



# RETAIL/MEDICAL/OFFICE CONDO

THE RITZ-CARLTON RESIDENCES 821 KEY HIGHWAY | BALTIMORE, MD 21230

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Turn-key spa and medical wellness center
- One-of-a-kind space within The Ritz-Carlton Residences, in the heart of Baltimore's Inner Harbor along the prestigious Key Hwy Corridor
- Laundry and storage area included
- 10 complimentary valet parking spaces  
*(additional valet spaces available - added fees apply)*
- Private entrance via valet court for public guests or through the Ritz-Carlton complex for residents
- Enjoys direct access to Federal Hill, Locust Point and Downtown Baltimore
- Easy access to I-95, I-295 and key landmarks
- All FF&E included in the sale

SIZE:

6,075 SF ± (UNIT 2)

PARKING:

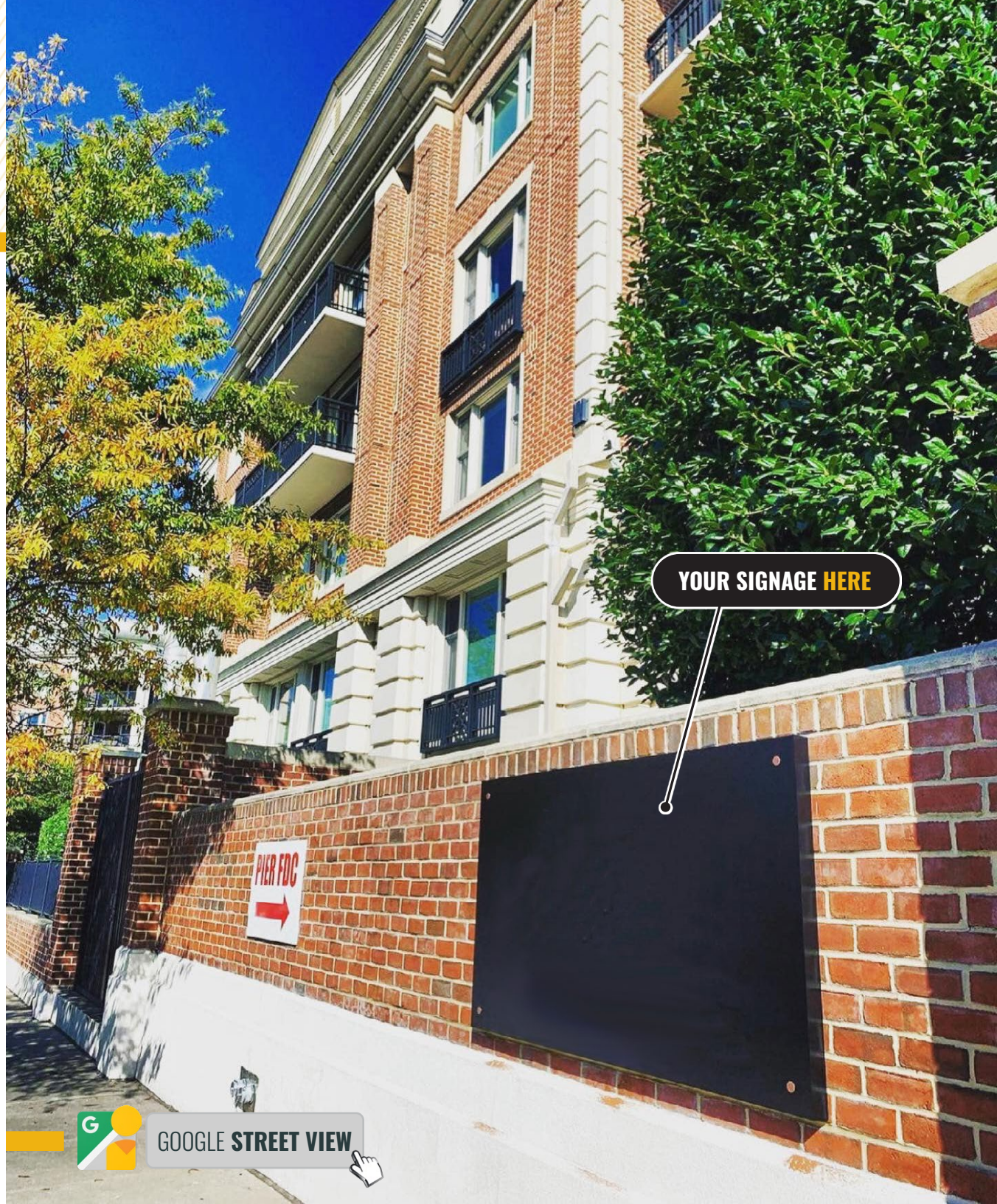
10 SPACES INCLUDED

ZONING:

C-2 (COMMUNITY COMMERCIAL DIST.)

SALE PRICE:

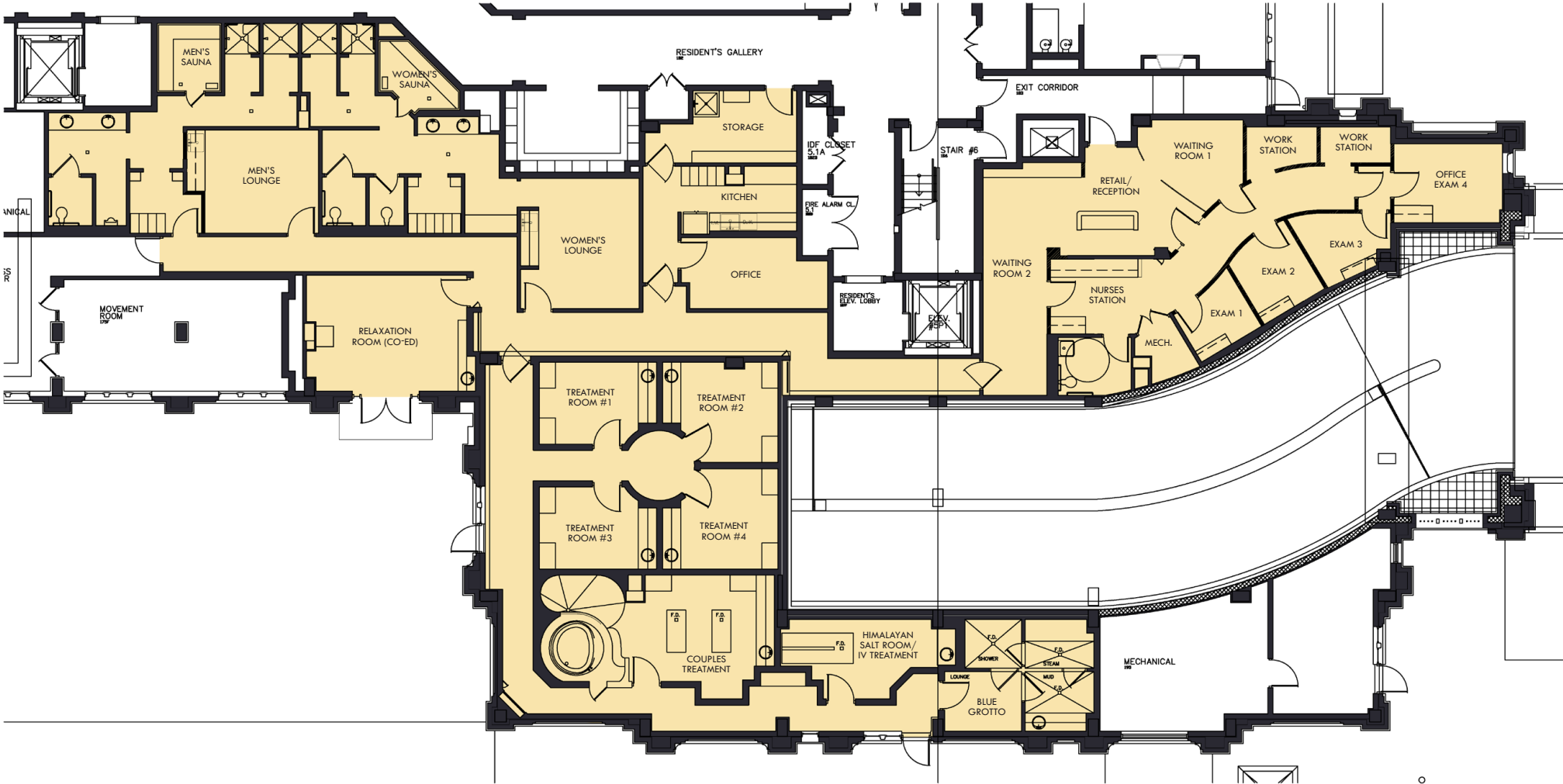
\$1,250,000





# FLOOR PLAN

6,075 SF ±



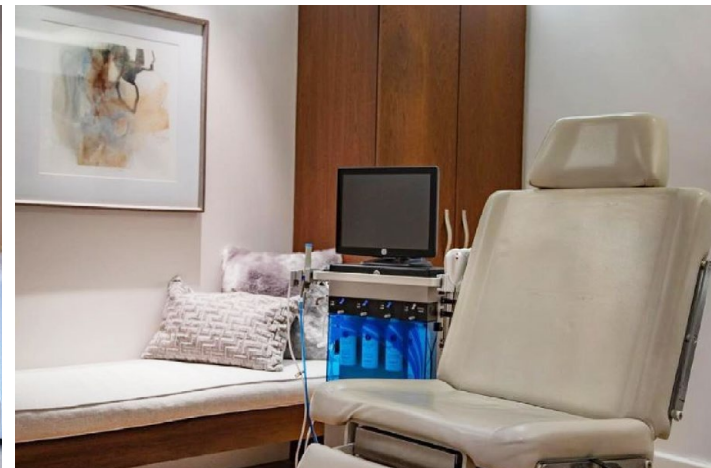
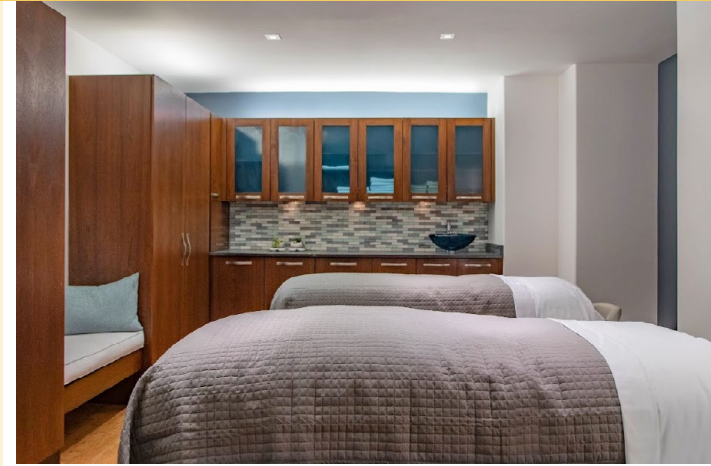


# EXISTING FACILITY HIGHLIGHTS



The existing luxury space is fully equipped to meet the needs of modern wellness clients:

- 7 Individual Treatment Rooms
- 1 Couples Spa Treatment Room
- 1 Himalayan Salt Treatment Room
- 1 Grotto Experience Room
- 2 Changing Areas
- 3 Relaxation/Waiting Rooms
- Private Laundry Area
- Reception Area
- Office
- Staff Breakroom





# EXCLUSIVE RITZ-CARLTON AMENITIES



Facility operators and their clientele have access to top-tier amenities, including:

- Brand Recognition
- In-House Laundry Facility
- Attached Relaxation Garden
  - Fitness Center
  - Banquet/Meeting Room
  - Service Elevator
  - Concierge Services
  - Valet Services
  - Security Services
- Includes: Water, Sewage, Trash & Recycling





# MARKET AERIAL



UNIVERSITY of MARYLAND BALTIMORE

CFG BANK ARENA

DOWNTOWN/CBD

BROMO SELTZER ARTS TOWER

PRATT ST

The Baltimore Convention Center

ORIOLE PARK at CAMDEN YARDS

CAL RIPKEN WY

MLK JR BLVD

M&T Bank STADIUM

INTERSTATE 395

INNER HARBOR

The Cheesecake Factory MASON'S Matriarch Coffee CRUST Collegiate Luxe Olum ITSUGAR

NATIONAL AQUARIUM

INNER HARBOR

LIGHT ST

MARYLAND Science CENTER

KEY HWY

AMERICAN VISIONARY ART MUSEUM

CROSS STREET MARKET

FEDERAL HILL

KEY HWY

PRESIDENT ST

CENTRAL AVE

PIER SIX PAVILION

HARBOR POINT

FELL'S POINT

HARBOR • POINT

  
THE RITZ-CARLTON RESIDENCES  
INNER HARBOR BALTIMORE





# DEMOGRAPHICS

2024

RADIUS: **1 MILE** **2 MILES** **3 MILES**

## RESIDENTIAL POPULATION



36,742

116,945

218,971

## DAYTIME POPULATION



92,603

242,362

347,783

## AVERAGE HOUSEHOLD INCOME



\$148,270

\$118,635

\$98,974

## NUMBER OF HOUSEHOLDS



20,875

59,693

102,852

## MEDIAN AGE

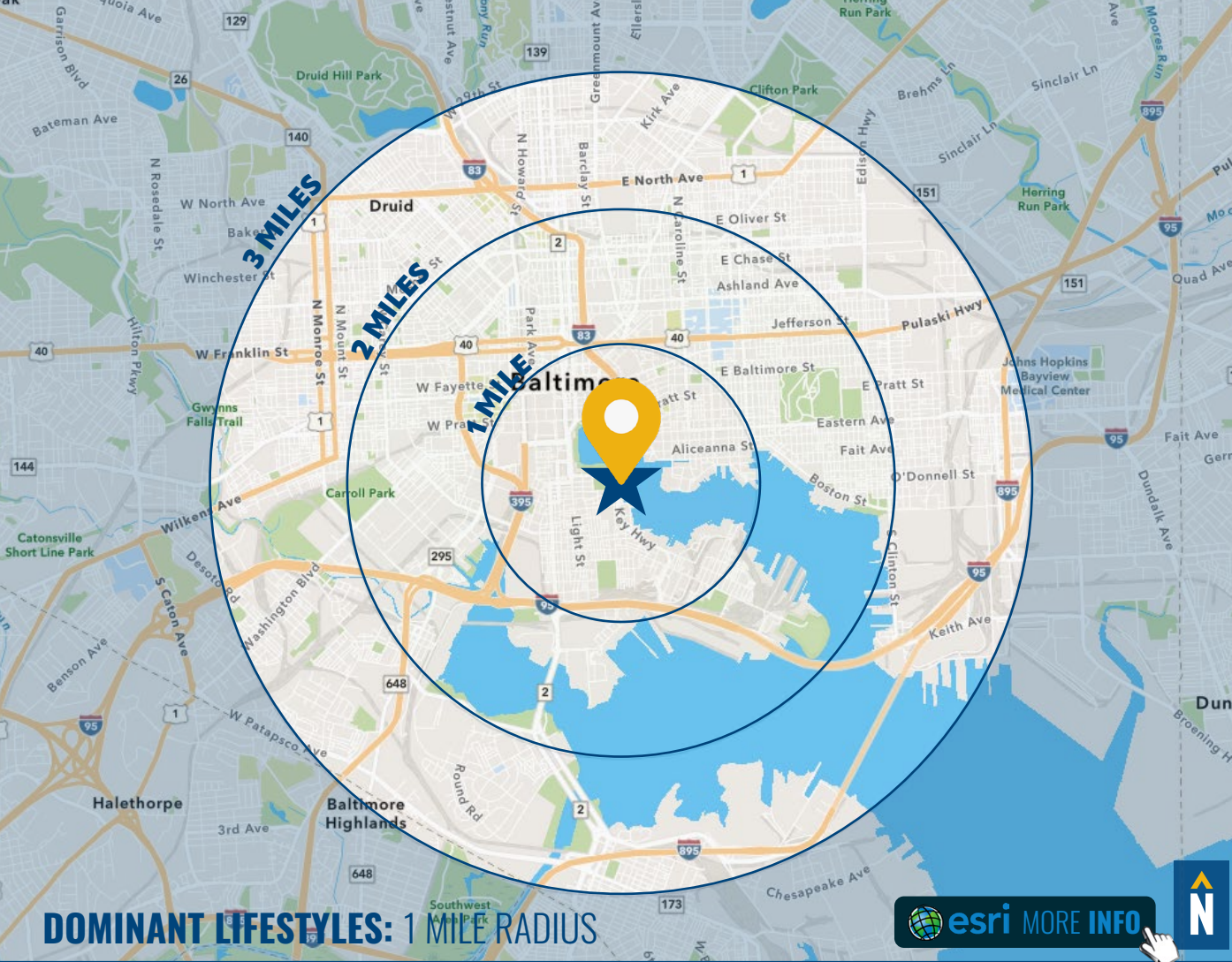


32.8

33.5

34.2

[FULL DEMOS REPORT](#)



## DOMINANT LIFESTYLES: 1 MILE RADIUS

**53%**  
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**

**18%**  
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**

**9%**  
EMERALD CITY

Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

Median Age: **37.4**  
Median Household Income: **\$59,200**



# FOR MORE INFO CONTACT:



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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