

# 1010 MORTON STREET

BALTIMORE, MARYLAND 21201

**Second-Generation Kitchen Space  
in the Heart of Mount Vernon**

**1,500 SF**

TOTAL SPACE

**2nd Gen**

KITCHEN BUILD-OUT

**For Lease**

RESTAURANT / FOOD USE

*Turnkey opportunity to occupy a fully-vented restaurant space on a historic Mount Vernon block — steps from N. Charles Street, Peabody Institute, and Penn Station, in one of Baltimore's densest walkable dining corridors.*

PROPERTY OVERVIEW

**PROPERTY ADDRESS:**  
1010 Morton Street, Baltimore, MD 21201

**PROPERTY TYPE:**  
Restaurant / Commercial Kitchen

**ZONING:**  
C-2, City of Baltimore

**OFFERING TYPE:**  
For Lease

**CONDITION:**  
Second-generation restaurant space

**NEIGHBORHOOD:**  
Mount Vernon Cultural District

SPACE BREAKDOWN

**Ground Floor — Restaurant / Kitchen** ~1,500 SF  
Second-generation build-out with existing hood and ventilation system; street-level storefront window and rear service entry.

**TOTAL LEASABLE AREA** 1,500 SF

KEY FEATURES

- ✦ Existing commercial hood & ventilation system
- ✦ Second-generation kitchen — reduced build-out cost & timeline
- ✦ Original brick construction, historic streetscape
- ✦ Storefront window with street-level visibility
- ✦ One block off N. Charles Street's retail & dining corridor
- ✦ Steps from Peabody Institute & Walters Art Museum
- ✦ 0.4 mi to Baltimore Penn Station (Amtrak / MARC)

PROPERTY PHOTOS



Front Elevation — 1010 Morton Street



Streetscape — Morton Street, Mount Vernon

**Mount Vernon — Baltimore's Cultural District.** Mount Vernon is Baltimore's original planned neighborhood, laid out around the Washington Monument in the 1810s and today home to one of the city's densest concentrations of restaurants, bars, and boutiques. Anchored by the Peabody Institute and the Walters Art Museum on Mount Vernon Place, and a short walk from the University of Baltimore, Maryland Institute College of Art, and Baltimore Penn Station, the district draws consistent foot traffic from residents, students, museum & concert-goers, and downtown professionals.

|                                                 |                                                    |                             |                                                             |
|-------------------------------------------------|----------------------------------------------------|-----------------------------|-------------------------------------------------------------|
| <b>2,949</b><br>RESIDENTS<br>MOUNT VERNON NBHD. | <b>1,709</b><br>HOUSEHOLDS<br>AVG. 2.0 / HOUSEHOLD | <b>34 yrs</b><br>MEDIAN AGE | <b>76%</b><br>WORK EXEC./MGMT./<br>PROFESSIONAL OCCUPATIONS |
|-------------------------------------------------|----------------------------------------------------|-----------------------------|-------------------------------------------------------------|

TRANSPORTATION

|                                   |                |
|-----------------------------------|----------------|
| Train: Penn Station (Amtrak/MARC) | <b>0.4 mi</b>  |
| Bus: MTA Lines — N. Charles St    | <b>on-site</b> |
| Highway: I-83 Jones Falls Expwy   | <b>0.6 mi</b>  |
| Airport: BWI Airport              | <b>~11 mi</b>  |

INSTITUTIONS

|                                         |               |
|-----------------------------------------|---------------|
| Peabody Institute / Walters Art Museum  | <b>0.2 mi</b> |
| Maryland Institute College of Art       | <b>0.5 mi</b> |
| University of Baltimore                 | <b>0.5 mi</b> |
| Univ. of MD, Baltimore (med/law campus) | <b>~1 mi</b>  |

DINING & NIGHTLIFE NEARBY

|                               |                |
|-------------------------------|----------------|
| The Buttonwood                | <b>0.1 mi</b>  |
| Marie Louise Bistro           | <b>0.1 mi</b>  |
| The Bun Shop / Café Fili      | <b>0.15 mi</b> |
| Unity Bar & Restaurant        | <b>0.4 mi</b>  |
| Poets Modern Cocktails & Eats | <b>0.4 mi</b>  |
| The Royal Blue                | <b>0.55 mi</b> |

RETAIL & EVERYDAY

|                             |                |
|-----------------------------|----------------|
| Zone / Mount Vernon Records | <b>0.15 mi</b> |
| Mt Vernon Super Mart        | <b>0.15 mi</b> |
| Streets Market & Café       | <b>0.65 mi</b> |
| Lexington Market            | <b>0.75 mi</b> |

|                                                                  |                                                             |                                                |                                                                 |                                                                |
|------------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------|
| <b>Cultural District</b><br>Grant & tax-credit eligible corridor | <b>Institution-Anchored</b><br>Peabody, MICA & UBalt nearby | <b>Transit-Oriented</b><br>Penn Station 0.4 mi | <b>Dense Foot Traffic</b><br>Residential, student & office base | <b>Renter-Heavy Market</b><br>High resident turnover & density |
|------------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------|

Sources: neighborhood-level U.S. Census / ACS estimates (Point2Homes, NeighborhoodScout). Figures represent the Mount Vernon neighborhood boundary and may vary by data provider and radius definition.

USE CASE SCENARIOS

01 RESTAURANT / CHEF-DRIVEN CONCEPT

Move directly into a second-generation kitchen with hood and ventilation already in place — ideal for a full-service restaurant, fast-casual concept, or chef-driven eatery looking to cut build-out time and cost in a proven dining corridor.

02 CAFÉ, BAKERY OR COFFEE & KITCHEN CONCEPT

The existing hood system and street-level storefront window suit a café, bakery, or specialty coffee concept looking to draw on Mount Vernon's dense residential, student, and office daytime population.

03 CATERING OR GHOST / COMMISSARY KITCHEN

Existing ventilation infrastructure supports a catering operation or delivery-focused commissary kitchen serving downtown Baltimore, without the overhead of a full front-of-house build-out.

04 SPECIALTY FOOD / RETAIL HYBRID

A smaller-footprint format — specialty grocer, prepared-foods counter, or retail concept with a working kitchen — fits the 1,500 SF layout and the walk-up nature of the block.

ILLUSTRATIVE LEASE SNAPSHOT

|                     |                             |
|---------------------|-----------------------------|
| Total Leasable Area | 1,500 SF                    |
| Space Condition     | Second-Generation Kitchen   |
| Kitchen Equipment   | Existing Hood & Ventilation |
| Lease Type          | NNN                         |
| Asking Rent         | Contact for Rate            |

\* Rental rate and lease term available upon request. Tenant to independently verify all figures, equipment condition, and use restrictions.



EXCLUSIVELY LISTED BY

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