



HOPKINS CAFÉ/RESTAURANT SPACE

1812 ASHLAND AVENUE | BALTIMORE, MARYLAND 21205

FOR
LEASE



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- Modern, purpose-built 1,975 SF $\pm$ former café space available
- Comes with substantial patio area for outdoor dining/seating
- Additional 300 SF $\pm$ storage space also available
- Situated directly on the ground floor of a 170,000 SF mixed-use innovation hub anchored by Johns Hopkins Technology Ventures (FastForward 1812) and various biotech and life-science tenants
- Positioned directly on the Johns Hopkins East Baltimore Campus—capturing daily foot traffic from over 17,500 faculty and staff, 4,400+ enrolled students across the schools of Medicine, Nursing, and Public Health, and over 700,000 annual inpatient and outpatient visits at The Johns Hopkins Hospital
- Caters to a high-earning demographic of tech entrepreneurs, healthcare workers, and neighborhood residents

AVAILABLE:

1,975 SF $\pm$

OCCUPANCY:

IMMEDIATE

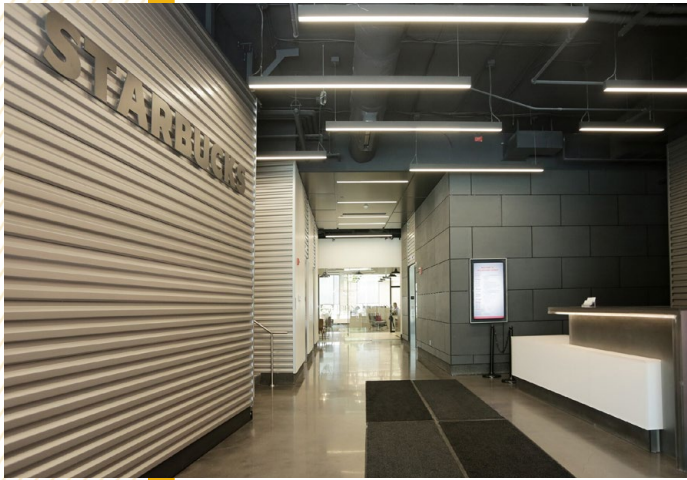
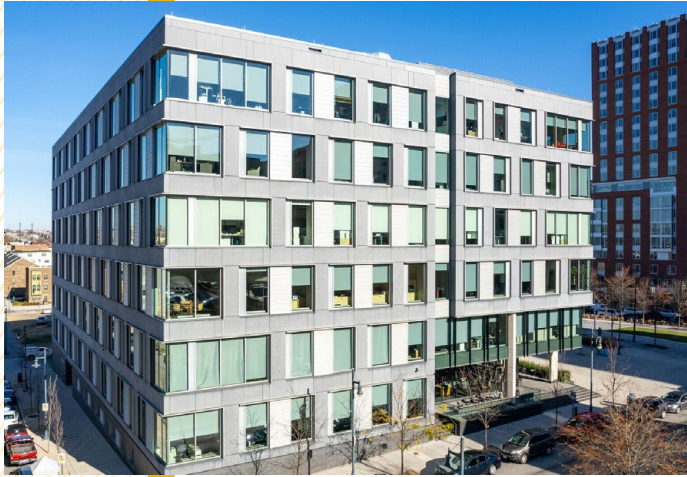
ZONING:

BSC (BIO-SCIENCE CAMPUS DISTRICT)

RENTAL RATE:

NEGOTIABLE



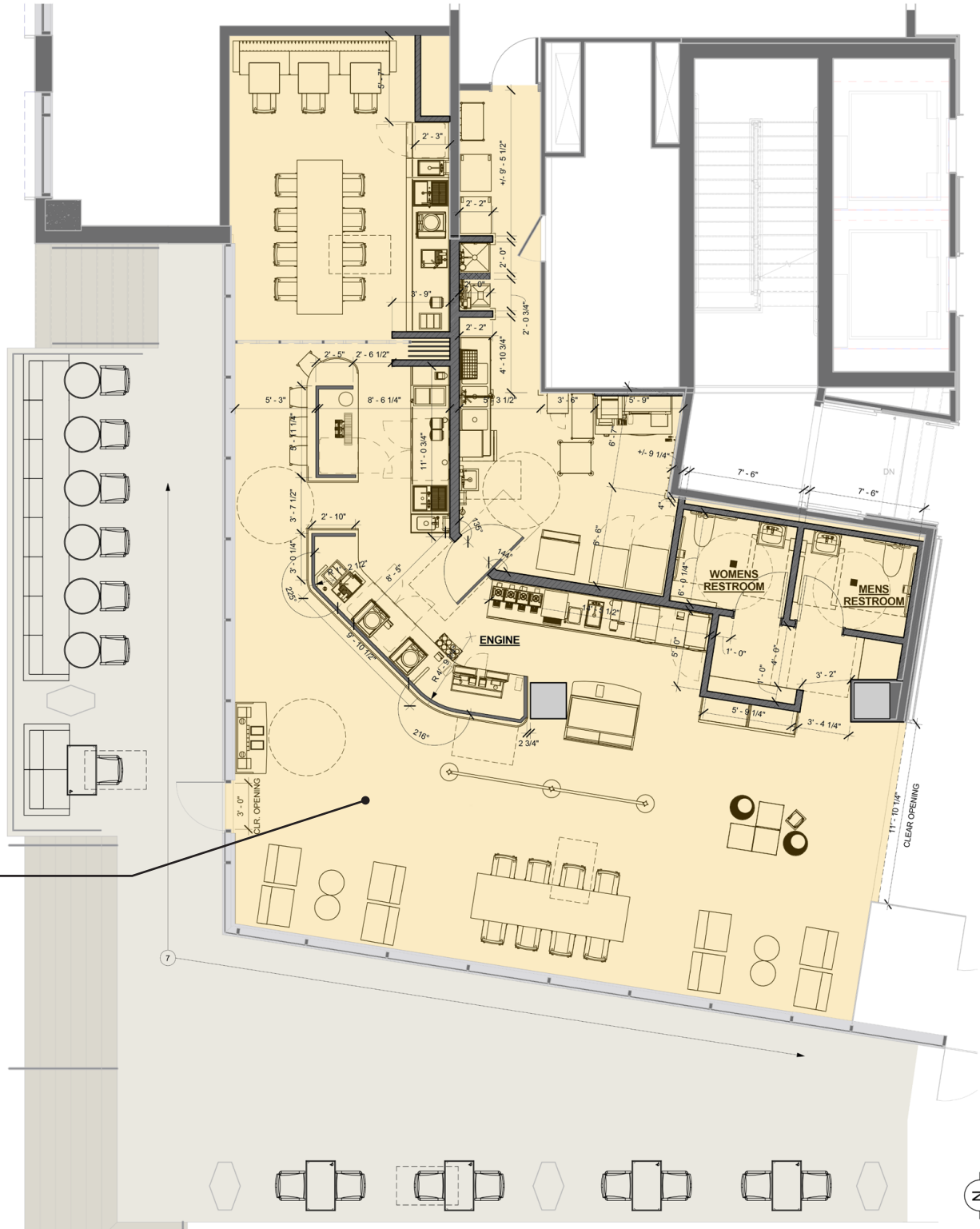


FLOOR PLAN

1,975 SF ±
AVAILABLE

INTERIOR WALL LEGEND

-  NEW FULL HEIGHT WALL
-  NEW PARTIAL HEIGHT WALL
-  EXISTING WALL
-  EXISTING COLUMN



LOCAL BIRDSEYE



 **JOHNS HOPKINS**
MEDICINE

SCIENCE + TECHNOLOGY PARK
AT JOHNS HOPKINS

Walgreens
ASHLAND PARKING GARAGE

Peter Chang

Residence INN
BY HARRIOTT

the Essential.
20 STORIES / 321 UNITS

1000 DEGREES
PIZZA-SALAD-WINGS
CHARLEY'S
PHILLY STEAKS
tropical CAFE
SMOOTHIE

 **Kennedy Krieger**

MD DEPT. OF HEALTH
LABORATORIES
ADMINISTRATION

BALTIMORE

SITE

ASHLAND COMMONS
4 STORIES / 78 UNITS

EAGER PARK

RUTLAND AVE

E EAGER ST

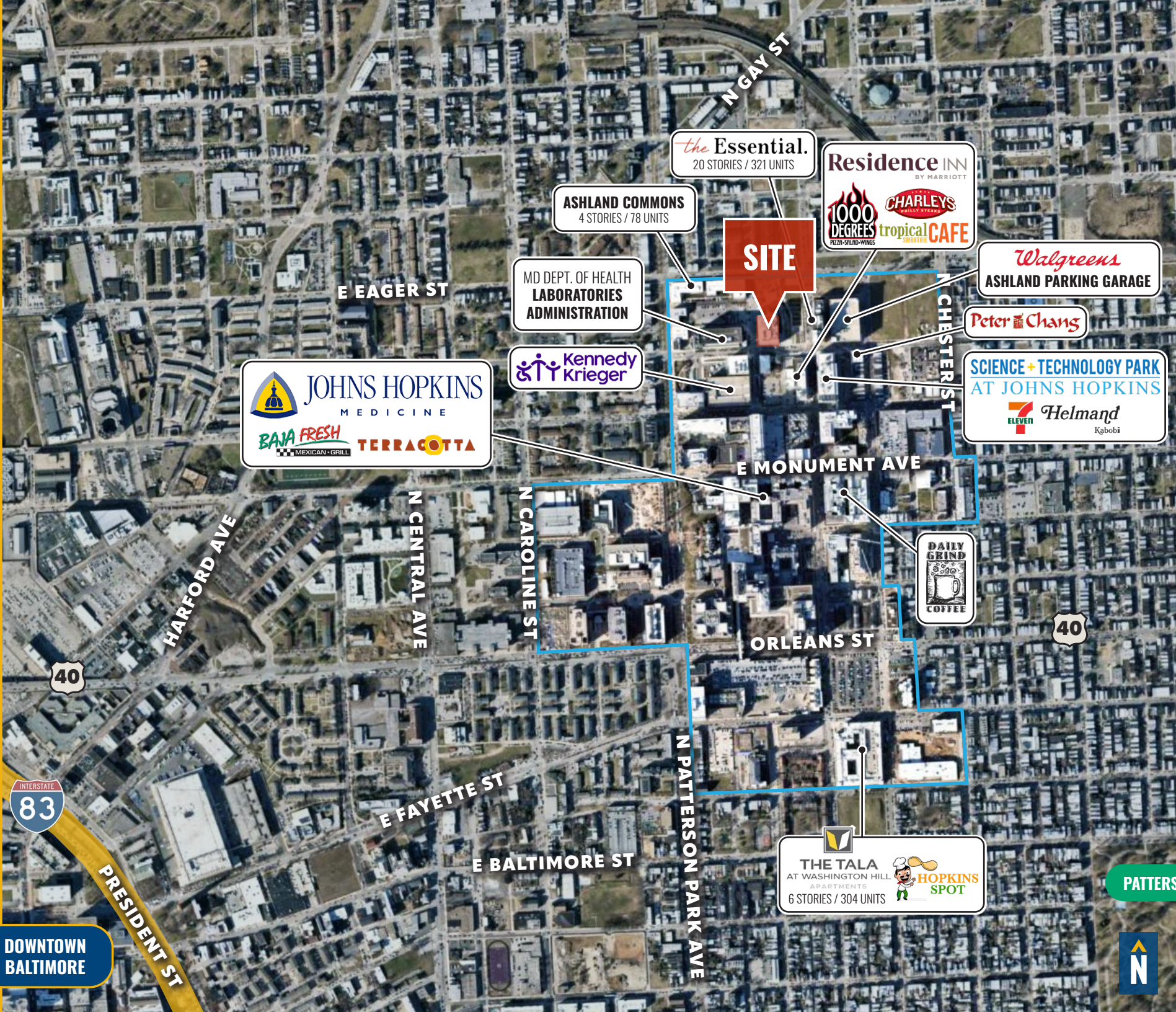
N WOLFE ST



GOOGLE STREET VIEW



MARKET AERIAL



the Essential.
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SCIENCE + TECHNOLOGY PARK
AT JOHNS HOPKINS
7 ELEVEN
Helmand
Kabobi

MD DEPT. OF HEALTH
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Kennedy
Krieger

JOHNS HOPKINS
MEDICINE
BAJA FRESH
MEXICAN GRILL
TERRACOTTA

DAILY GRIND
COFFEE

THE TALA
AT WASHINGTON HILL
APARTMENTS
6 STORIES / 304 UNITS
HOPKINS
SPOT

DOWNTOWN
BALTIMORE

PATTERSON PARK



DEMOGRAPHICS

2026

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



42,222

145,996

262,811

DAYTIME POPULATION



57,254

244,718

360,403

AVERAGE HOUSEHOLD INCOME



\$78,534

\$105,568

\$103,242

NUMBER OF HOUSEHOLDS



17,815

72,104

126,533

MEDIAN AGE

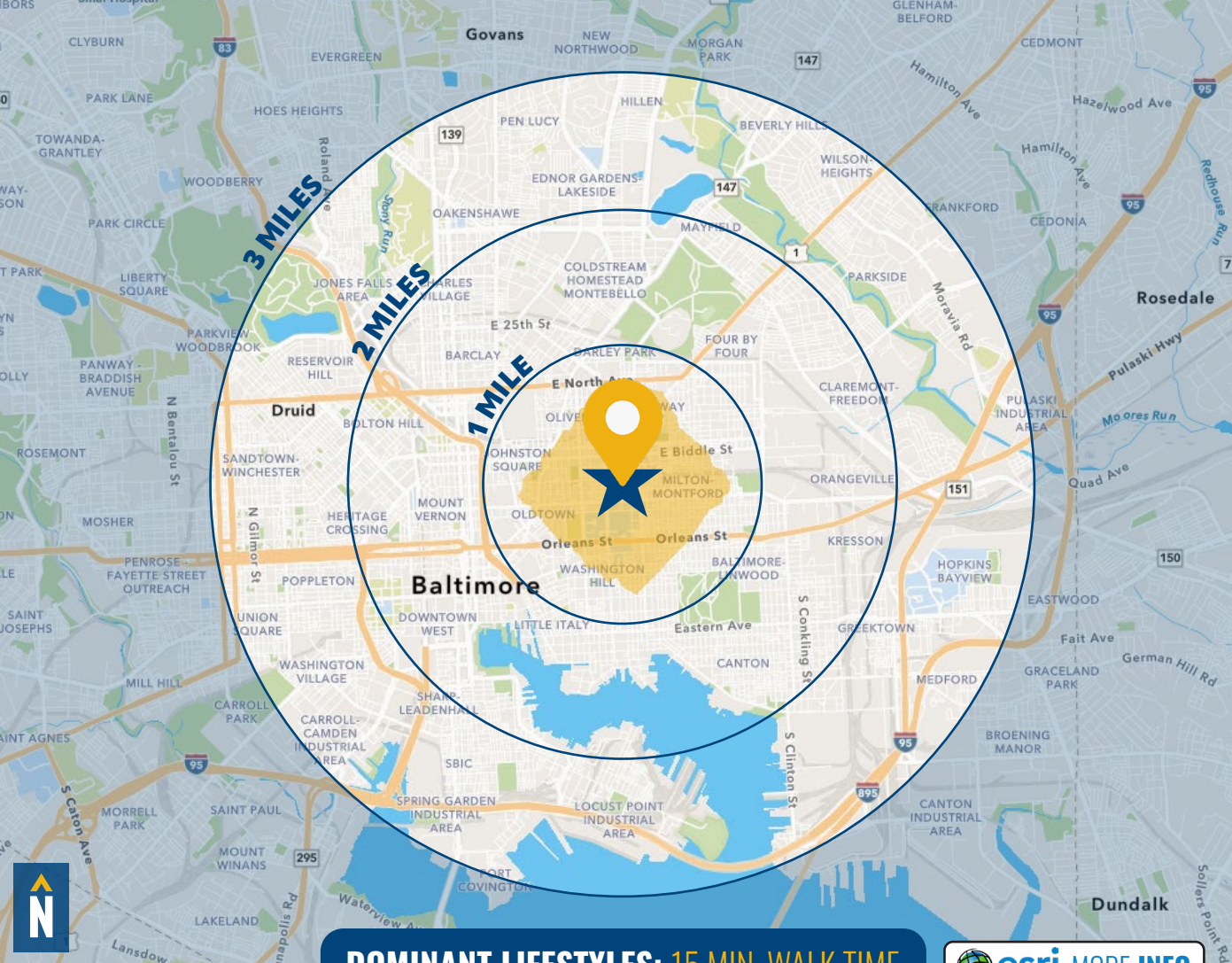


34.9

34.4

34.5

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 15 MIN. WALK TIME

esri MORE INFO

23%

KIDS AND KIN



MEDIAN

AGE: 33.3

HH INCOME: \$50,960

These residents are generally under the age of 54, with jobs often in health care, retail, food, manufacturing and transportation. Spending centers around baby/children's products, TVs, video gaming and jewelry.

22%

CITY COMMONS



MEDIAN

AGE: 33.5

HH INCOME: \$53,173

Householders are generally under the age of 54 with children living at home, including adult children. For clothing, groceries and footwear, shopping is driven by convenience, often at nearby discount stores.

20%

MODEST-INCOME HOMES



MEDIAN

AGE: 37.1

HH INCOME: \$35,121

A substantial number of these residents are single individuals living alone, and a significant portion of the population is under 18. They tend to frequent fast food restaurants, convenience stores and discount stores.

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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