

# AVAILABLE FOR LEASE

Single or Multi-Tenant

## ADDRESS

2033 Eastern Ave | Baltimore, Maryland 21231  
(Fells Point)

Land Size: ±.821 acres

Parking Spaces: 40

Existing GLA Sq. Ft.: 3,392

Available: 1/20/23

Currently Burger King Restaurant with Drive-Thru

## DEMOGRAPHICS

	1- MILE	3-MILE	5-MILE
Population Est. (2022)	41,462	203,151	488,494
Households Est. (2022)	19,732	93,150	205,600
Estimated Household Income (2022)	\$119,966	\$85,421	\$78,871
Average Daily Traffic Count		21,442 Eastern Ave. 18,170 Boston St.	

## HIGHLIGHTS

Fell's Point is a historic waterfront neighborhood in southeastern Baltimore, Maryland. Located along the north shore of the Baltimore Harbor and 1.5 miles east of Baltimore's downtown central business district, Fells Point is a sought after neighborhood with it's eclectic mix of businesses and residential community.

- Fells Point location
- No other Fast Food Drive-thru within 1.5 miles
- Hard Corner Traffic Light
- Strong Surrounding Residential Population
- Zoning C-1

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