



FOR LEASE

1378 N. FREMONT AVE. BALTIMORE, MD.



"Treating Every Client Like Family and Every Property Like It's Our Own"



PROPERTY DESCRIPTION

Step into a beautifully remodeled, turnkey space offering approximately 1,020 sq. ft. potential bar, retail or office space, dining and service area. Located in a free-standing building with outstanding street visibility and it's own private parking lot, this space provides an exceptional opportunity for a new operator to step into a clean, modern, and inviting environment.

Originally constructed in 1957 with an addition completed in 1960, the building has been meticulously maintained and is in excellent condition. The surrounding community is long-established and stable, offering consistent local traffic and loyal neighborhood clientele.

Inside, the space features a center bar that serves as the focal point of the layout. Built-in booth seating span the entire perimeter with a private bathroom and a fresh, complete remodel with updated finishes throughout.

This leasehold space is directly adjacent to a carry-out restaurant that is currently being offered for sale. This creates the potential for dual operations or a complementary business arrangement in the same building. Zoned R-8, the property allows for a variety of neighborhood-serving uses. Generous signage opportunities and excellent street exposure along this visible corridor make Santa Maria's an ideal location for an office, any retail sales, convenience store, smoke/tobacco/vape shop, restaurant (as long as the cuisine DOES NOT compete with the pizza/sub shop), bar, or coffee shop/café concept ready to plug in and go. Turnkey. High-visibility. Community-centered. Don't miss your chance to bring the next great neighborhood dining experience to Santa Maria's.

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DEMOGRAPHICS

Population			
	2 miles	5 miles	10 miles
2020 Population	131,321	556,291	1,236,714
2025 Population	142,689	546,940	1,218,075
2030 Population Projection	144,600	542,429	1,213,266
Annual Growth 2020-2025	1.7%	-0.3%	-0.3%
Annual Growth 2025-2030	0.3%	-0.2%	-0.1%
Median Age	37.1	37.9	38.8
Bachelor's Degree or Higher	30%	33%	35%
U.S. Armed Forces	171	828	2,821

Population By Race			
	2 miles	5 miles	10 miles
White	31,053	154,391	479,597
Black	94,507	311,693	525,847
American Indian/Alaskan Native	555	3,055	5,860
Asian	5,040	19,637	67,284
Hawaiian & Pacific Islander	28	81	408
Two or More Races	11,505	58,083	139,080
Hispanic Origin	7,069	43,135	102,744

Households			
	2 miles	5 miles	10 miles
2020 Households	62,701	240,169	500,772
2025 Households	66,852	234,963	491,598
2030 Household Projection	67,437	232,606	489,029
Annual Growth 2020-2025	1.5%	0.4%	0.3%
Annual Growth 2025-2030	0.2%	-0.2%	-0.1%
Owner Occupied Households	18,552	99,524	258,887
Renter Occupied Households	48,884	133,081	230,142
Avg Household Size	2	2.2	2.4
Avg Household Vehicles	1	1	1
Total Specified Consumer Spending	\$1.4B	\$5.8B	\$14B

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$68,717	\$86,797	\$98,770
Median Household Income	\$47,478	\$61,585	\$72,261
< \$25,000	21,519	56,510	89,753
\$25,000 - 50,000	13,039	42,659	82,510
\$50,000 - 75,000	11,160	39,577	82,506
\$75,000 - 100,000	6,347	24,547	56,047
\$100,000 - 125,000	4,223	18,215	48,093
\$125,000 - 150,000	3,561	12,783	33,970
\$150,000 - 200,000	3,996	21,548	47,064
\$200,000+	3,006	19,123	51,655

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Daytime Employment									
Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industri...	109,118	13,587	8	301,719	37,743	8	581,765	72,875	8
Trade Transportation & Uti...	6,537	1,030	6	26,754	3,191	8	71,562	7,407	10
Information	2,939	238	12	8,308	588	14	15,024	1,089	14
Financial Activities	7,258	1,179	6	18,557	3,208	6	43,583	7,316	6
Professional & Business S...	19,261	2,171	9	44,956	4,865	9	92,233	10,514	9
Education & Health Services	36,198	6,292	6	114,165	19,036	6	200,932	33,201	6
Leisure & Hospitality	10,171	837	12	29,596	2,390	12	61,046	4,660	13
Other Services	8,567	1,517	6	22,928	3,965	6	42,331	7,866	5
Public Administration	18,187	323	56	36,455	500	73	55,054	822	67
Goods-Producing Industries	4,435	526	8	18,025	1,793	10	55,708	4,487	12
Natural Resources & Mining	57	17	3	218	41	5	426	86	5
Construction	2,152	341	6	8,883	1,155	8	24,874	3,127	8
Manufacturing	2,226	168	13	8,924	597	15	30,408	1,274	24
Total Daytime Employment	113,553	14,113	8	319,744	39,536	8	637,473	77,362	8

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Consumer Spending By Industry

2025 2030

Radius	2 miles			5 miles			10 miles		
Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$86,723,511	\$1,297	\$608	\$346,942,191	\$1,477	\$634	\$787,286,100	\$1,601	\$646
Entertainment, Hobbies & P...	\$226,292,975	\$3,385	\$1,586	\$926,040,815	\$3,941	\$1,693	\$2,168,837,4...	\$4,412	\$1,781
Food & Alcohol	\$401,798,092	\$6,010	\$2,816	\$1,636,873,8...	\$6,967	\$2,993	\$3,812,486,741	\$7,755	\$3,130
Household	\$215,644,107	\$3,226	\$1,511	\$958,711,280	\$4,080	\$1,753	\$2,319,530,617	\$4,718	\$1,904
Transportation & Maintena...	\$313,366,487	\$4,687	\$2,196	\$1,345,891,0...	\$5,728	\$2,461	\$3,365,325,...	\$6,846	\$2,763
Health Care	\$58,939,395	\$882	\$413	\$259,567,972	\$1,105	\$475	\$646,503,443	\$1,315	\$531
Education & Daycare	\$75,981,644	\$1,137	\$532	\$347,994,493	\$1,481	\$636	\$863,370,996	\$1,756	\$709
Total Specified Consumer ...	\$1,378,746,211	\$20,624	\$9,663	\$5,822,021,5...	\$24,778	\$10,645	\$13,963,340...	\$28,404	\$11,463



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**COMMERCIAL AND RESIDENTIAL REAL ESTATE
 BUSINESS BROKERING**

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