

411 NORTH CHARLES STREET  
BALTIMORE, MD 21201



## RETAIL PROPERTY FOR LEASE

for more information contact:

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### OFFERING SUMMARY

Available SF:	1,300 SF
Lease Rate:	\$1,900 / mo
Year Built:	1920
Building Size:	12,090 SF
Last Renovation:	2018

### PROPERTY OVERVIEW

411 N Charles Street presents a unique opportunity for a retailer to take advantage of highly visible, brand new, street level space in a great neighborhood. 411 N Charles Street will feature one two-level retail space consisting of a total of 1,300 square feet. Property has been gutted and the owner has constructed an interior staircase to connect the two levels of space. Retailer will have two entrances, with two levels of storefront windows to showcase your brand!

### LOCATION OVERVIEW

411 N Charles Street is located in Mt. Vernon, widely considered the cultural and arts epicenter in Baltimore City. Mt Vernon is one of Baltimore's oldest and well preserved neighborhoods and is designated as a National Historic Landmark District. The neighborhood is also home to a diverse group of businesses, residents, and employment centers.

Major employers in the neighborhood include: Chase Brexton Health Services, the University of Baltimore, and Agora Inc.. Mt. Vernon's central location in Baltimore City, as well as accessibility to public transportation and main city thoroughfares, makes it easily accessible to Downtown Baltimore, Johns Hopkins University, Johns Hopkins Hospital, and the suburbs of Baltimore City. Mt. Vernon remains one of the most densely populated areas in Baltimore City, with a wide array of housing options for

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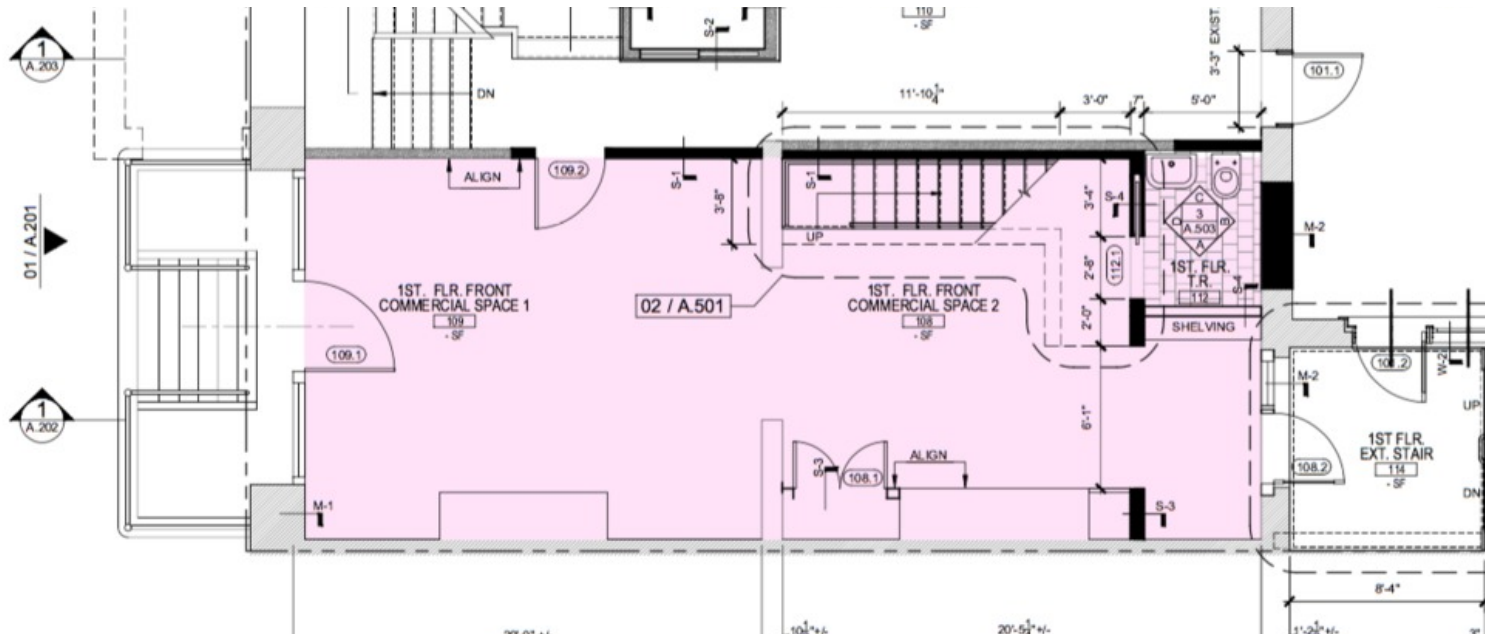
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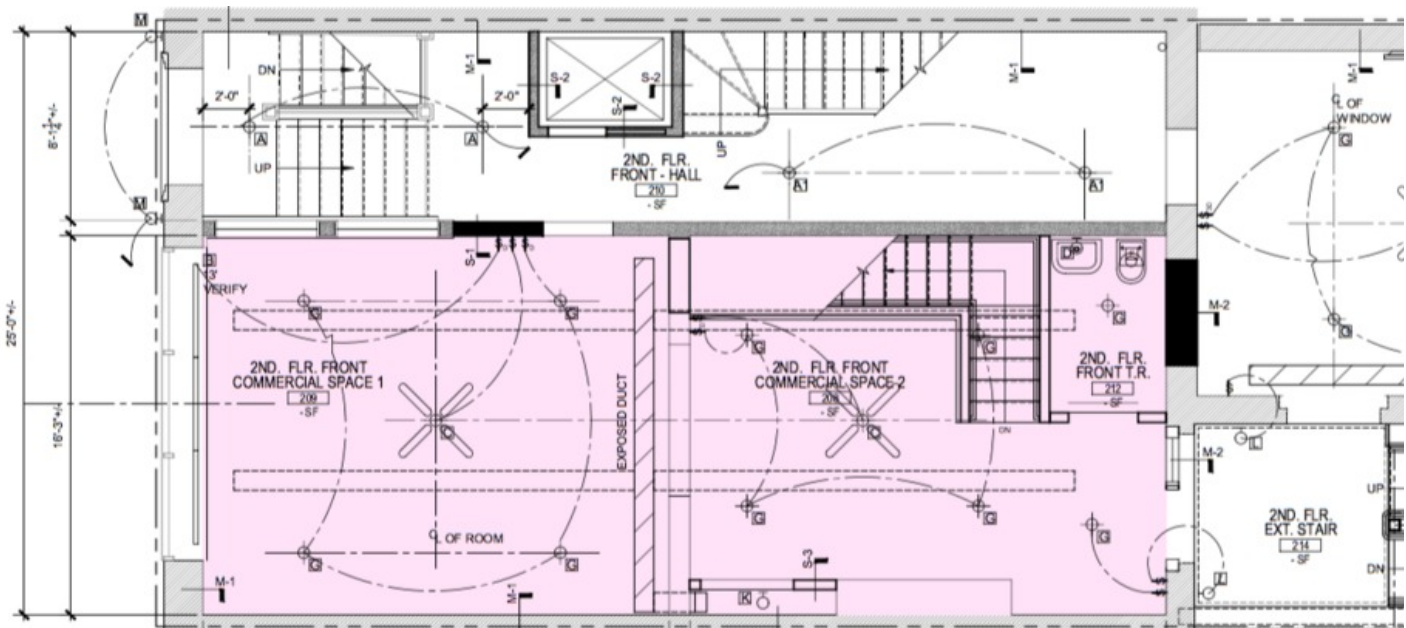
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## 1 1ST FLOOR (SUB-GRADE)

Approx. 4' below grade



## 2 2ND FLOOR (LOFT)

Approx. 4' above grade

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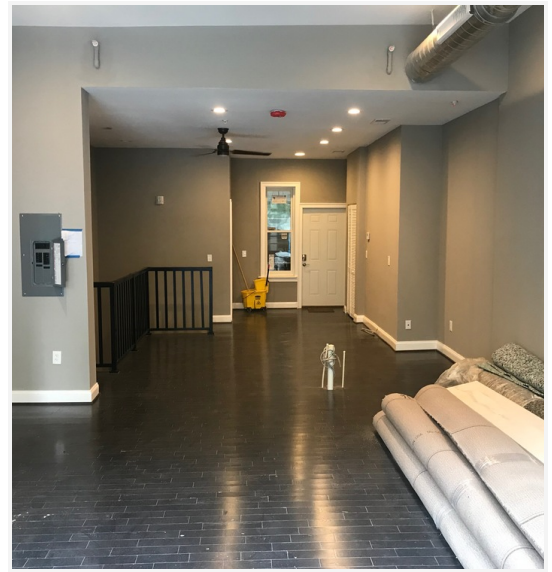
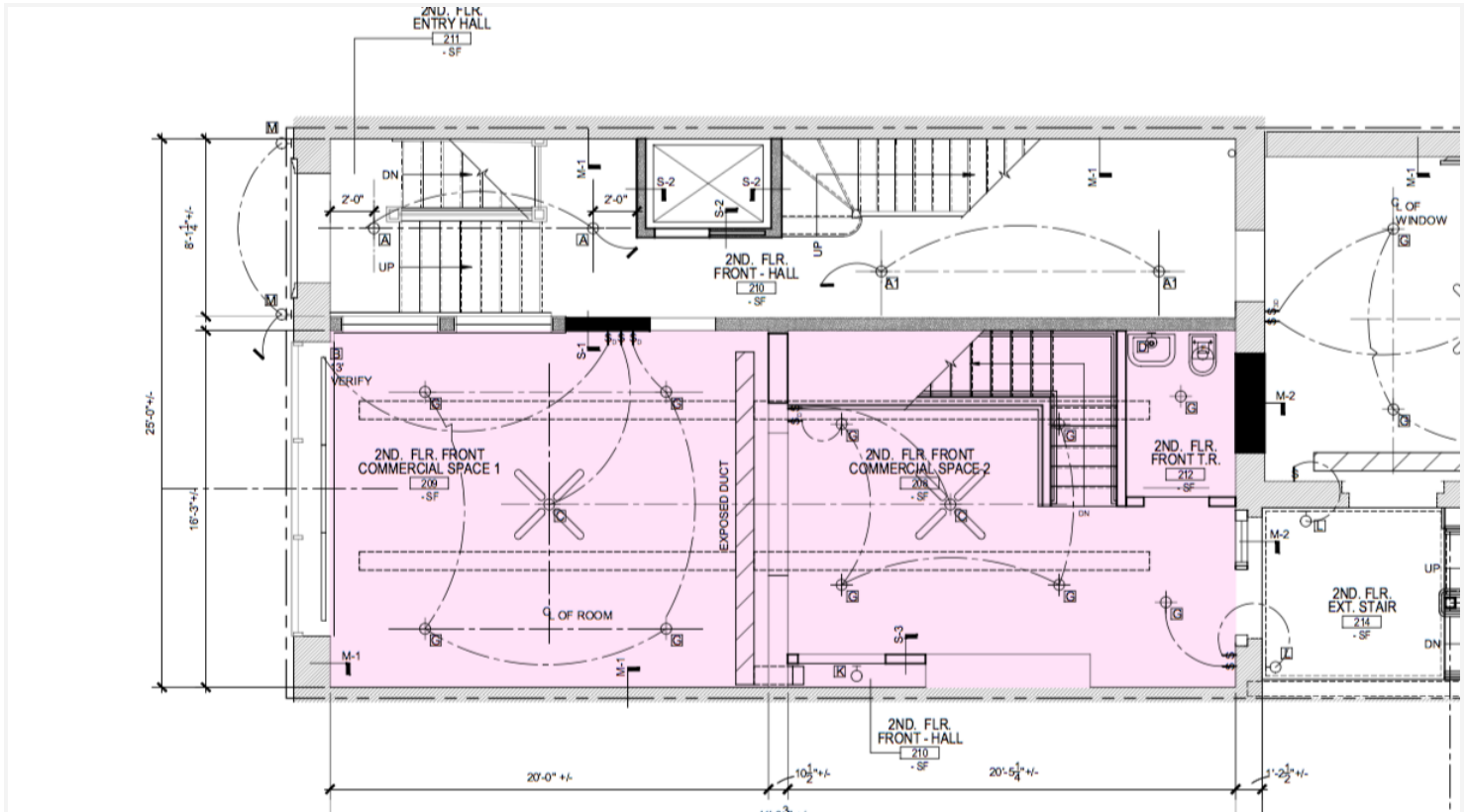
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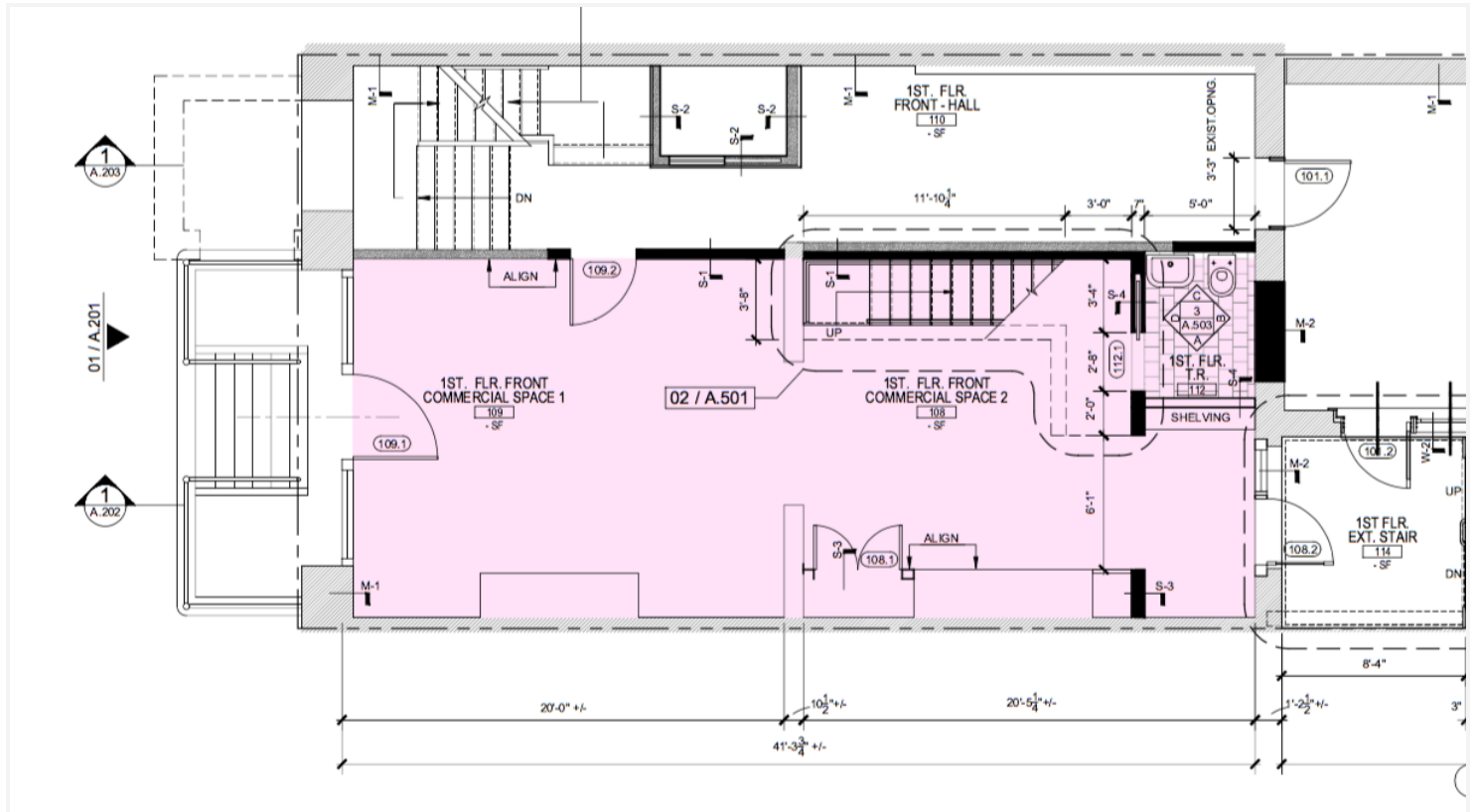
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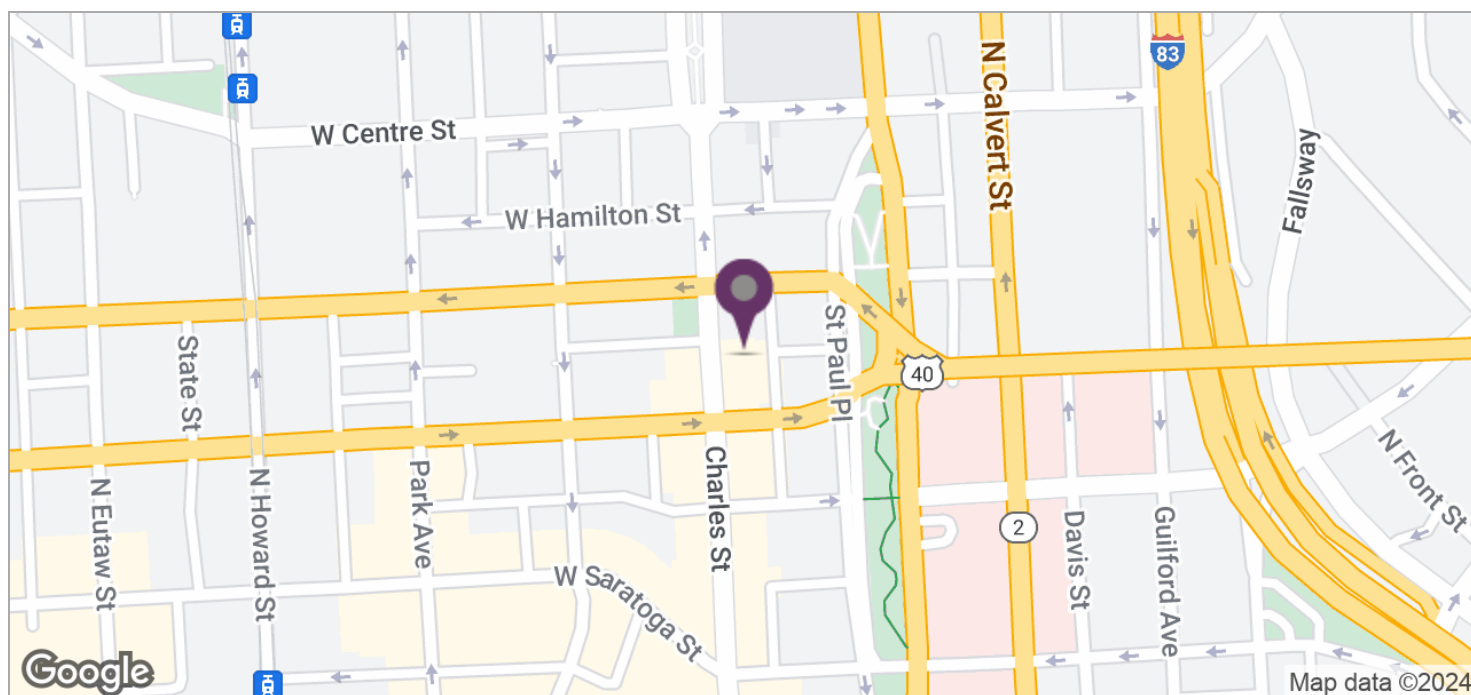
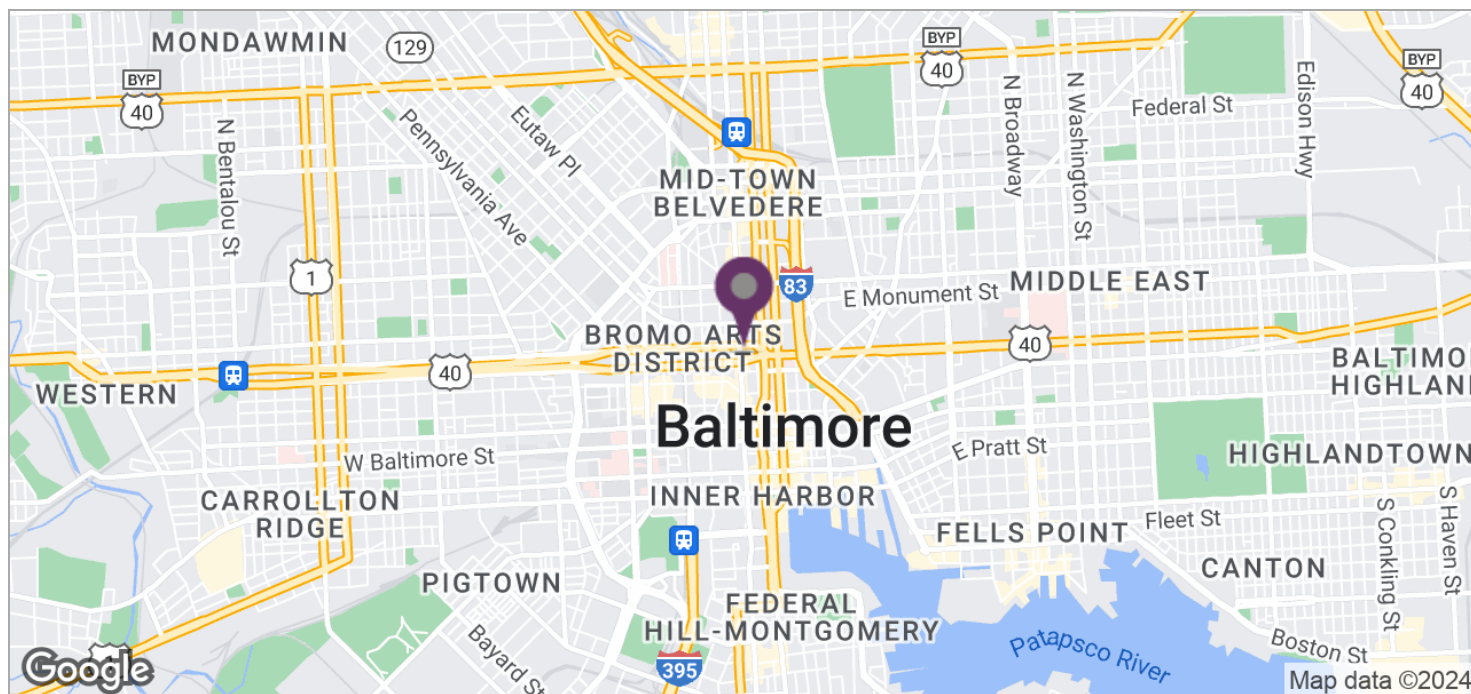
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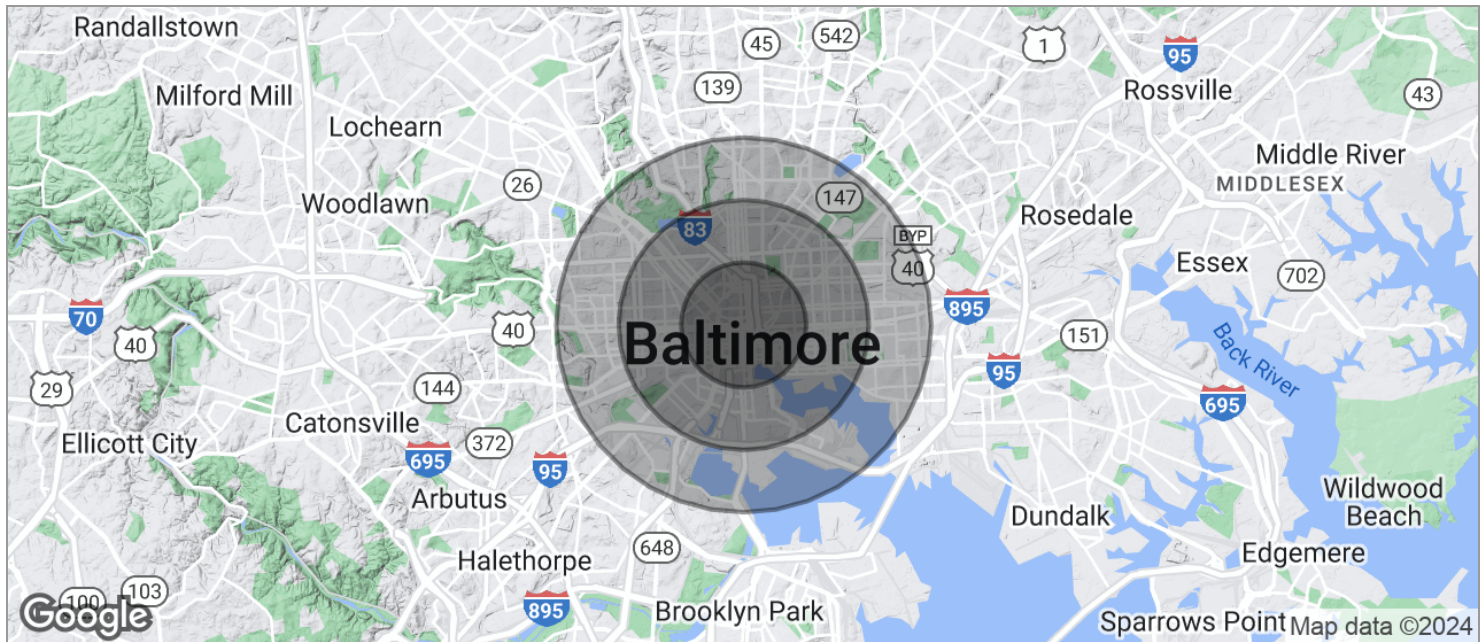
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	40,956	151,738	296,937
MEDIAN AGE	31.1	32.6	33.7
MEDIAN AGE (MALE)	30.8	32.1	32.6
MEDIAN AGE (FEMALE)	31.8	32.6	34.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	18,868	63,695	118,295
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$48,381	\$52,893	\$54,063
AVERAGE HOUSE VALUE	\$332,451	\$278,392	\$244,421

\* Demographic data derived from 2020 ACS - US Census

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