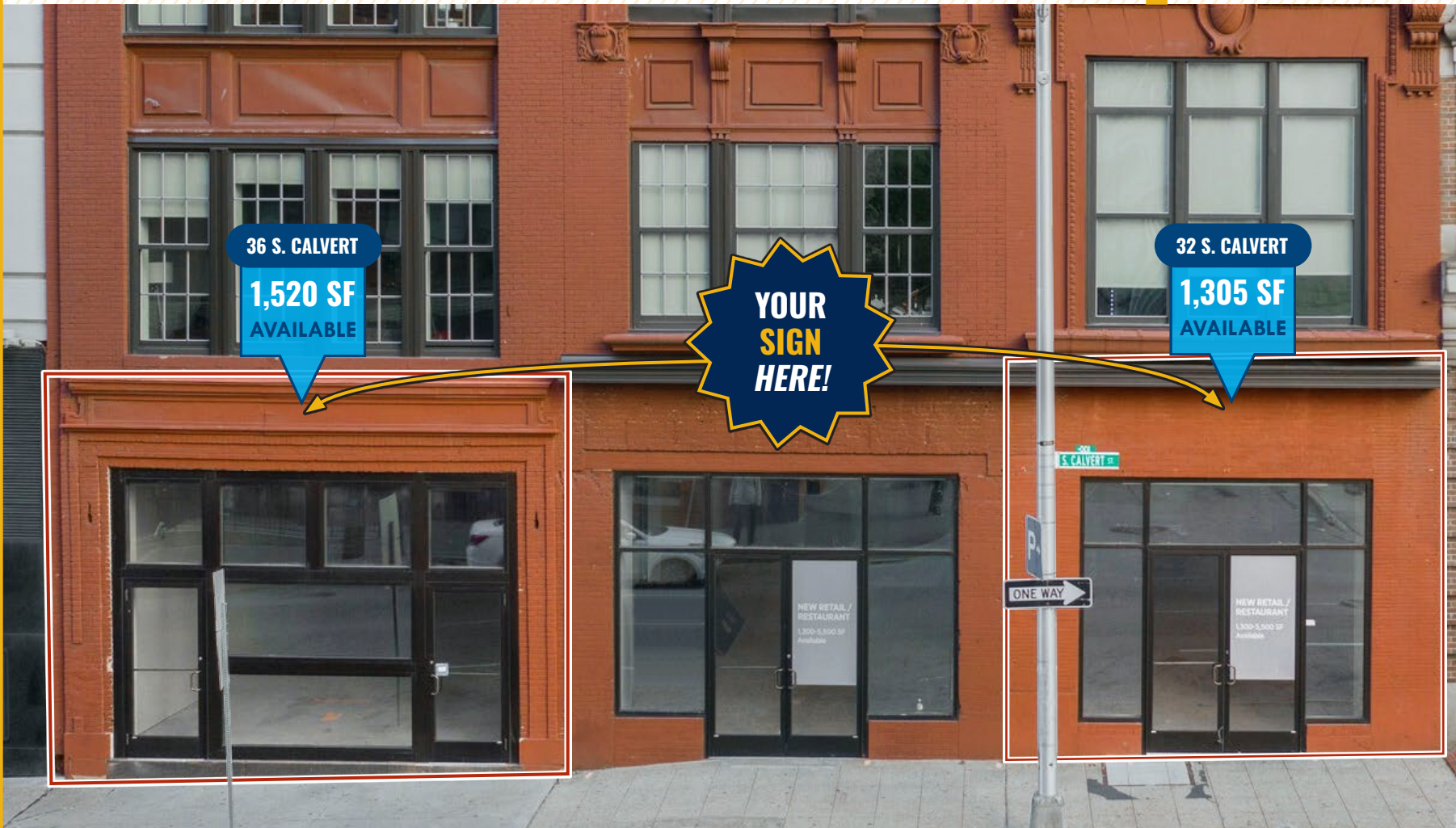




# RETAIL STOREFRONTS

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

FOR  
LEASE



36 S. CALVERT

1,520 SF  
AVAILABLE

32 S. CALVERT

1,305 SF  
AVAILABLE

YOUR  
SIGN  
HERE!

300  
S. CALVERT ST

ONE WAY

NEW RETAIL /  
RESTAURANT  
1,300-5,500 SF  
Available

NEW RETAIL /  
RESTAURANT  
1,300-5,500 SF  
Available



# 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)

1,520 SF ± (36 S. CALVERT STREET)

ZONING:

C-5 (DOWNTOWN DISTRICT)

RENTAL RATE:

\$20.00 PSF, NNN



36 S. CALVERT

1,520 SF  
AVAILABLE

32 S. CALVERT

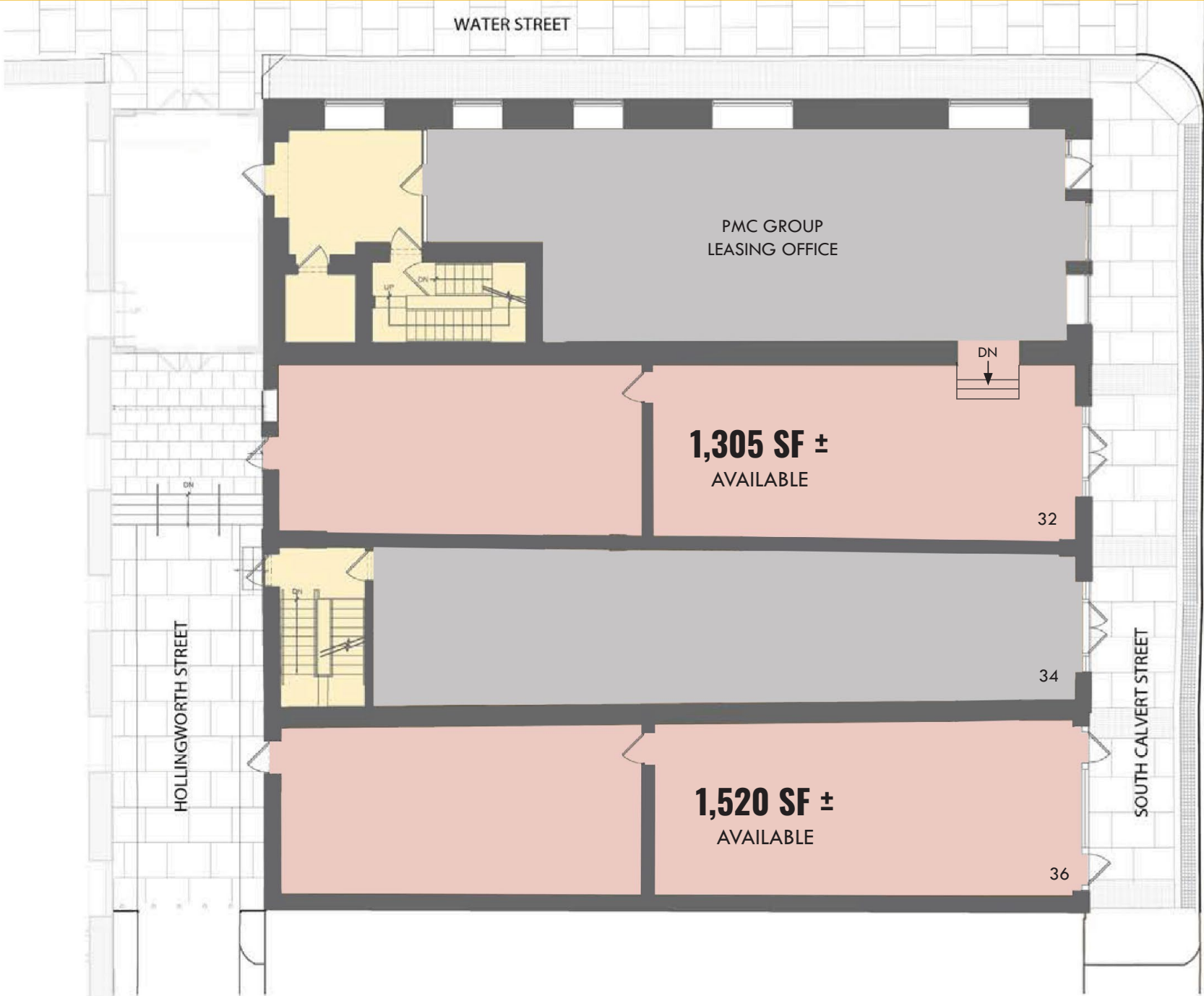
1,305 SF  
AVAILABLE



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  
Lovers Patis  
SATURDAY MORNING CAFE

Hard Rock CAFE

Chick-fil-z  
SHAKE SHACK  
THE HALAL GUYS  
CUSTERS and CHICKENS

RENAISSANCE  
BALTIMORE HARBORPLACE HOTEL

Starbucks  
T. Rowe Price

PNC  
KONA GRILL

THE CAPITAL GRILLE  
McALISTER'S DELI

E PRATT ST

SOUTH ST

The UPS Store

S CALVERT ST

SITE

Comfort INN

STAYBRIDGE SUITES

Hampton by HILTON

SPRINGHILL SUITES  
MARRIOTT



# MARKET AERIAL



# MARKET AERIAL

1/2 MILE

40 ORLEANS ST

INTERSTATE 83

W SARATOGA ST

W LEXINGTON ST

W FAYETTE ST

W BALTIMORE ST

LOMBARD ST

W PRATT ST

ORIOLE PARK  
of  
CAMDEN YARDS

STREETS  
Market

CANDLEWOOD  
SUITES

LORD BALTIMORE HOTEL  
est. 1928

CFG BANK  
ARENA

SONESTA

Hampton  
by HILTON

Comfort  
INN

Residence INN  
BY HARRIOTT

Days Inn  
BY WYNDHAM

planet  
fitness

MARRIOTT

HILTON

The Baltimore  
Convention Center

Sheraton  
HOTELS & RESORTS

HYATT  
PLACE

414 LIGHT  
STREET

Mercy  
MEDICAL CENTER

HOME2  
SUITES BY HILTON

Holiday Inn  
Express

Sleep  
INN  
BY choice hotels

UNITED STATES  
POSTAL SERVICE

BALTIMORE  
COURTHOUSE

BALTIMORE  
CITY HALL

STAYBRIDGE  
SUITES

POWER PLANT  
Level

SPRINGHILL SUITES  
MARRIOTT

WATER ST

E LOMBARD ST

E PRATT ST

SITE

RENAISSANCE  
BALTIMORE HARBORPLACE HOTEL

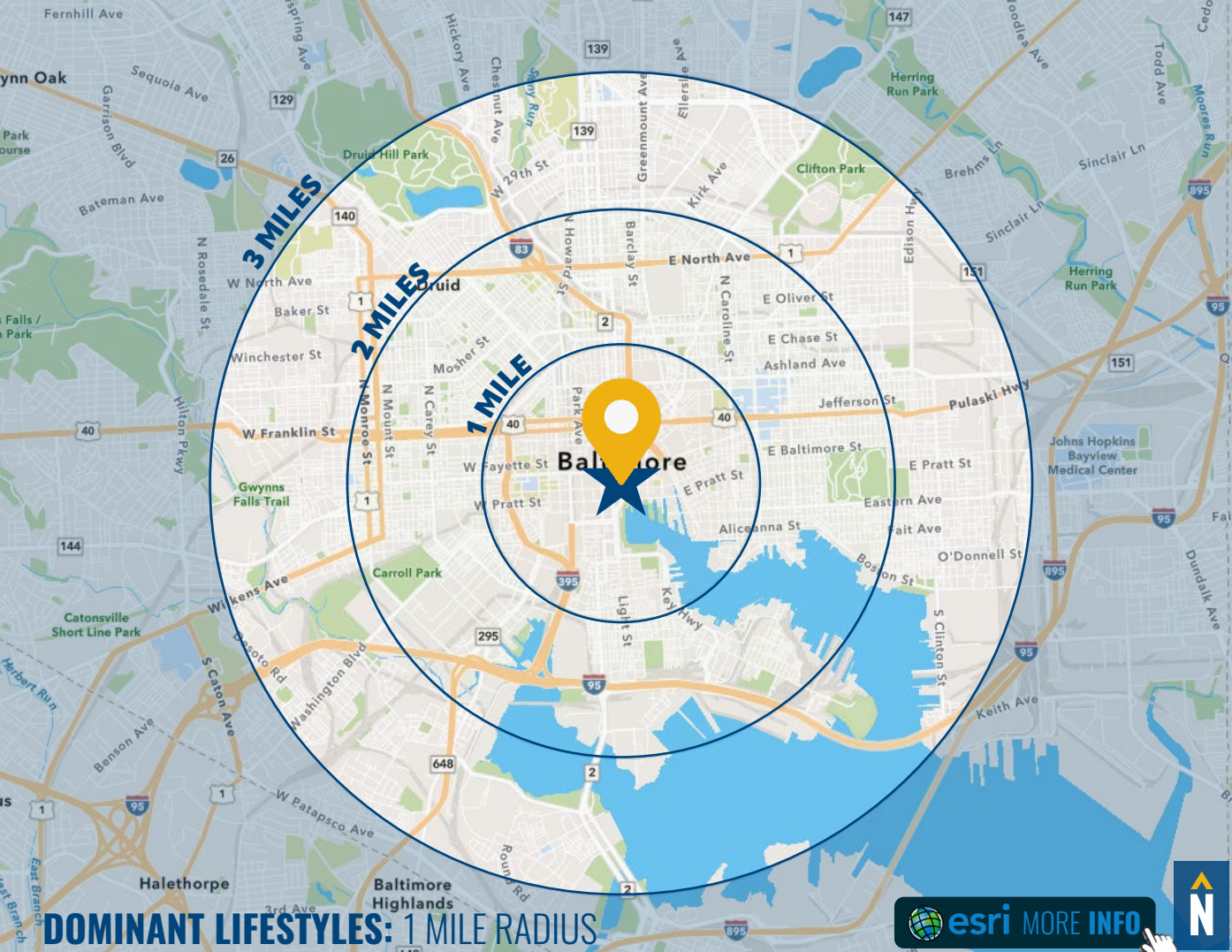
HARBORPLACE

NATIONAL  
AQUARIUM

PIER SIX  
PAVILION

N





**DOMINANT LIFESTYLES: 1 MILE RADIUS**

[MORE INFO](#)

# 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](#)

**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**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

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