

FOR SALE OR LEASE | OFFICE SPACE

1909 THAMES STREET, BALTIMORE, MD 21231

WATERFRONT CONVERTED WAREHOUSE



Gary S. Olschansky

443.921.9348

golschansky@troutdaniel.com

TD&A
TROUT DANIEL & ASSOCIATES

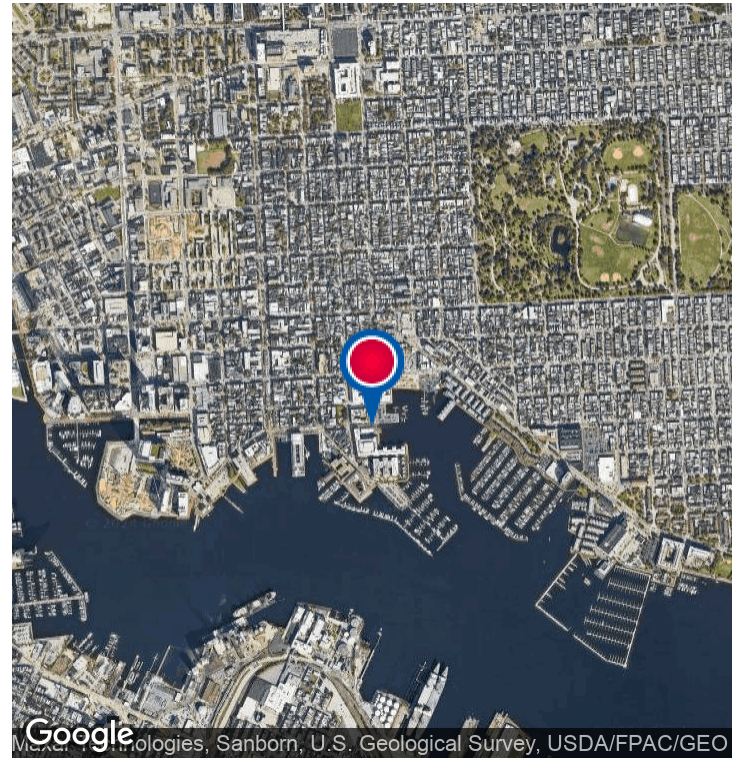
30 E. Padonia Road, Suite 504, Timonium MD 21093 | 410-435-4004 | www.troutdaniel.com

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Executive Summary



OFFERING SUMMARY

Building Size:	9,400 SF
Available Space	2,800 SF
Lot Size:	17,500 SF
NOI:	\$133,039
Year Built:	1940
Renovated:	2012
Zoning:	C2
Market:	Baltimore Metro
Submarket:	Fell's Point

PROPERTY OVERVIEW

Completely renovated, waterfront warehouse that has future redevelopment potential. This building sits at the end of a quiet street and overlooks Baltimore's Inner Harbor. A 2,800 square foot studio space is also currently available for lease.

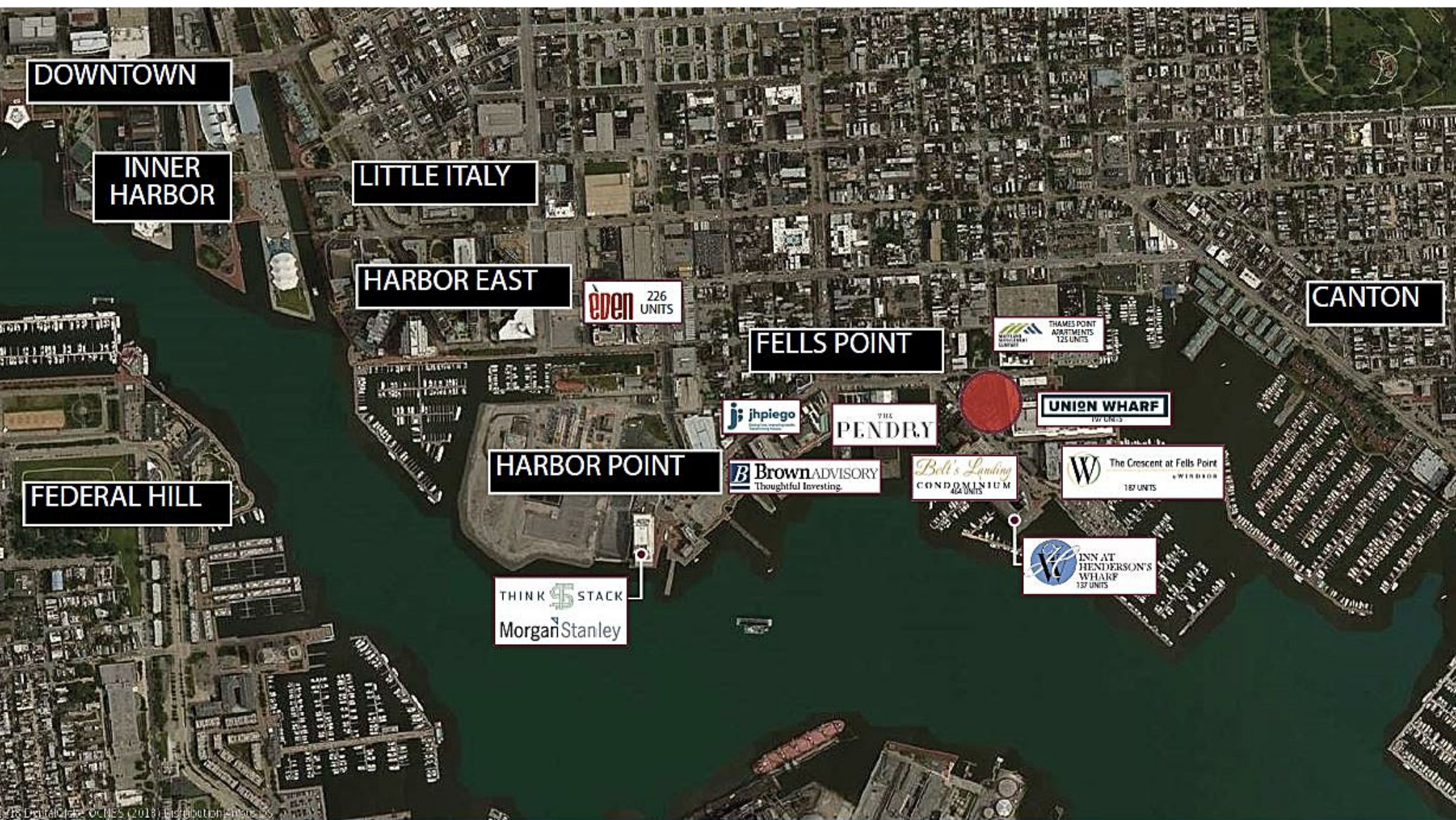
PROPERTY HIGHLIGHTS

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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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Additional Photos



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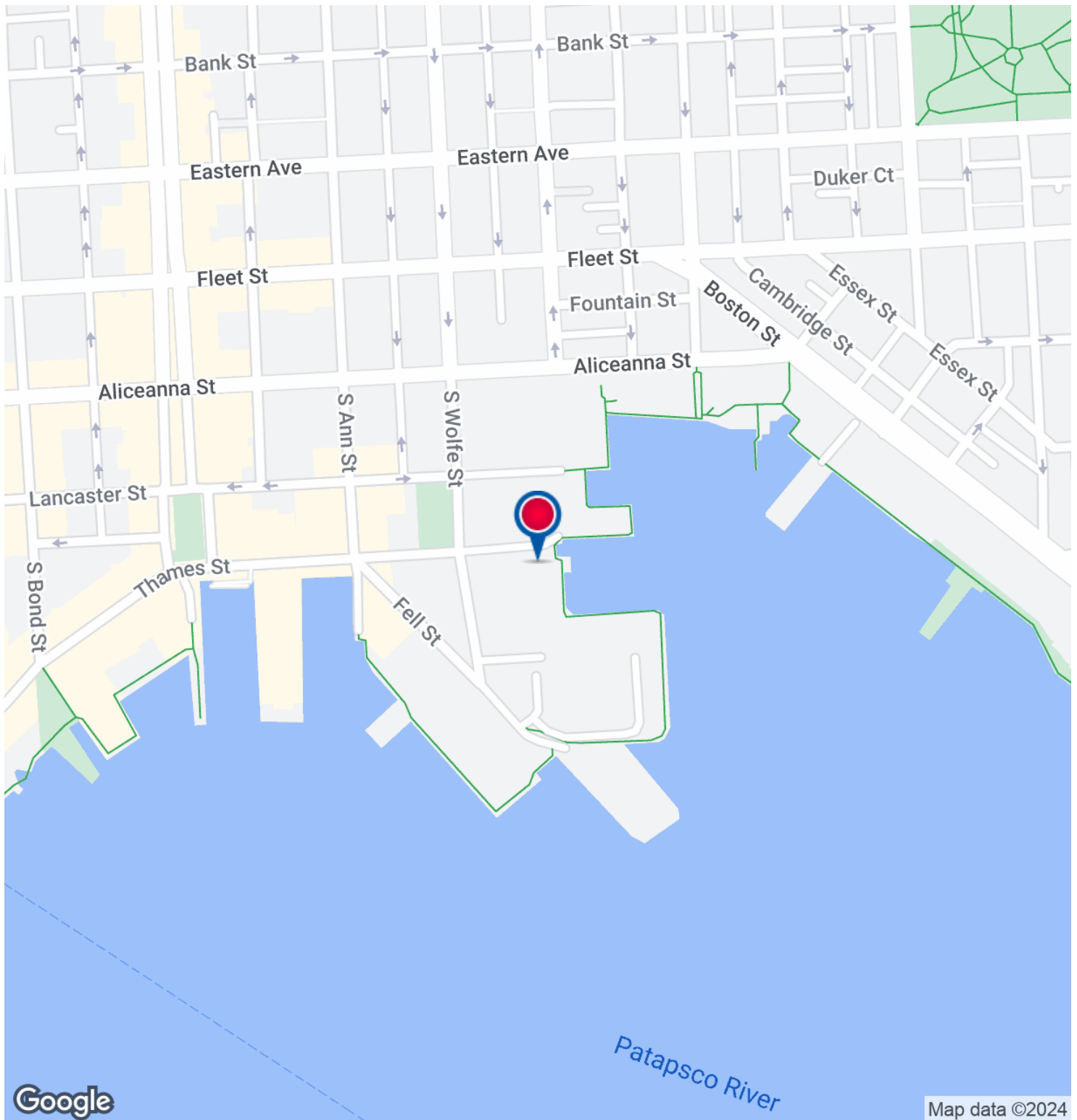
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Location Maps



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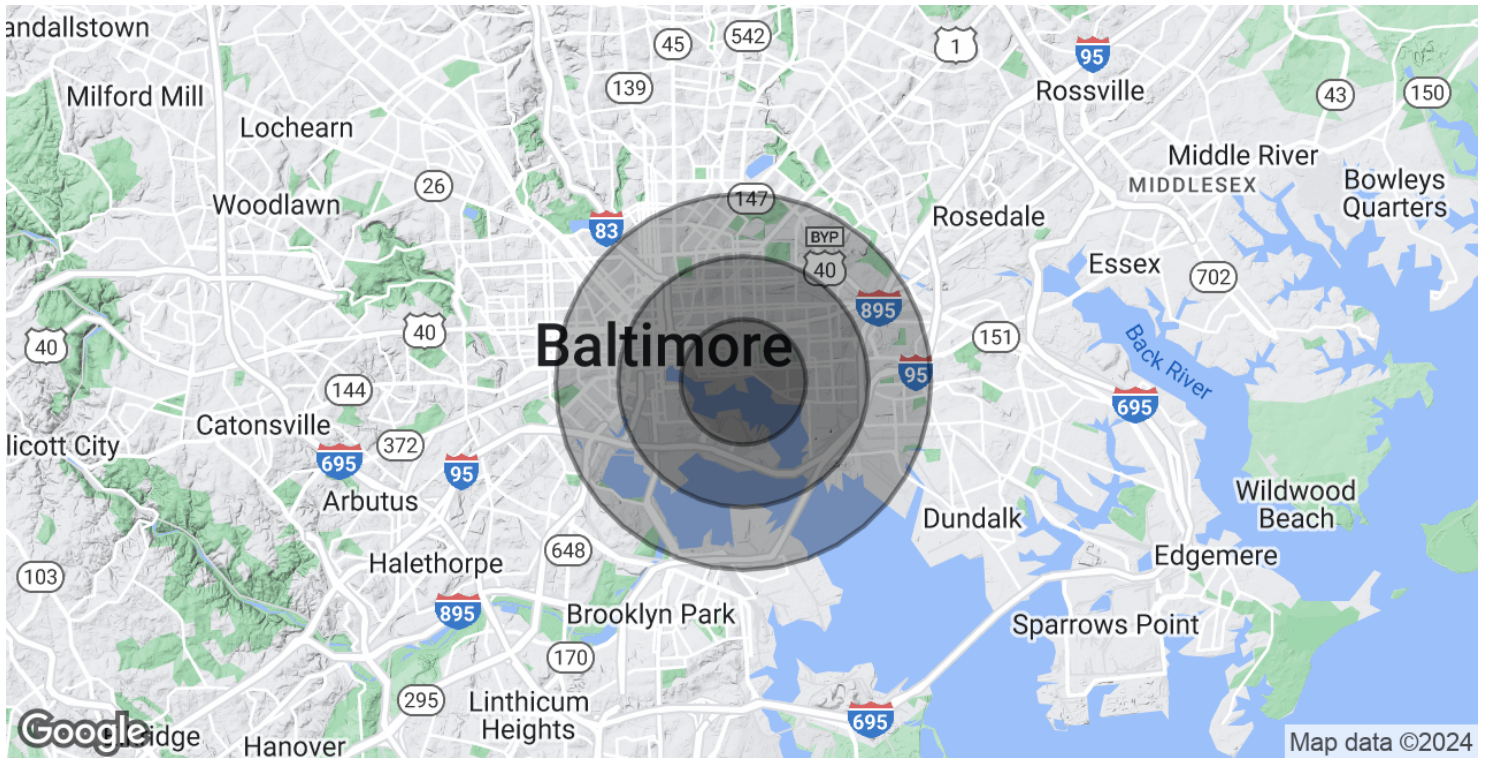
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Demographics Map & Report



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	30,377	116,824	202,376
Average age	32.2	33.2	33.5
Average age (Male)	33.4	33.2	32.6
Average age (Female)	31.0	33.6	34.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	13,431	46,248	81,040
# of persons per HH	2.3	2.5	2.5
Average HH income	\$85,783	\$68,628	\$59,311
Average house value	\$317,703	\$254,240	\$238,750

* Demographic data derived from 2020 ACS - US Census

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