

FOR SALE OR LEASE | PRIME CORNER IN FELL'S POINT SPACE

900 S. WOLFE STREET , BALTIMORE, MD 21231

HIGH-PROFILE CORNER OFFICE BUILDING



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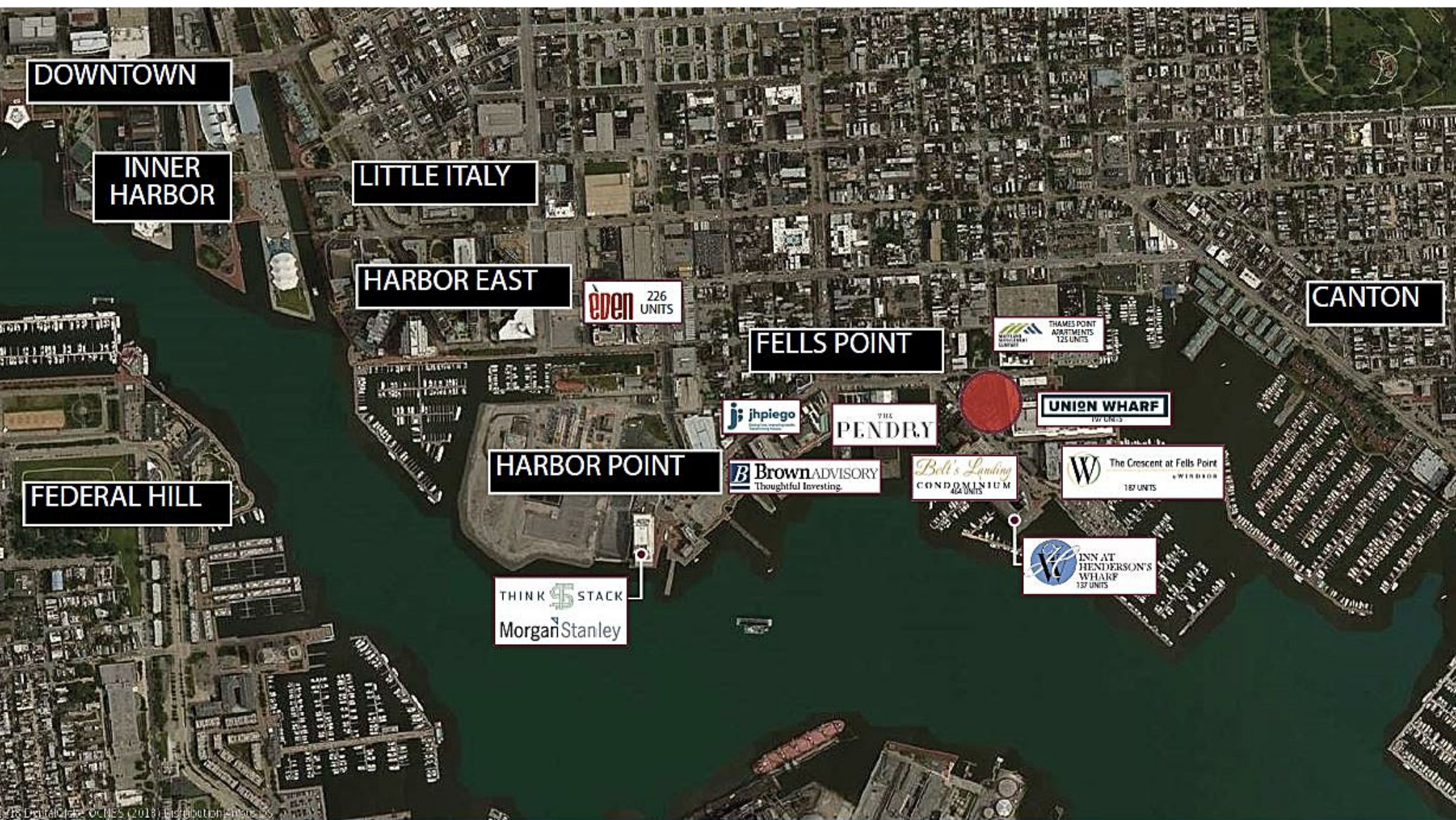
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Location Overview:

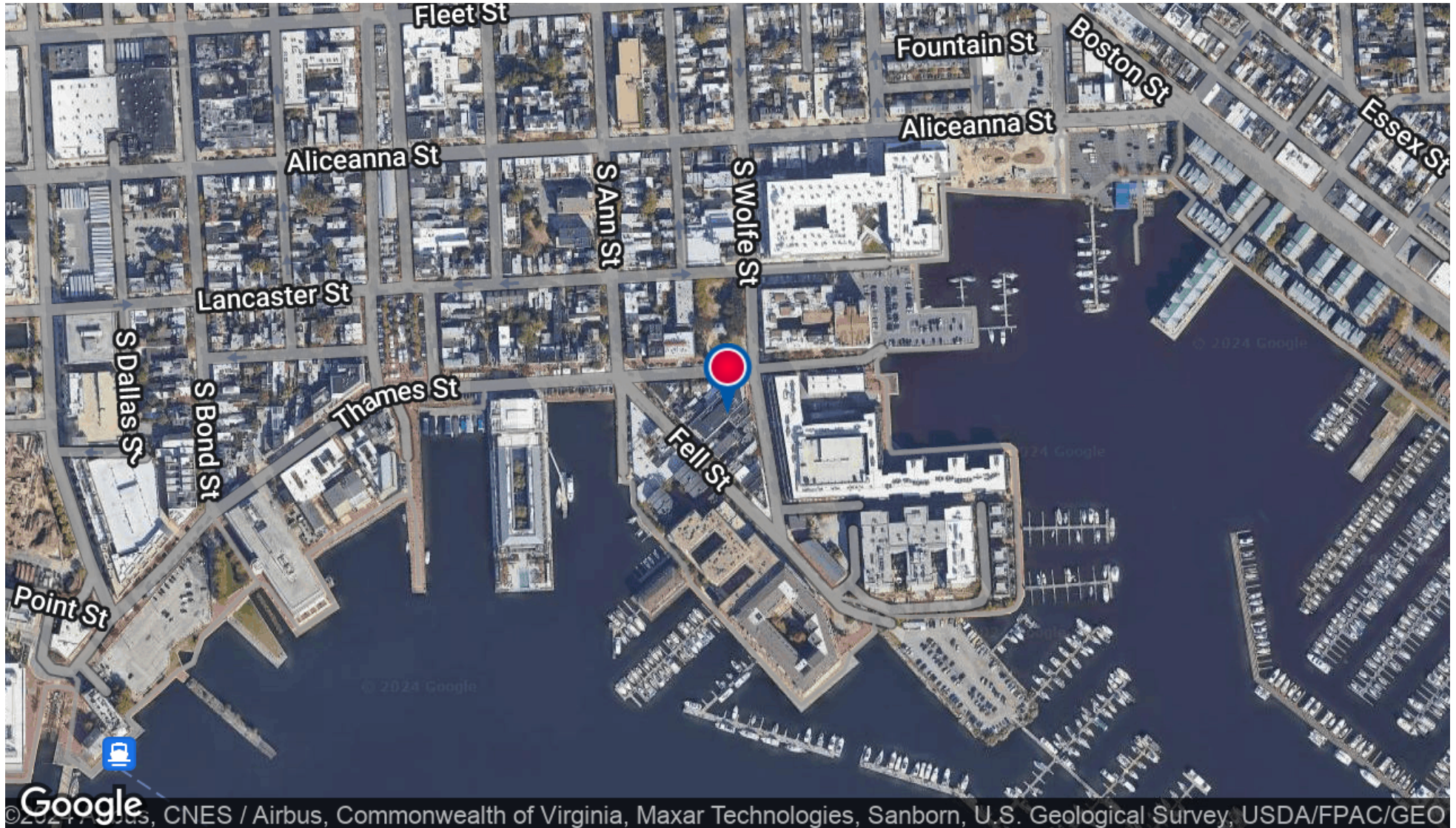
Historic Fells Point traces its roots to 1670 and was established as a town in 1763. It was designated Maryland's first National Historic District in 1969. Today Fells Point is Baltimore's premier Live/Work/Play waterfront community. It is a home to wide variety of restaurants, shops, hotels, offices and apartments. It is in close proximity to Downtown, Harbor East, Harbor Point, Canton & Johns Hopkins Hospital and School of Medicine. Quick access to I-83 and I-95 make Fells Point home to many reverse commuters and residents who work in the Washington, DC area.

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Location Maps



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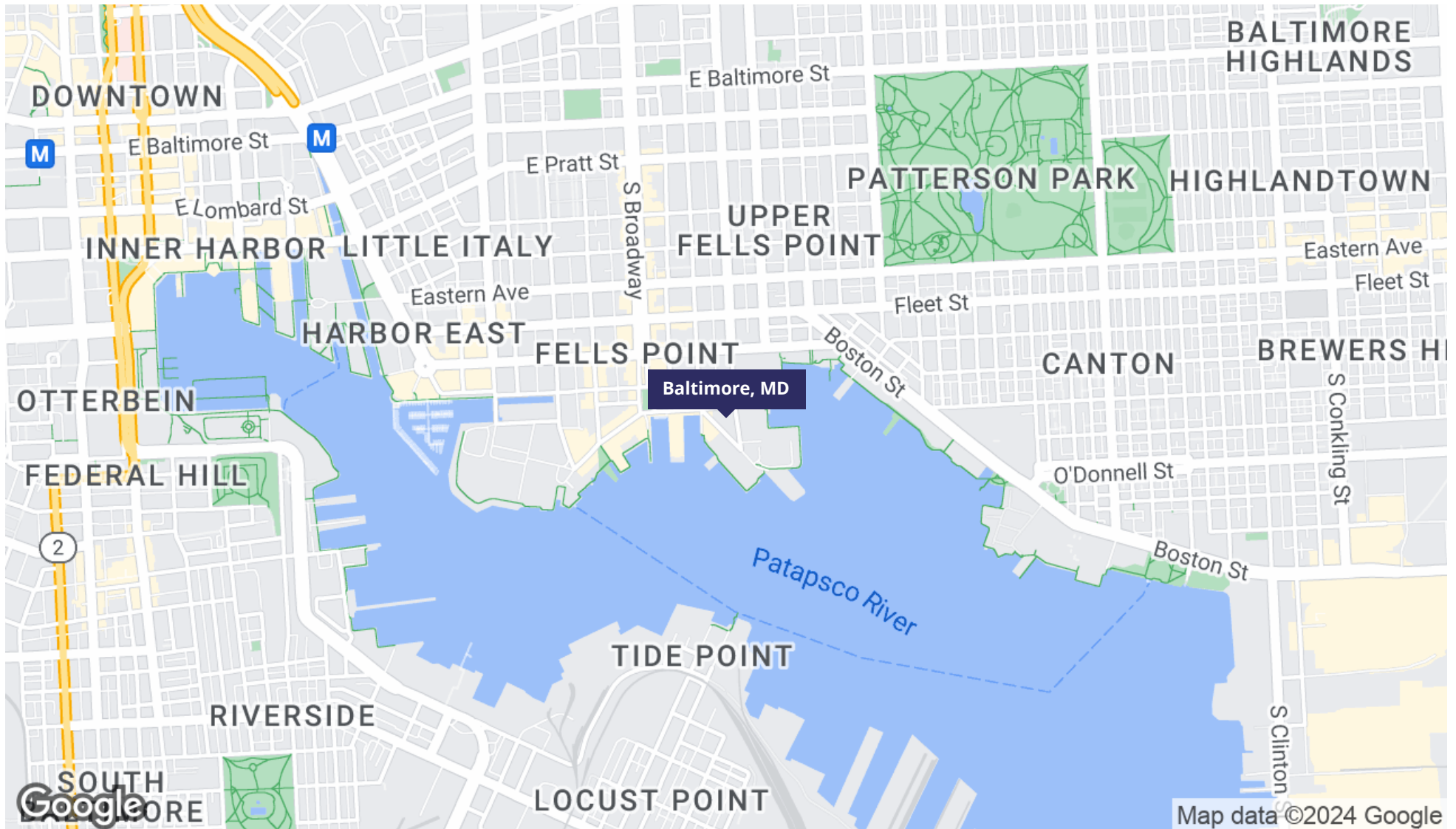
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Regional Map



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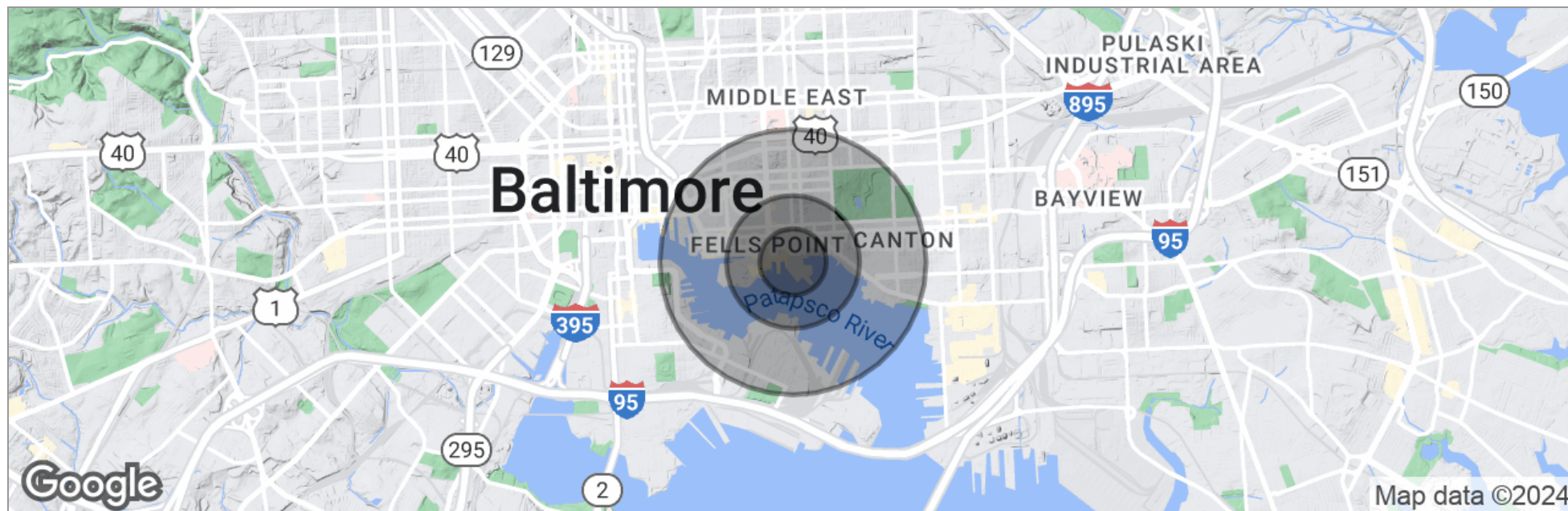
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Demographics Map



	0.25 Miles	0.5 Miles	1 Mile
Total Population	4,650	13,342	35,878
Population Density (Pop/Sq.Mi.)	23,682	16,988	11,420
Median Age	30.2	30.5	32.7
Median Age (Male)	31.6	31.6	34.3
Median Age (Female)	29.5	30.3	30.9
Total Households	1,738	5,484	15,179
# of Persons Per HH	2.7	2.4	2.4
Average HH Income	\$70,230	\$74,653	\$71,859
Average House Value	\$289,389	\$308,973	\$311,195

* Demographic data derived from 2020 ACS - US Census

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