

STOREFRONT RETAIL | For Sale and Lease



2 N Charles St

The B&O Building



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OFFERING SUMMARY

Sale Price:	\$1,250,000
Lease Rate:	Negotiable
Available:	3,657 Leasable SF (3,180 Usable SF)
Can be demised to:	1,710 Leasable SF (1,487 Usable SF) 1,947 Leasable SF (1,693 Usable SF)
Zoning:	C-5 (Downtown District)
Traffic Count:	8,901 AADT (N. Charles St)

PROPERTY DESCRIPTION

Discover a prime investment opportunity at 2 N Charles St, Baltimore, MD. This impressive property boasts a 65,452 SF building with 91 units and a rich history, built in 1906 and thoughtfully renovated in 2009. Zoned C-5 (Downtown District), it offers an ideal location for office and office building investors seeking a strategic position in the thriving Baltimore area. With its historic charm and modern updates, this property presents a compelling canvas for investors seeking to make their mark in the heart of the city.

PROPERTY HIGHLIGHTS

- Corner retail condo for sale at the iconic B&O Railroad Company headquarters
- Located in the heart of Downtown Baltimore's Central Business District
- Can easily be repurposed as a bank branch or modified for retail, restaurant, or medical
- Built in 1906; Renovated in 2009
- The property is currently operated as a mixed-use facility including office, retail, and full-service hotel (Hotel Monaco by Kimpton Hotels)



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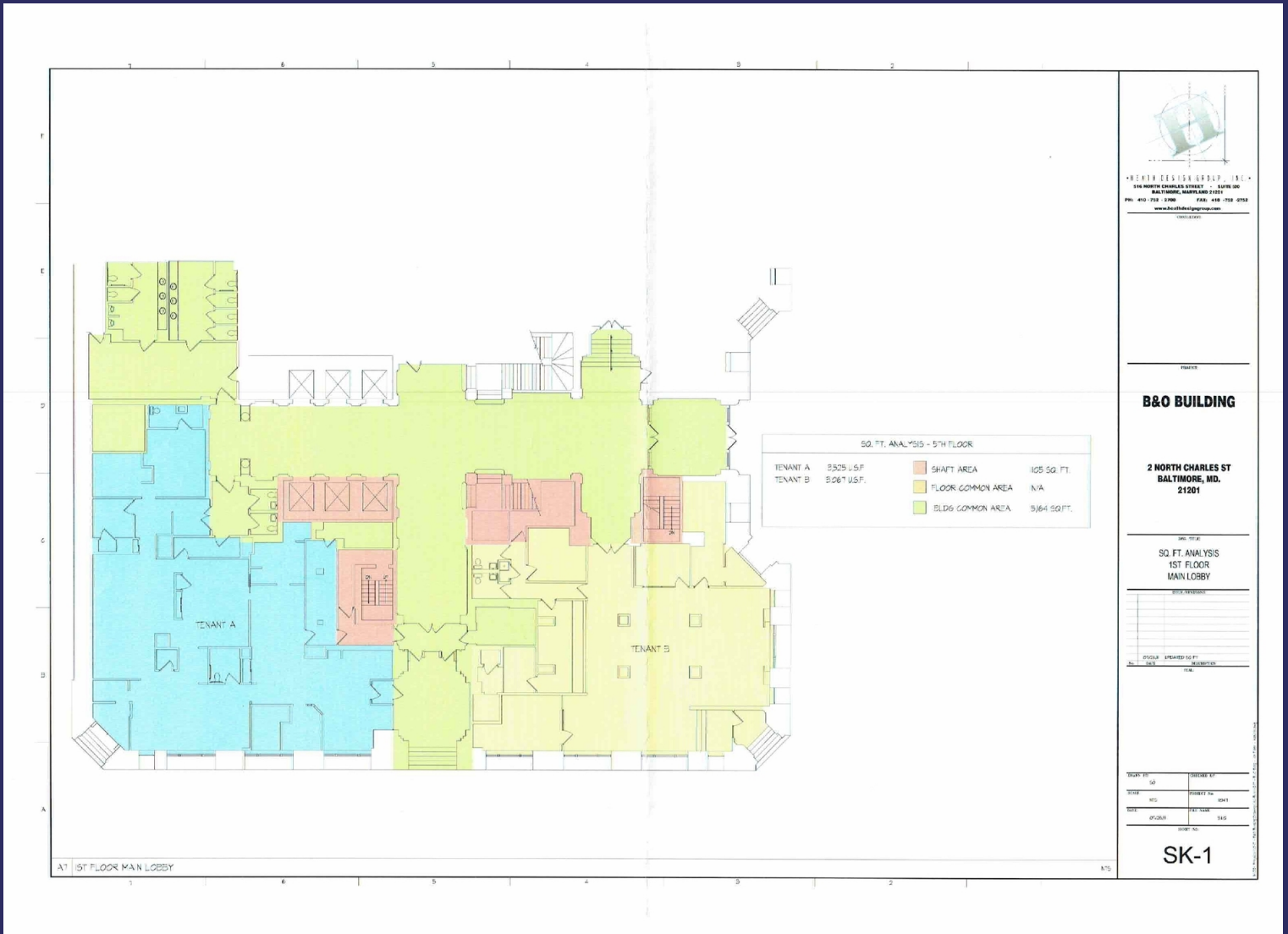
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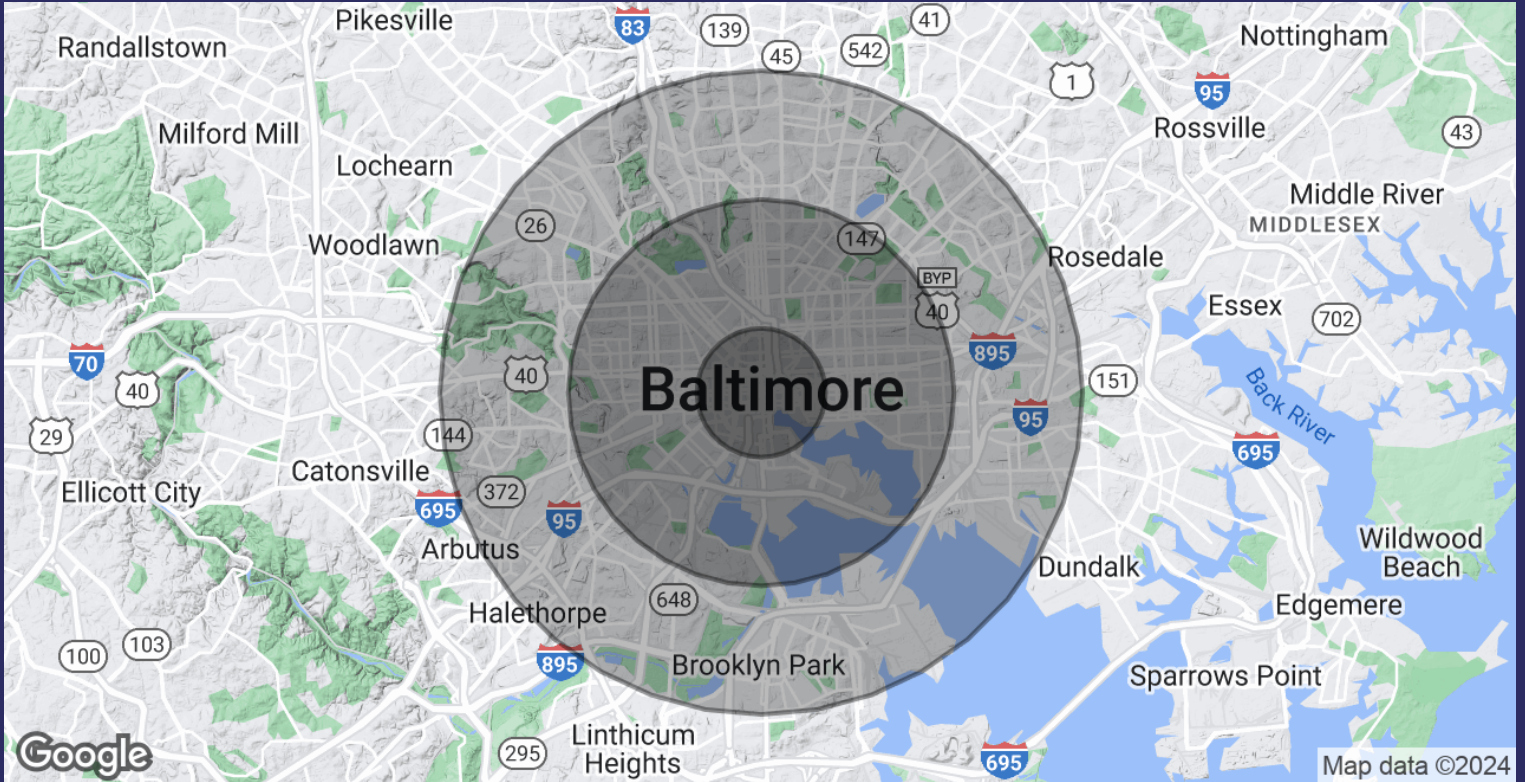


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	41,000	251,645	530,795
Average Age	34.3	35.2	36.8
Average Age (Male)	33.4	34.7	35.5
Average Age (Female)	35.2	36.6	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	23,586	139,173	261,413
# of Persons per HH	1.7	1.8	2.0
Average HH Income	\$67,993	\$59,748	\$60,737
Average House Value	\$191,789	\$187,728	\$178,920

* Demographic data derived from 2020 ACS - US Census



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