



**25**

**9,500 SF  
Retail or Office  
Opportunity**

**225 North Calvert Street | Baltimore, MD**



## THE SPACE

- High visibility 9,500 SF ground floor retail or office opportunity
- On-site + adjacent garage parking
- 0.5 miles from Baltimore Inner Harbor
- Walking distance to Lexington, Charles Center and Shot Tower Metro
- 0.2 miles to Streets Market & Cafe
- Adjacent to Mercy Medical Center
- 0.3 miles from I-83



WALK SCORE



TRANSIT SCORE



BIKE SCORE



**SOTTO SOPRA**



**SHAKE SHACK**



**JOIN YOUR NEIGHBORS**



**INNER HARBOR**



**IDA B'S TABLE**



**BALTIMORE FARMERS MARKET**



**MAISY'S**



**HOMESlice**  
PIZZERIA

# 2019 BALTIMORE DEMOS



## TOTAL POPULATION

<b>.25</b>	<b>2,213</b>
<b>.5</b>	<b>9,240</b>
<b>1</b>	<b>46,030</b>



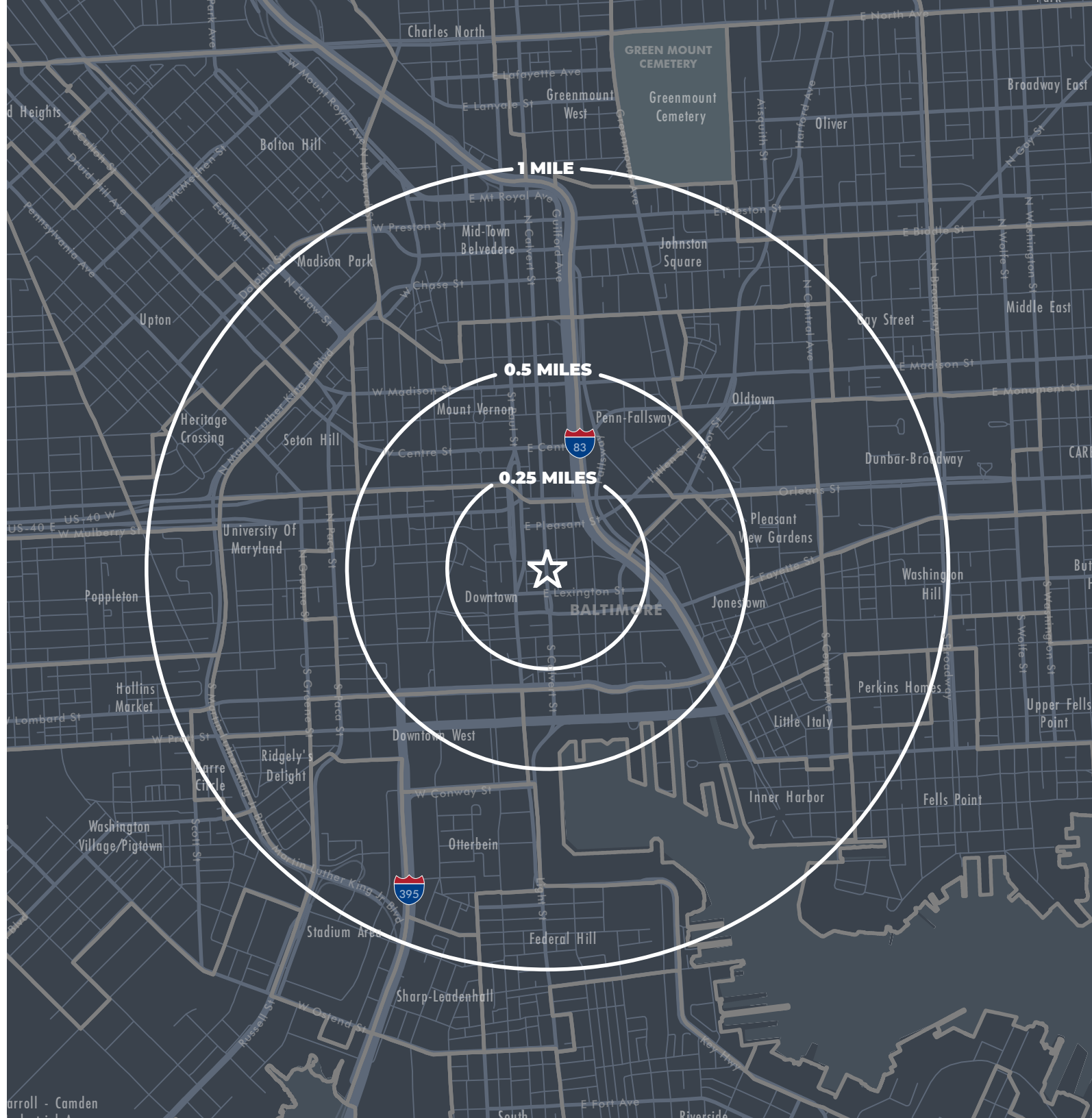
## AVERAGE HOUSEHOLD INCOME

<b>.25</b>	<b>\$117,678</b>
<b>.5</b>	<b>\$83,460</b>
<b>1</b>	<b>77,150</b>



## TOTAL DAYTIME POPULATION

<b>.25</b>	<b>28,155</b>
<b>.5</b>	<b>71,006</b>
<b>1</b>	<b>160,071</b>



# THE AREA



**16 MILLION  
DAYTIME VISITORS**

  
**VISITOR  
SPENDING REACHED  
\$5.9 BILLION**



  
**10 MINUTE UBER RIDE  
FROM BALTIMORE  
PENN STATION**



  
**26.7 MILLION  
VISITORS PER YEAR  
(DOWNTOWN BALTIMORE)**

  
**LODGING, FOOD &  
BEVERAGE ACCOUNT  
FOR 51% OF ALL  
VISITOR SPENDING**



**10.7 MILLION OVER-  
NIGHT VISITORS**

  
**6 PUBLIC PARKING  
GARAGES  
(WITHIN ONE BLOCK RADIUS)**



# A CLOSER LOOK

## 225 NORTH CALVERT ST

is situated amongst the heart of Baltimore City's government and public service facilities.

## MERCY MEDICAL

562 active physicians, 581 medical residents & students and 4,028 employees.

## HOTEL ROOMS



11 hotels with a total of 1,785 rooms. (Within a 10 min walk)

## PARKING (GARAGE)

Within one block radius, there are 6 public parking garages with 3,317 parking spots.

## RESIDENTIAL CONVERSION

13 downtown Baltimore office buildings have been converted to apartment buildings since 2013, with a total of 1,860 units.

 MERCY MEDICAL  GOVERNMENT





EAST SARATOGA STREET

9,500 SF  
SHELL SPACE

NORTH CALVERT STREET

DAVIS STREET

EAST LEXINGTON STREET



# 245

north  
calvert  
street

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