

RETAIL FOR LEASE IN NEW APT. COMPLEX | For Lease



1220 W Baltimore St

Baltimore, MD 21223



Leo McDermott

Senior Associate



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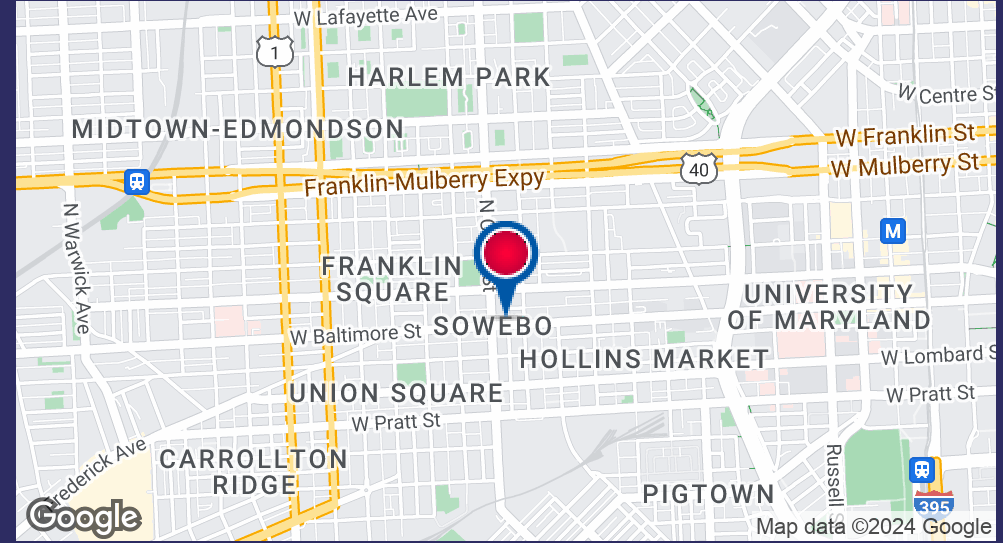
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www.troutdaniel.com

1220 W Baltimore St
Baltimore, MD

Property Summary



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Lease Term:	3-5 Years
	Vanilla Shell
Parking:	Street
Building Size:	21,344 SF
Available SF:	727 - 2,725 SF
Year Built:	1880
Zoning:	C-1

PROPERTY DESCRIPTION

Beautiful appointed brick building recently converted into rental apartments with 1st floor retail. Renovation includes all new mechanical, electrical, and plumbing. Retail space features large storefront windows, high ceilings, and direct access from street.

PROPERTY LOCATION

Located near Hollins Market and the University of Maryland Bio Park on Baltimore Street. This location is within an Enterprise and Federal HUB Zone. Other notable developments nearby within the westside communities of Poppleton, Pigtown, Hollins and Washington Village include Hollins Market, the Lion Brothers Building, B&O Railroad Museum, Suspended Brewing Co., Mobtown Ballroom, the \$2.0 million redevelopment of the Walter's Bathhouse into retail and apartments, and Center\West Apartments.

SPACES	LEASE RATE	SPACE SIZE
Suite 100	\$30.00 SF/yr	2,725 SF
Suite 101	\$30.00 SF/yr	727 SF



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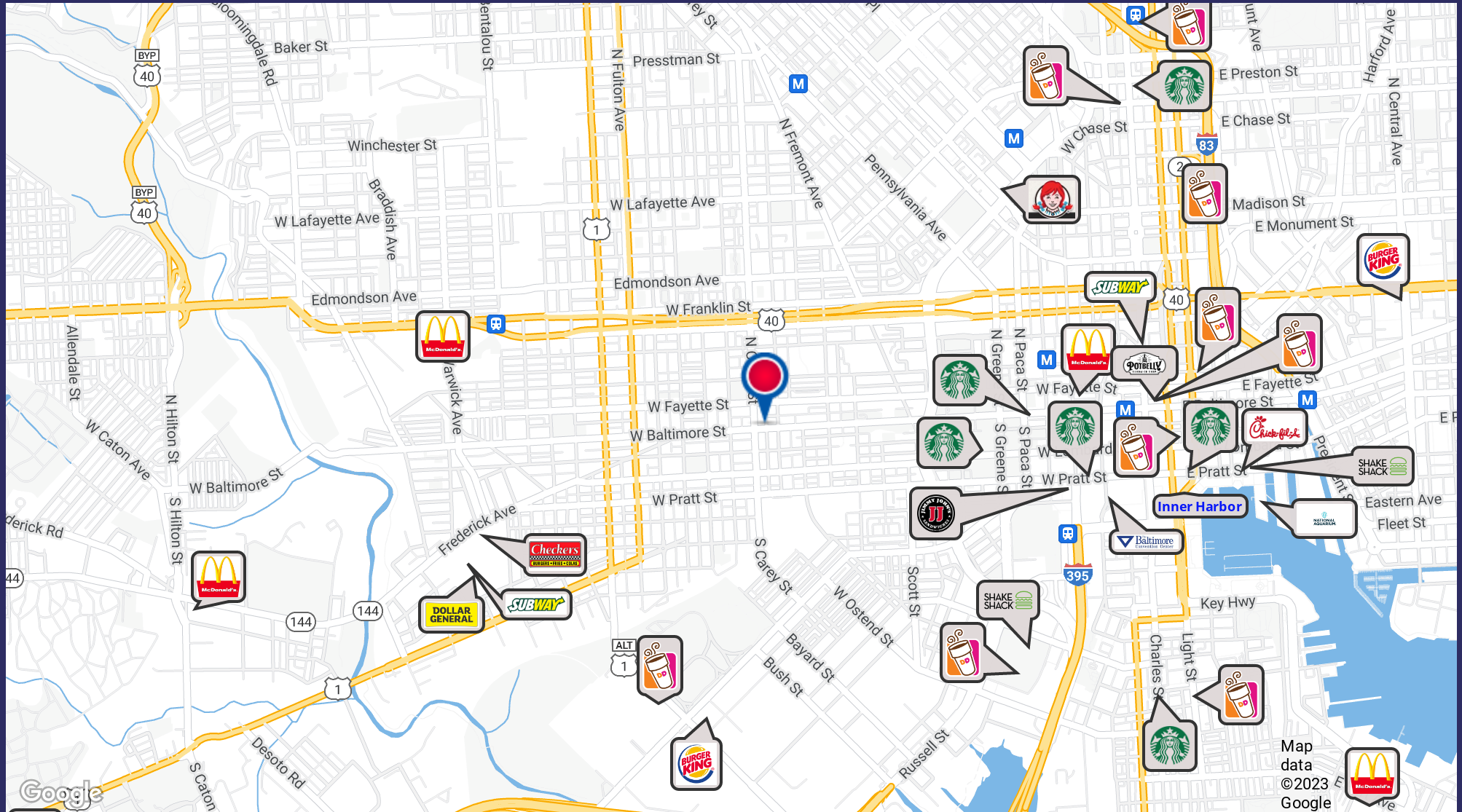
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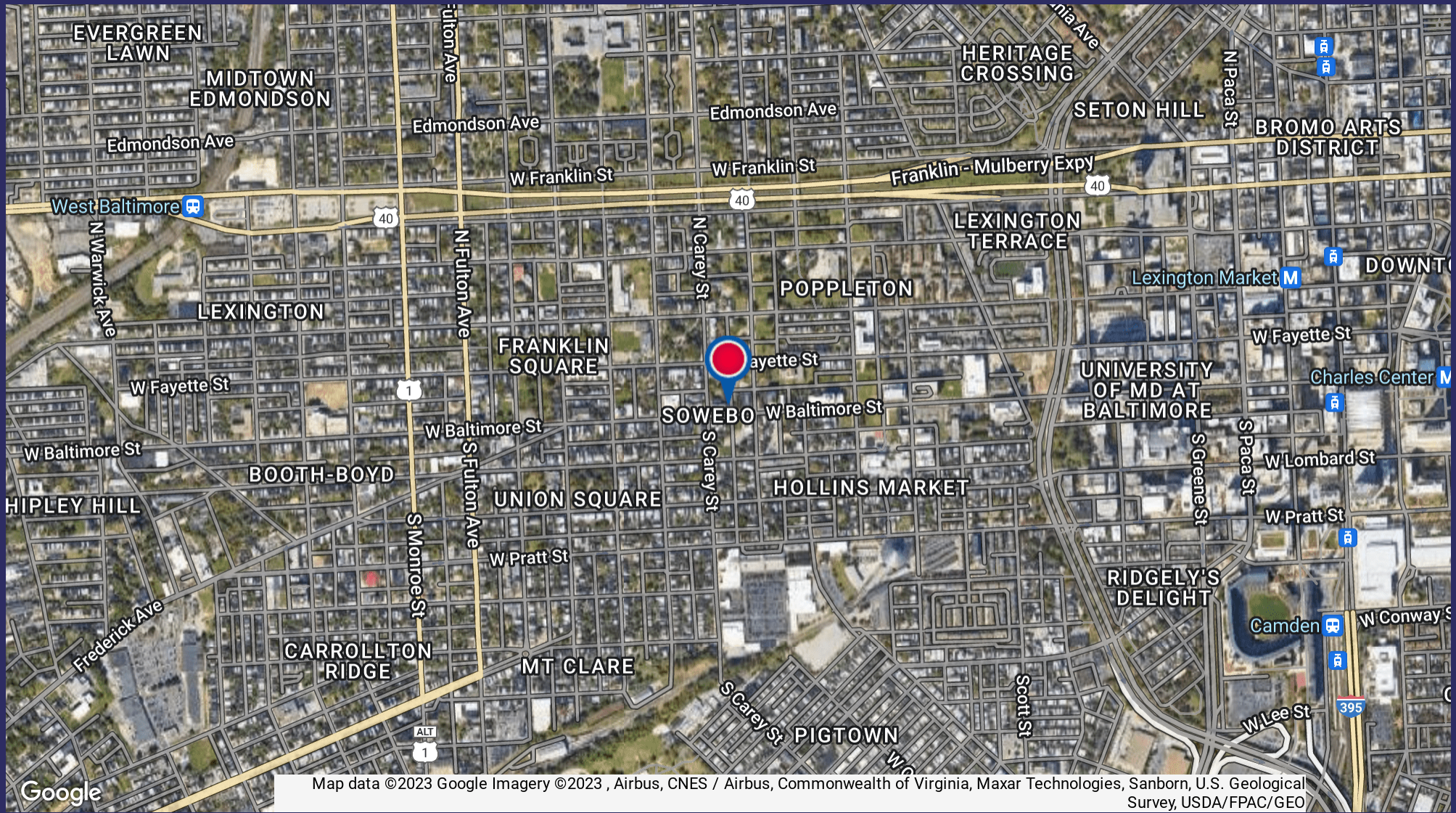
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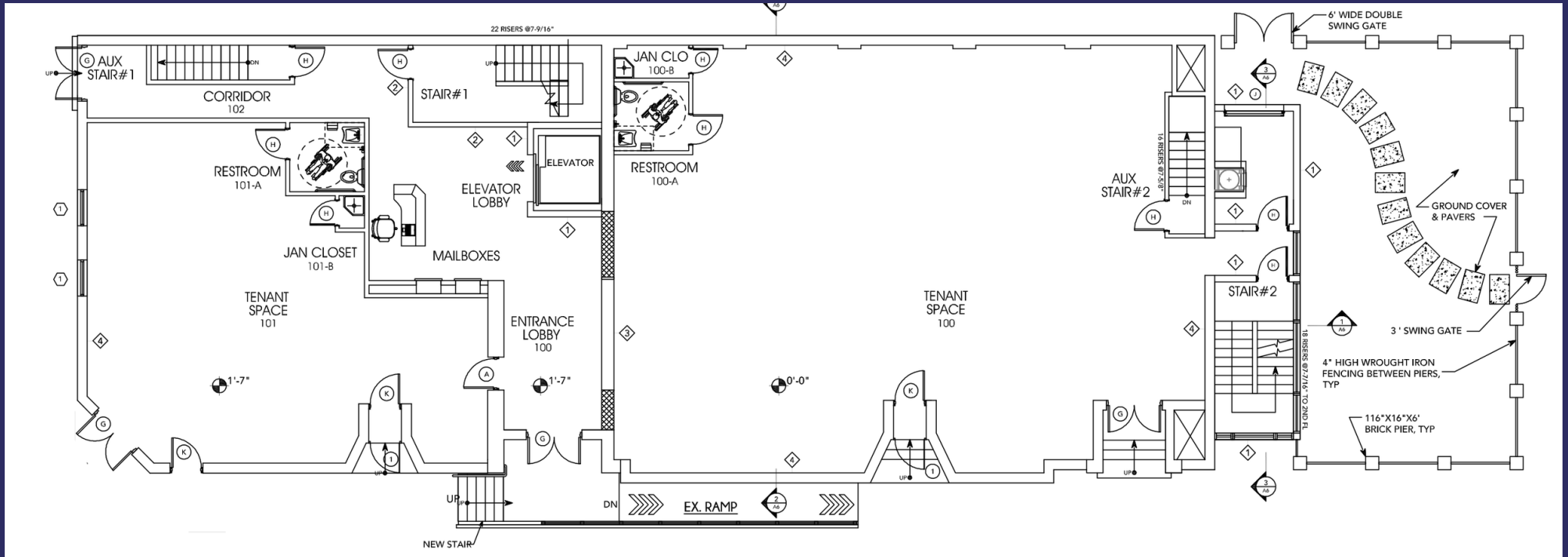
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Additional Photos



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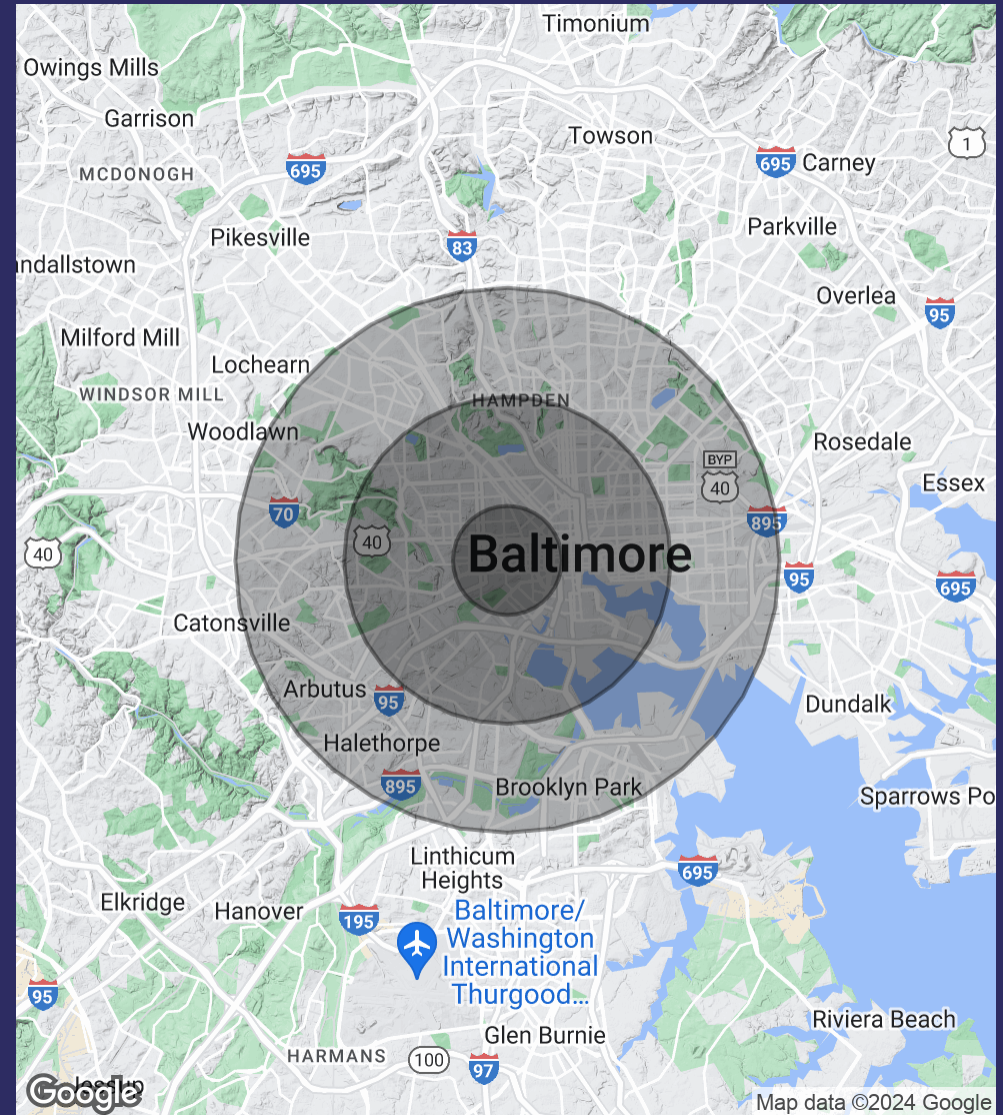
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Demographics Map & Report




POPULATION	1 MILE	3 MILES	5 MILES
Total Population	36,135	232,805	534,614
Average Age	36.3	36.2	37.1
Average Age (Male)	35.3	35.5	35.7
Average Age (Female)	37.4	37.6	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	22,483	130,910	264,234
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$35,227	\$53,944	\$61,621
Average House Value	\$133,097	\$171,887	\$184,220

2020 American Community Survey (ACS)



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