



STATION NORTH RETAIL BUILDING

1910 N. CHARLES STREET | BALTIMORE, MARYLAND 21218

FOR
SALE



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

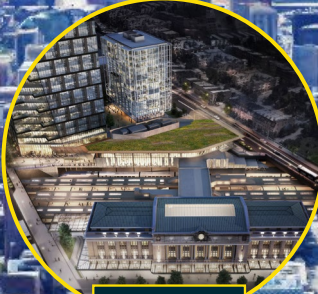
- Unique opportunity to purchase a former restaurant and nightclub in popular Station North arts district
- 2-story building with basement for utilities and storage
- Building is sprinklered with high ceilings
- Adjacent to the signalized intersection of North Avenue and N. Charles Street
- Some restaurant infrastructure conveys such as hood system and refrigeration



BUILDING SIZE:	10,332 SF ±
LOT SIZE:	.127 ACRES ±
YEAR BUILT:	~1930S
STORIES:	2 (+ BASEMENT)
TRAFFIC COUNT:	9,614 AADT (N. CHARLES ST)
	16,420 AADT (NORTH AVE)
ZONING:	C-2 (COMMUNITY COMMERCIAL DISTRICT)



LOCAL BIRDSEYE



NEW PENN STATION REDEVELOPMENT

IMPACT HUB

SITE

JONG KAK
KOREAN CHARCOAL BARBECUE

save a lot

BW
BALTIMORE BICYCLE WORKS

MOTOR HOUSE

McDonald's

PARKWAY
HOME OF THE MARYLAND FILM FEST

metro gallery

alma
TAPAS TEATRO

CHARLES
BIG
RESTAURANT MODERN JAZZ

LYRIC
BALTIMORE

BALTIMORE SYMPHONY ORCHESTRA

277 UNITS
FITZGERALD
THE BRASS TAP
CRAFT BEER

ub UNIVERSITY OF BALTIMORE

INTERSTATE 83

INTERSTATE 83

1

W NORTH AVE

W 20TH ST

N CALVERT ST

ST PAUL ST

N CHARLES ST

MARY AVE

N HOWARD ST



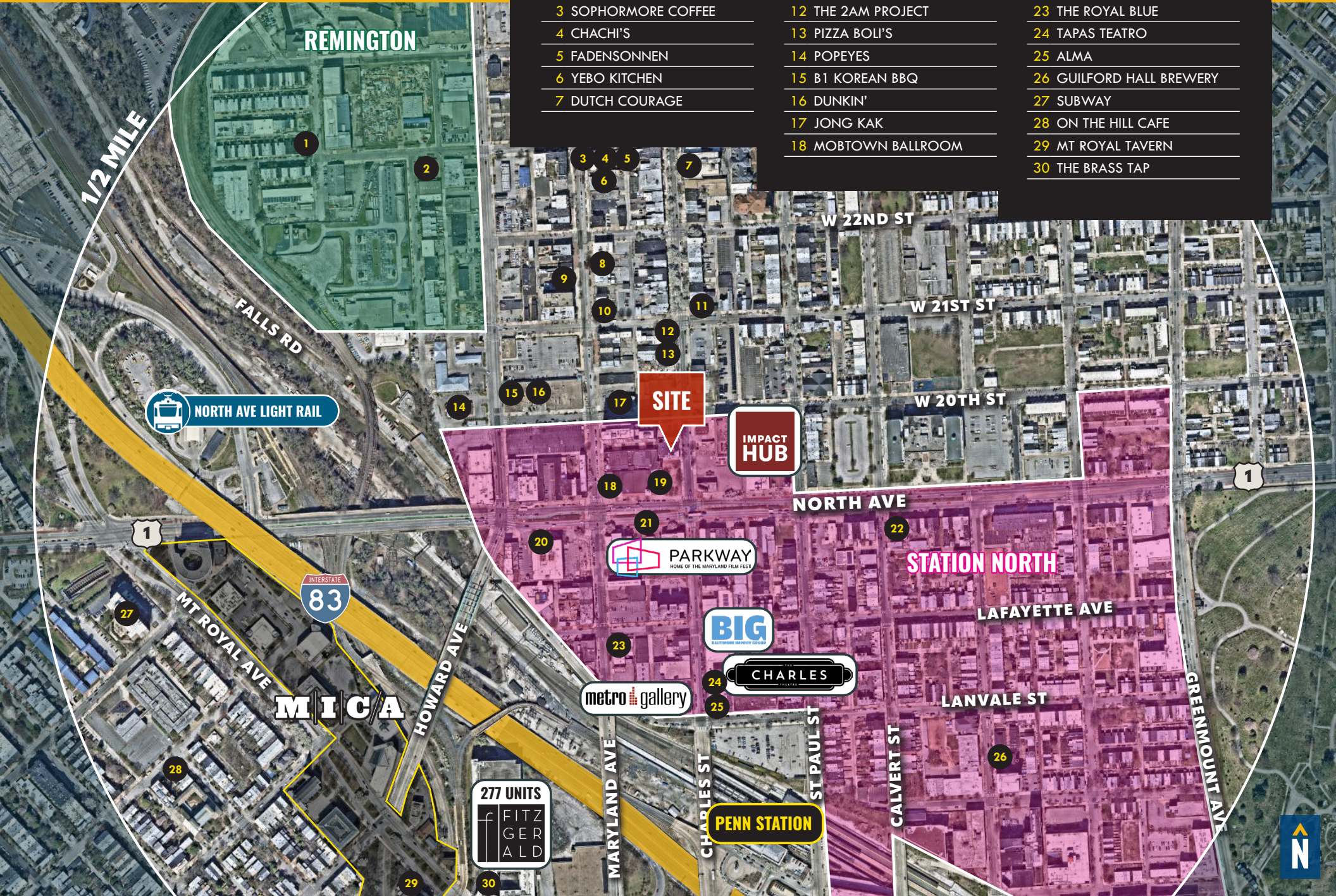
MARKET AERIAL

AREA RESTAURANTS

- 1 W.C. HARLAN
- 2 CLAVEL
- 3 SOPHORMORE COFFEE
- 4 CHACHI'S
- 5 FADENSONNEN
- 6 YEBO KITCHEN
- 7 DUTCH COURAGE

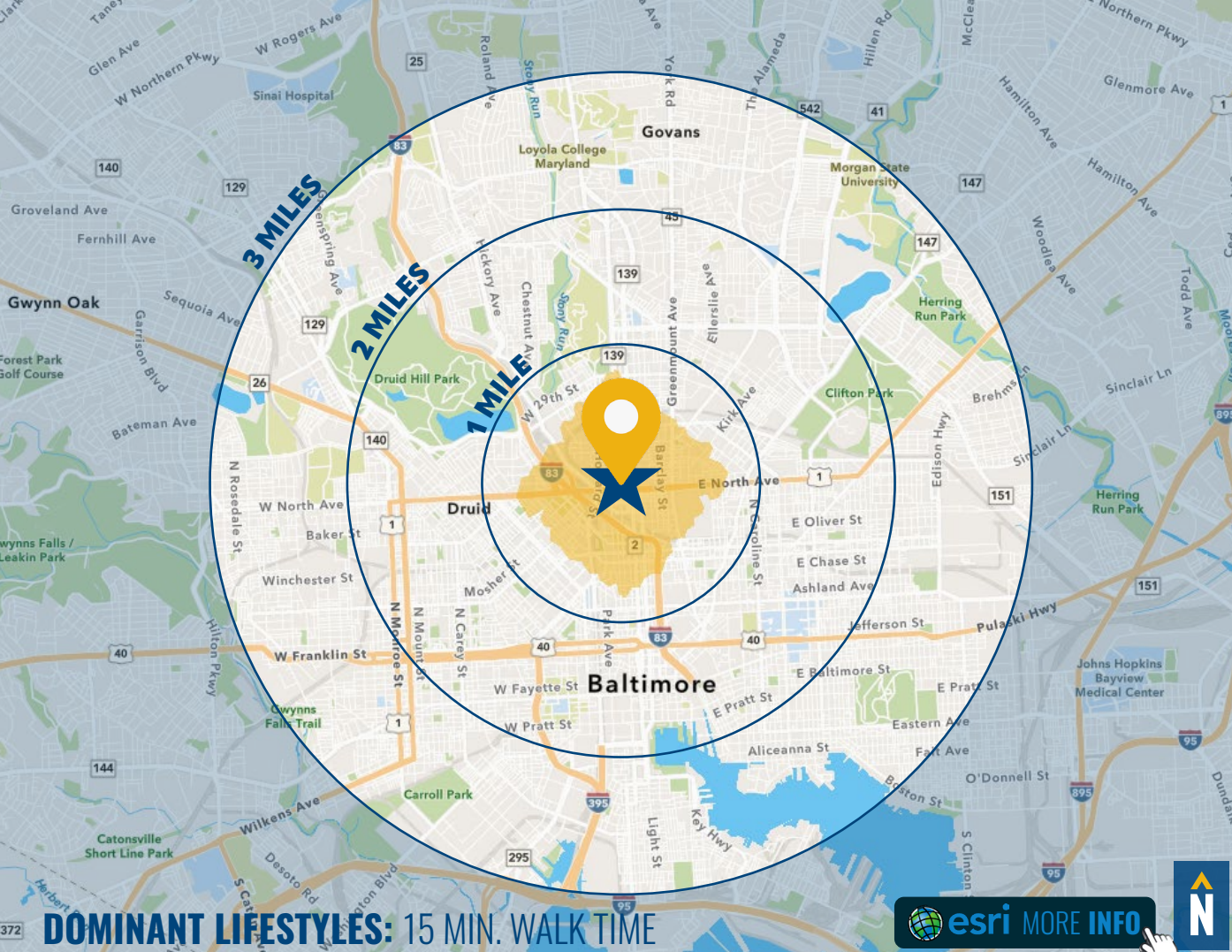
- 8 NO LAND BEYOND
- 9 IBAR
- 10 WHO KNOW'Z
- 11 MI COMALITO
- 12 THE 2AM PROJECT
- 13 PIZZA BOLI'S
- 14 POPEYES
- 15 B1 KOREAN BBQ
- 16 DUNKIN'
- 17 JONG KAK
- 18 MOBTOWN BALLROOM

- 19 THE CLUB CAR
- 20 STATION NORTH ARTS CAFE
- 21 MCDONALD'S
- 22 SOUL KUISINE
- 23 THE ROYAL BLUE
- 24 TAPAS TEATRO
- 25 ALMA
- 26 GUILFORD HALL BREWERY
- 27 SUBWAY
- 28 ON THE HILL CAFE
- 29 MT ROYAL TAVERN
- 30 THE BRASS TAP

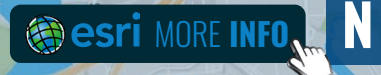


DEMOGRAPHICS

2024



DOMINANT LIFESTYLES: 15 MIN. WALK TIME



RADIUS:

- 1 MILE
- 2 MILES
- 3 MILES

RESIDENTIAL POPULATION



43,966	144,434	285,707
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DAYTIME POPULATION



53,245	258,617	395,603
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AVERAGE HOUSEHOLD INCOME



\$81,763	\$80,225	\$93,511
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NUMBER OF HOUSEHOLDS



21,736	69,870	130,550
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MEDIAN AGE



34.2	34.7	34.7
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FULL DEMOS REPORT

40%
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**

20%
SOCIAL SECURITY SET

This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

Median Age: **45.6**
Median Household Income: **\$17,900**

17%
SET TO IMPRESS

Nearly 1 in 3 of these residents is 20 to 34 years old. Quick meals on the run are a reality for this group, who prefer name brands, but will buy generic for a better deal. Image-conscious, they like to dress to impress.

Median Age: **33.9**
Median Household Income: **\$32,800**

FOR MORE INFO CONTACT:



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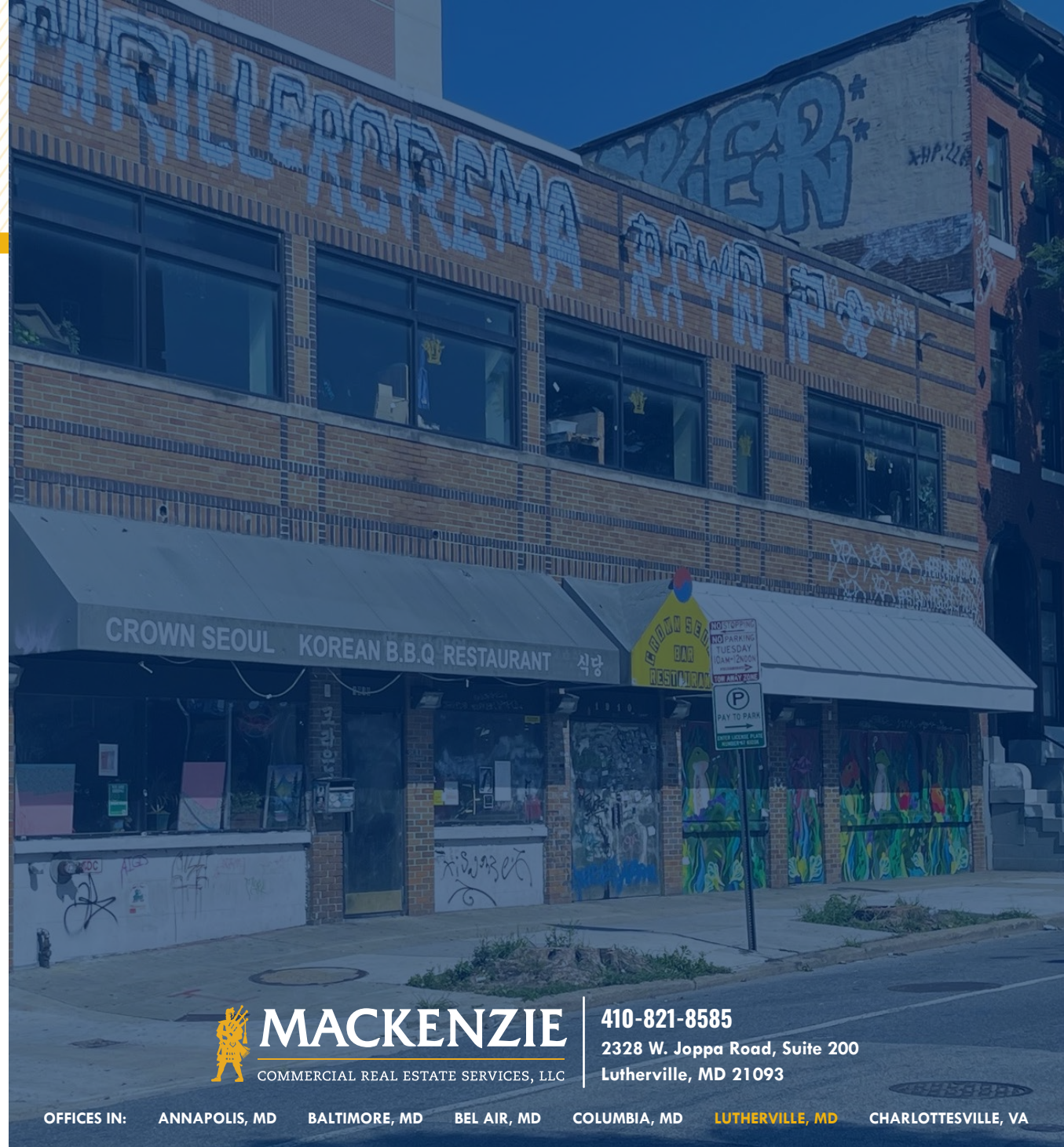


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