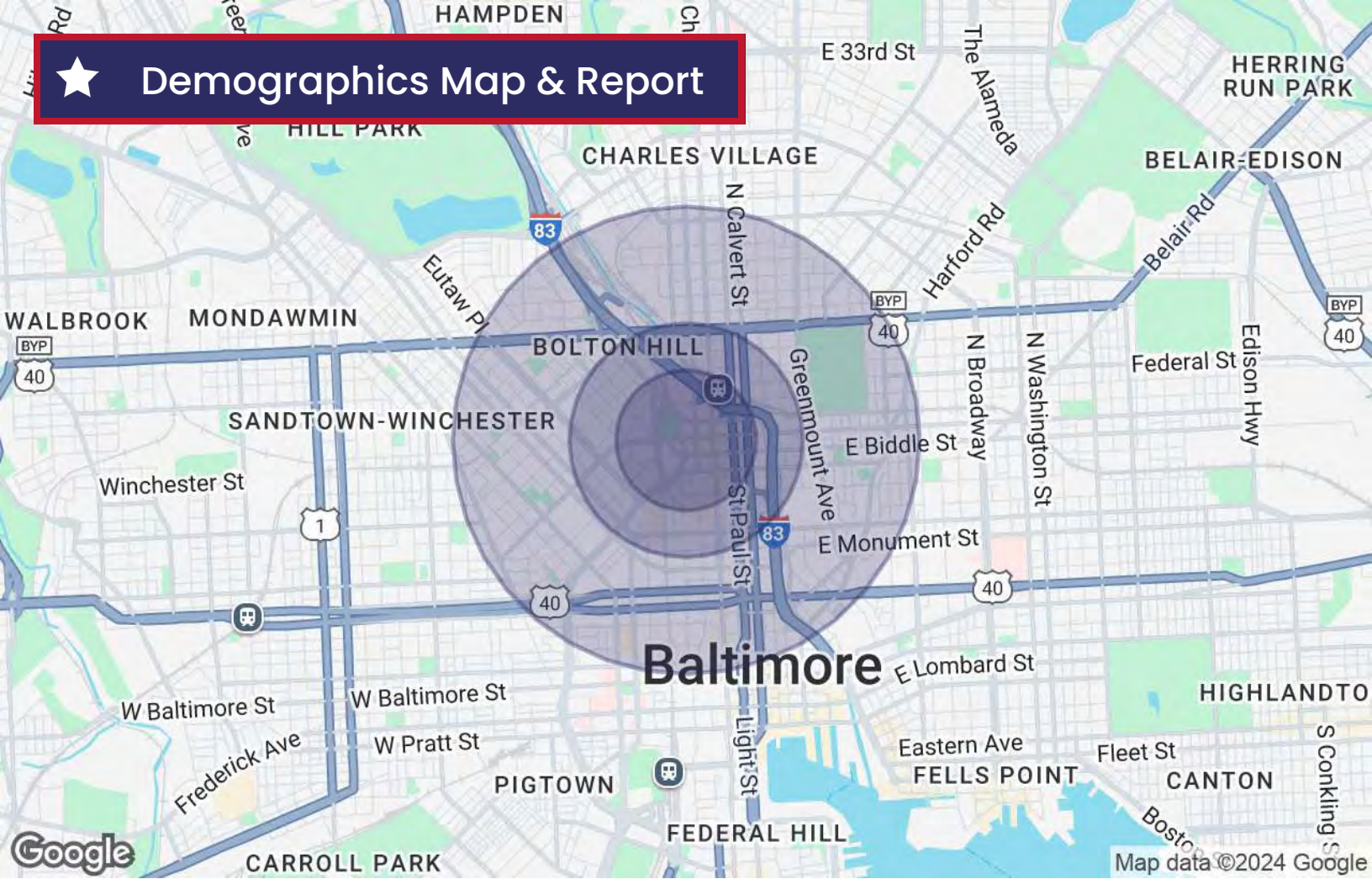


Lyric Baltimore

LYRIC BALTIMORE

The Lyric Baltimore, a historic performing arts venue, is celebrated for its elegant design and diverse programming. With a seating capacity of over 2,500, the Lyric hosts Broadway shows, concerts, comedy acts, and family entertainment in a grand yet intimate setting. Situated in Baltimore's cultural corridor, it combines old-world charm with modern amenities, offering a versatile space for both large-scale productions and private events.

★ Demographics Map & Report



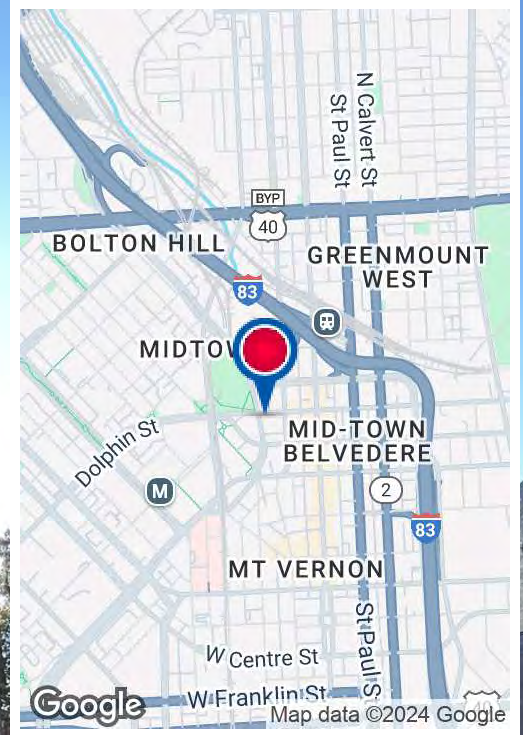
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,126	12,427	44,312
Average Age	37	39	38
Average Age (Male)	39	40	39
Average Age (Female)	35	37	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,026	7,343	23,174
# of Persons per HH	1.5	1.7	1.9
Average HH Income	\$93,183	\$82,122	\$68,931
Average House Value	\$403,717	\$342,690	\$307,276

Demographics data derived from AlphaMap



Coleman Tirone

Associate

📞 443.921.9328

✉️ ctirone@troutdaniel.com



Steven L. Cornblatt

Principal

📞 443.921.9331

✉️ scornblatt@troutdaniel.com



Peter Coe

Associate

📞 443.921.9322

✉️ pcoe@troutdaniel.com

Contact Us



30 E. Padonia Road, Suite 504

Timonium, MD 21093



Visit Us

troutdaniel.com



Call Us

410.435.4004

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.