



**6301 N CHARLES ST**  
BALTIMORE, MD 21212

**HUNTER BREWER**  
DIRECTOR

**THORNHILL**  
PROPERTIES INCORPORATED



# LOCATION OVERVIEW

6301 N CHARLES ST  
BALTIMORE, MD 21212

## AVAILABLE SF

1ST FLOOR 1,439 SF

## HIGHLIGHTS:

- Located in N. Charles Street Corridor, near Stevenson Lane
- Ideal for medical office or general office
- 5 minutes to GBMC, St. Josephs and Sheppard Pratt Hospitals
- Rent: 32.75 Modified Gross PSF

## HUNTER BREWER

410 296-2877

[HBREWER@THORNHILLPROPERTIES.COM](mailto:HBREWER@THORNHILLPROPERTIES.COM)

[WWW.THORNHILLPROPERTIES.COM](http://WWW.THORNHILLPROPERTIES.COM)





# MORE PHOTOS

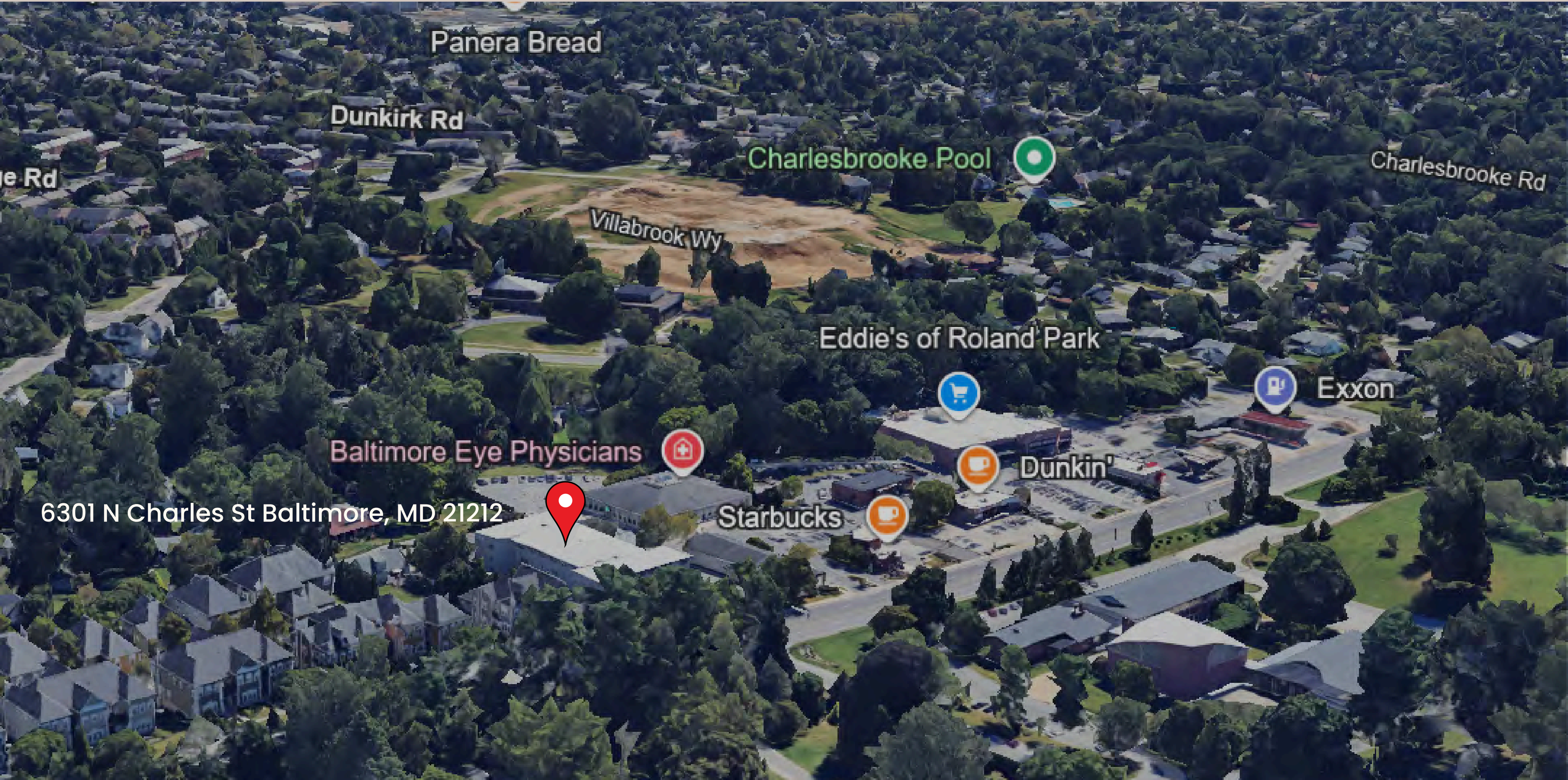
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# LOCAL MAP

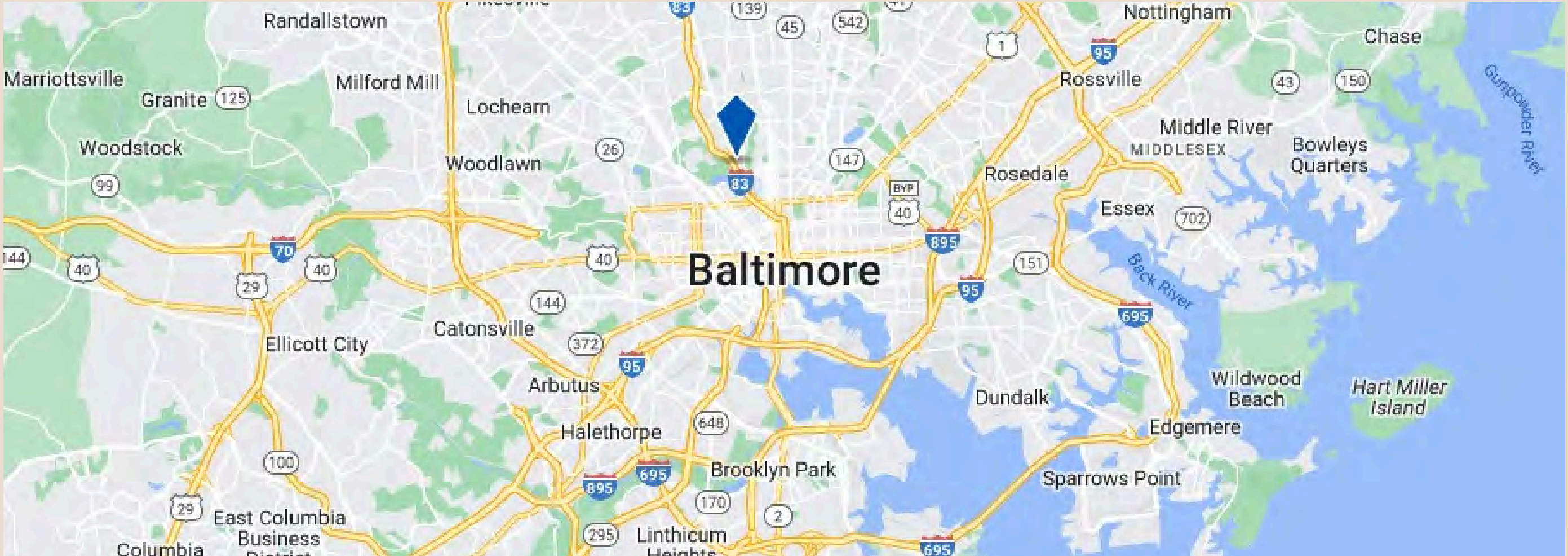
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# DEMOGRAPHICS AND MAP

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|                      | 2 mile    | 5 mile   | 10 mile   |
|----------------------|-----------|----------|-----------|
| 2024 Population      | 48,962    | 378,909  | 1,146,373 |
| Avg Household Income | \$140,104 | \$98,678 | \$93,055  |
| 2024 Households      | 18,925    | 156,117  | 469,879   |



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