



RETAIL STOREFRONTS

32-36 S. CALVERT STREET | BALTIMORE, MARYLAND 21200

FOR
LEASE

36 S. CALVERT

1,520 SF
AVAILABLE

34 S. CALVERT

1,350 SF
AVAILABLE

32 S. CALVERT

1,305 SF
AVAILABLE

YOUR
SIGN
HERE!



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Newly remodeled, street level retail/office space
- High visibility location on S. Calvert Street
- Site is positioned next to 9 hotels within a one-block radius
- Nestled within a four-building cluster of high-end apartment conversions
- 1 block and a 5-minute walk from Baltimore's Inner Harbor/Harborplace
- Within close proximity to various dining options and entertainment venues
- Within walking distance of multiple parking garages (street parking also available)

AVAILABLE:

1,305 SF ± (32 S. CALVERT STREET)

1,350 SF ± (34 S. CALVERT STREET)

1,520 SF ± (36 S. CALVERT STREET)

ZONING:

C-5 (DOWNTOWN DISTRICT)

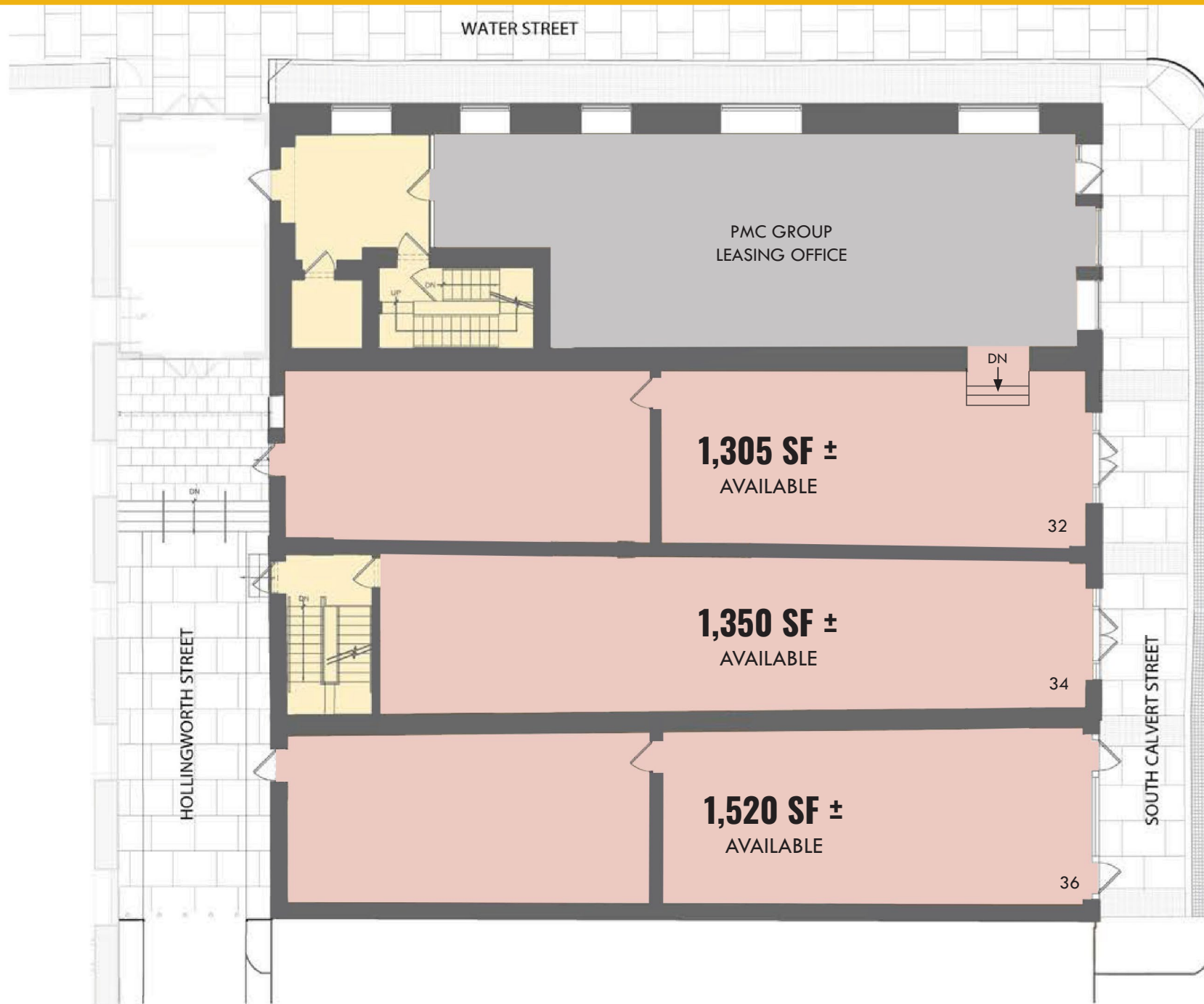
RENTAL RATE:

\$20.00 PSF, NNN



GOOGLE STREET VIEW

FLOOR PLAN



LOCAL BIRDSEYE



FEDERAL HILL

Rusty Scupper

MARYLAND
SCIENCE CENTER

414 LIGHT STREET
Facci

NATIONAL
AQUARIUM

HARBORPLACE
The Cheesecake Factory
MASON'S Lobster Rolls
SATURDAY MORNING CAFE

Hard Rock
CAFE

Chick-fil-z
SHAKE SHACK
THE HALAL GUY
CUSTO and CHICKEN

RENAISSANCE
BALTIMORE HARBORPLACE HOTEL

Starbucks
T.Rowe Price

PNC
KONA GRILL

THE CAPITAL
GRILL
McALISTER'S
DELI

E PRATT ST

SOUTH ST

The UPS Store

S CALVERT ST

SITE

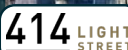
Comfort
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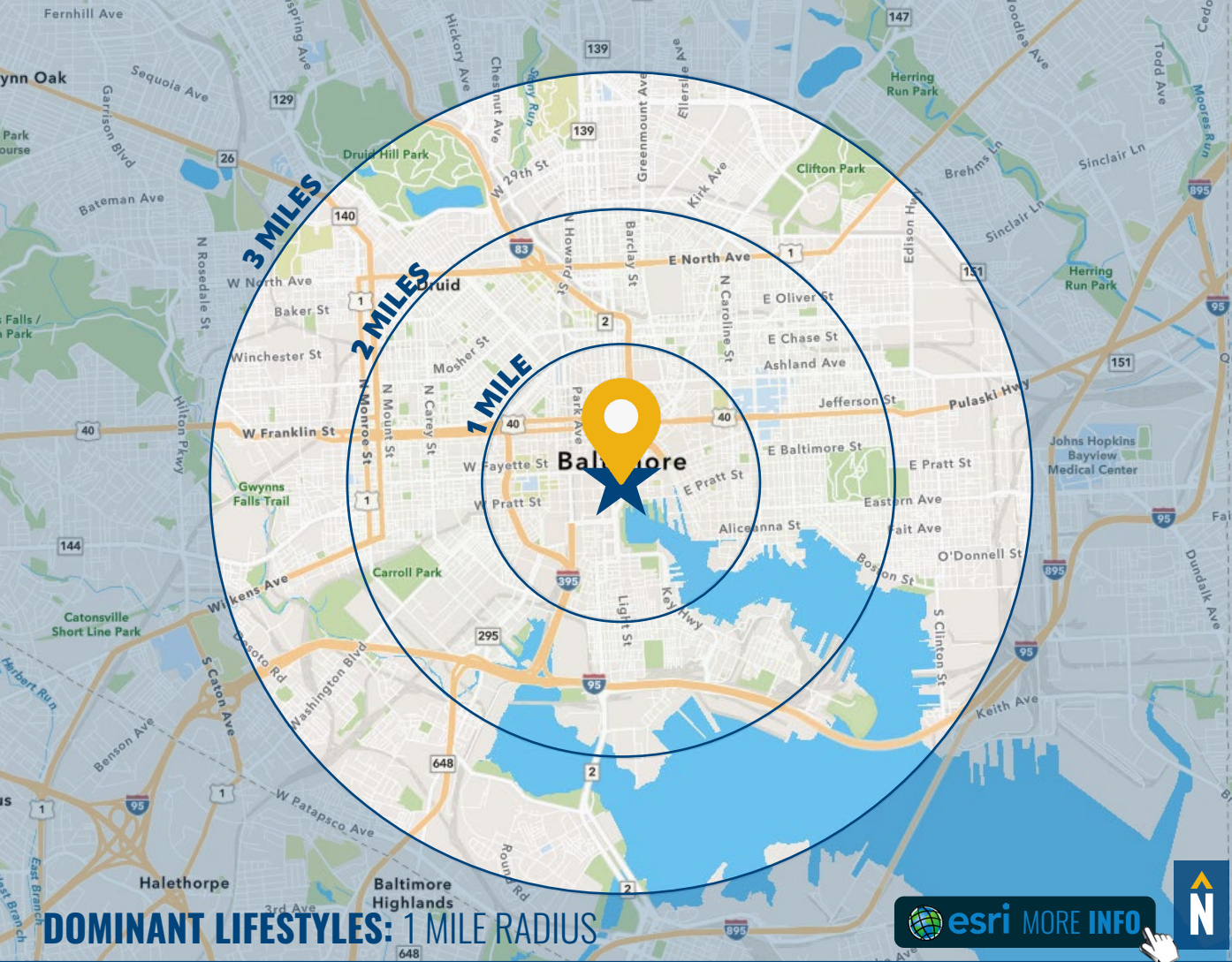
STAYBRIDGE
SUITES

Hampton
by HILTON

SPRINGHILL SUITES
MARRIOTT

MARKET AERIAL





DOMINANT LIFESTYLES: 1 MILE RADIUS

56%

METRO RENTERS



The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

Median Age: **32.5**

Median Household Income: **\$67,000**

11%

CITY COMMONS



Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.

Median Age: **28.5**

Median Household Income: **\$18,300**

8%
LAPTOPS
AND LATTES



These residents are predominantly single, well-educated professionals in business, finance, legal, computer and entertainment occupations. They are affluent and partial to city living and its amenities.

Median Age: **37.4**

Median Household Income: **\$112,200**

DEMOGRAPHICS

2024

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



41,803

139,840

243,166

DAYTIME POPULATION



133,335

268,960

371,028

AVERAGE HOUSEHOLD INCOME



\$107,061

\$104,484

\$96,577

NUMBER OF HOUSEHOLDS



23,218

69,742

113,835

MEDIAN AGE



32.8

33.8

34.2

FULL DEMOS REPORT

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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