



FOR **LEASE**

2ND GEN. RESTAURANT IN HARBOR EAST

1300-1310 FLEET STREET | BALTIMORE, MARYLAND 21202



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 4,342 SF $\pm$ 2nd generation restaurant space
- Ability to demise to 2,020 SF $\pm$ and 2,322 SF $\pm$
- Modern construction features high ceilings, glass storefront display windows, heavy utility connections, and dedicated service loading access
- Placement below the 208-room Hyatt Place hotel provides immediate, built-in daily demand from hotel guests, business travelers, and tourists
- Situated at the bustling corner of Fleet Street and S. Central Avenue—serving as the high-visibility gateway bridging Harbor East, Harbor Point, and historic Fells Point—with prominent roadside signage exposed to 12,950 cars per day
- Surrounded by multiple parking garages/lots
- Co-tenancy includes Whole Foods, Sweetgreen, Tagliata and Kneads Bakeshop
- Daytime population of 21,000+ within a 1/2 mile

AVAILABLE:

2,020-4,342 SF $\pm$
(SUITE 1102/1104)

TRAFFIC COUNT:

12,950 AADT (FLEET ST)

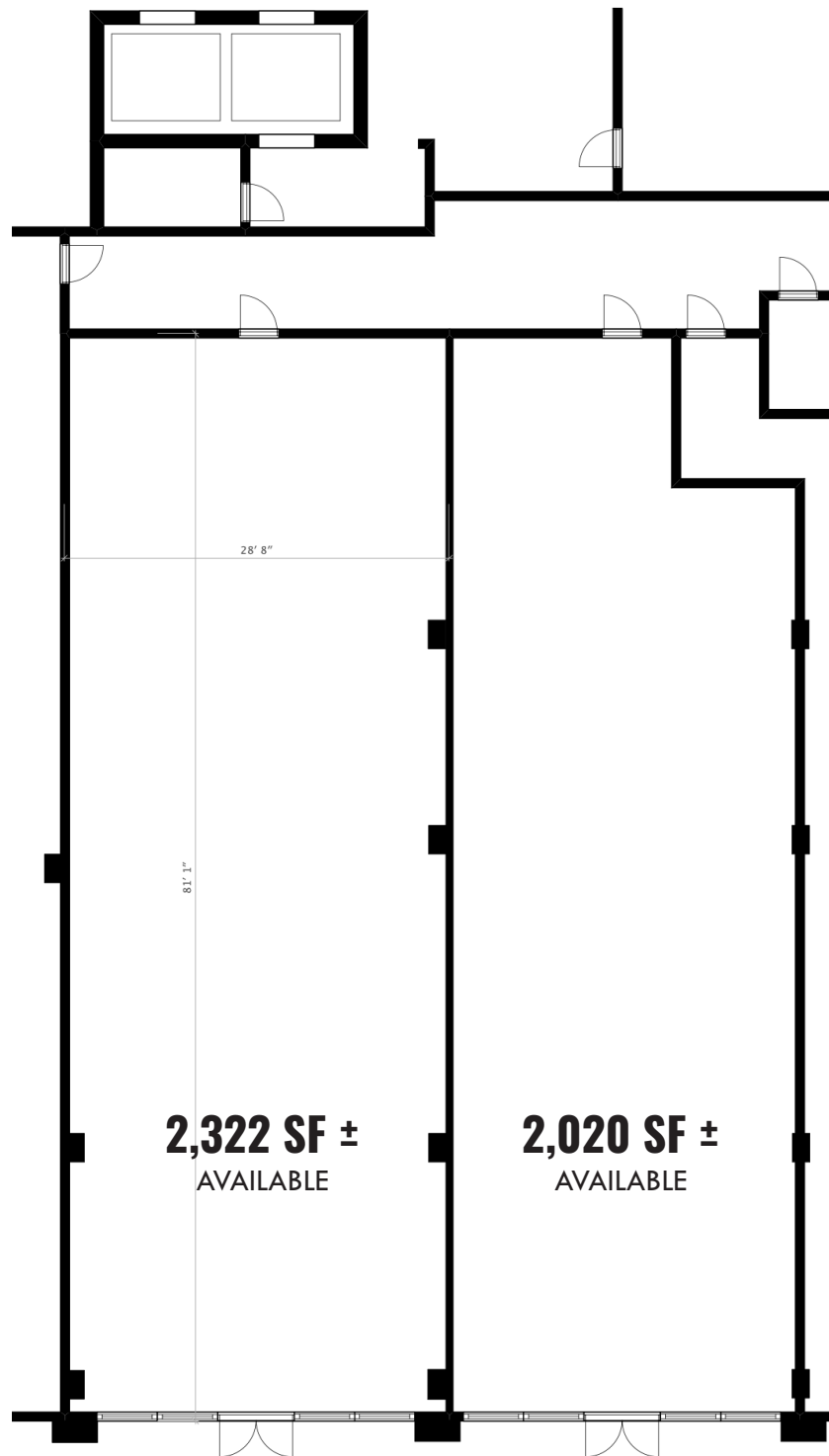
RENTAL RATE:

NEGOTIABLE

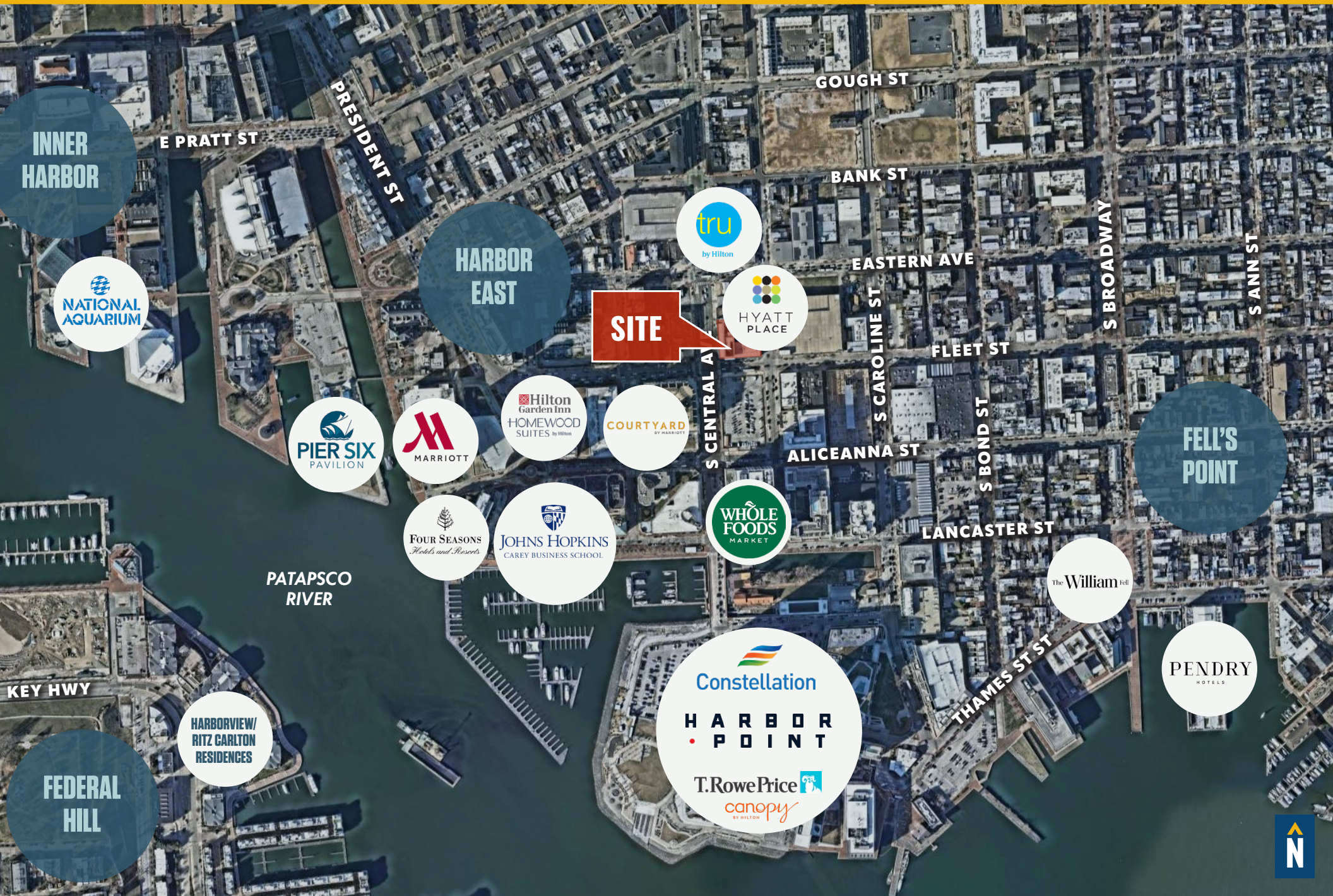
OCCUPANCY:

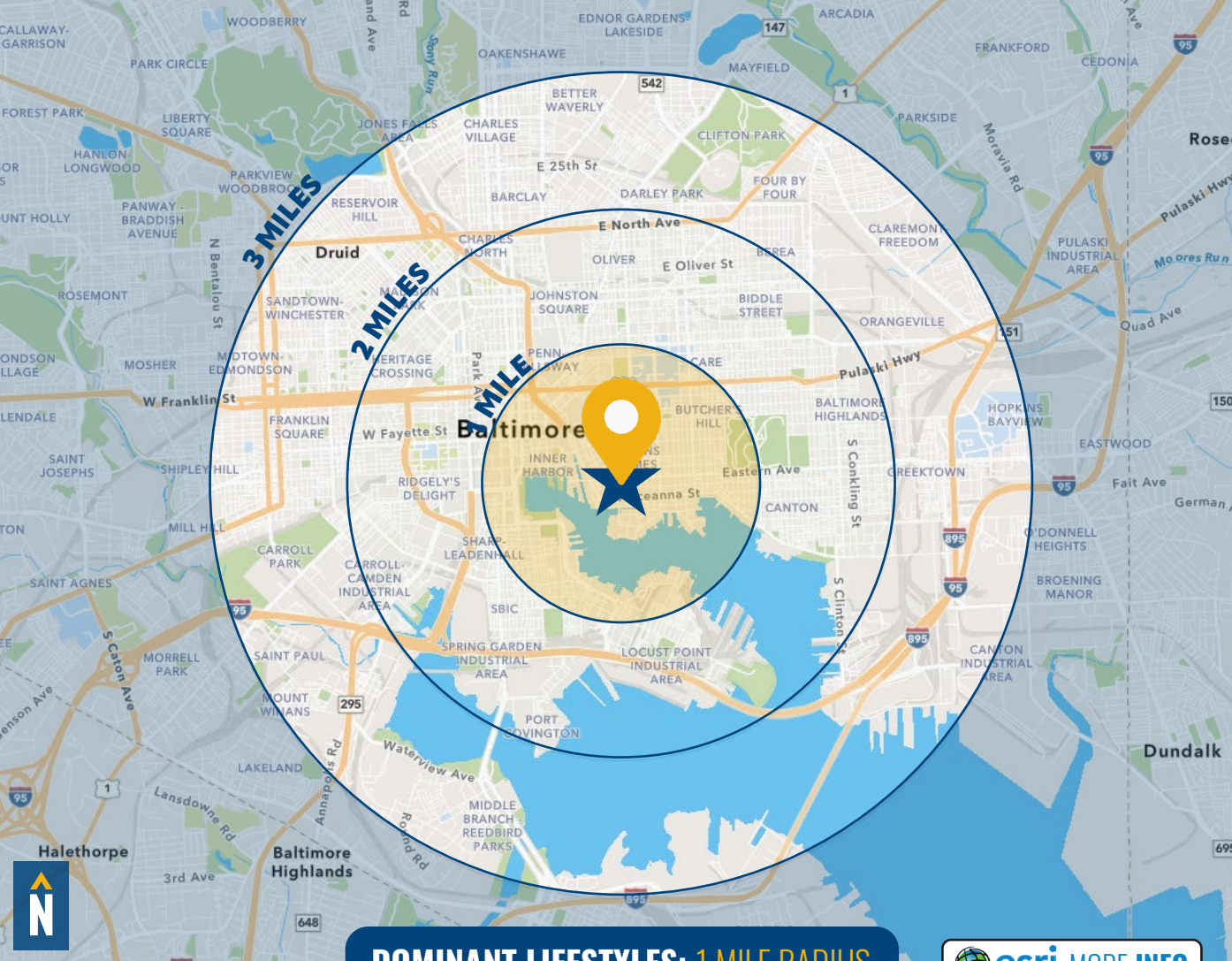
NEGOTIABLE



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MARKET AERIAL





DOMINANT LIFESTYLES: 1 MILE RADIUS

 **esri** MORE INFO

42% METRO RENTERS



MEDIAN

AGE: 32.9

HH INCOME: \$94,766

These communities are composed of highly educated young professionals in their 20s and 30s earning upper-tier incomes. They like to shop at specialty grocery stores and go to movies, bars, clubs and museums.

27% LAPTOPS AND LATTES



MEDIAN

AGE: 36.2

HH INCOME: \$145,759

These residents are young, earn upper-tier incomes, and many live alone, with roommates, or as unmarried couples. They typically spend money on travel, entertainment, fine dining and fashion.

13% SOCIAL SECURITY SET



MEDIAN

AGE: 49.5

HH INCOME: \$31,425

This population is older, often widowed or divorced, and there is a higher proportion of single-person households than any other segment. They typically prioritize budget-friendly and essential items when shopping.

DEMOGRAPHICS

2026

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



37,183

138,300

223,039

DAYTIME POPULATION



92,111

239,193

340,407

AVERAGE HOUSEHOLD INCOME



\$143,683

\$117,777

\$102,440

NUMBER OF HOUSEHOLDS



21,114

71,108

108,664

MEDIAN AGE



33.9

33.6

34.4

FULL DEMOS REPORT

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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