



Avenue
REAL ESTATE
Value Driven Results Focused

FOR LEASE | RETAIL PROPERTY

509 S BROADWAY

BALTIMORE, MD | 21231

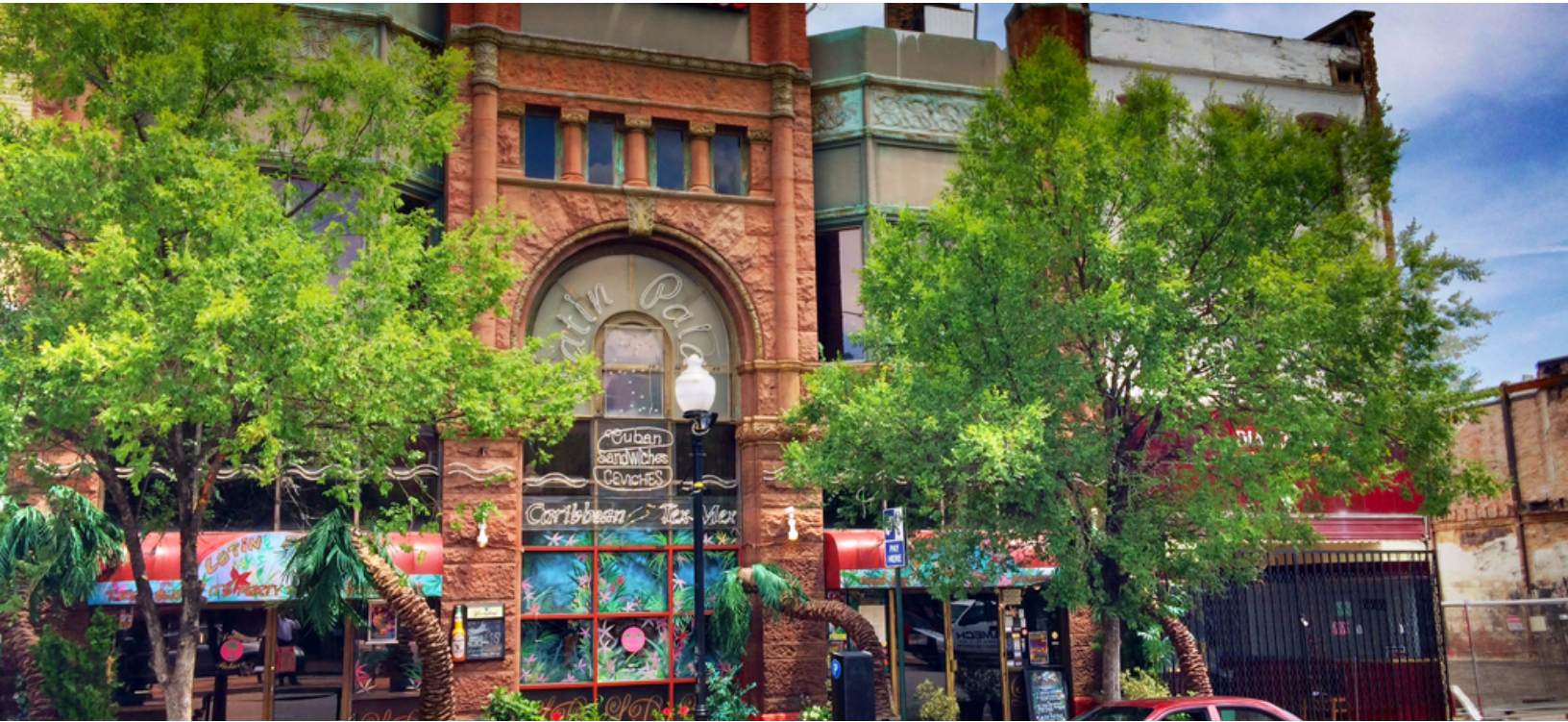


FORMER RESTAURANT/CLUB AVAILABLE FOR LEASE

FOR LEASE | UP TO 11,500 SF OF RETAIL SPACE

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OFFERING SUMMARY

Available SF: 11,500 SF

Lease Rate: Negotiable

Lot Size: 0.16 Acres

Building Size: 11,500 SF

PROPERTY OVERVIEW

Ground Floor 6400sf
2nd Floor 4200sf
3rd Floor 900sf

PROPERTY HIGHLIGHTS

- Formerly known as the Latin Palace.
- Located in the heart of Fells Point.
- Surrounded by neighboring retail, restaurants, and offices.
- Steps from the newly opened Broadway Market and only a few blocks from the waterfront on Thames Street.
- 166,000 Daytime Population

ROSS CONN | BROKER
410.342.5263
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KYLE LEIBOWITZ | ASSOCIATE
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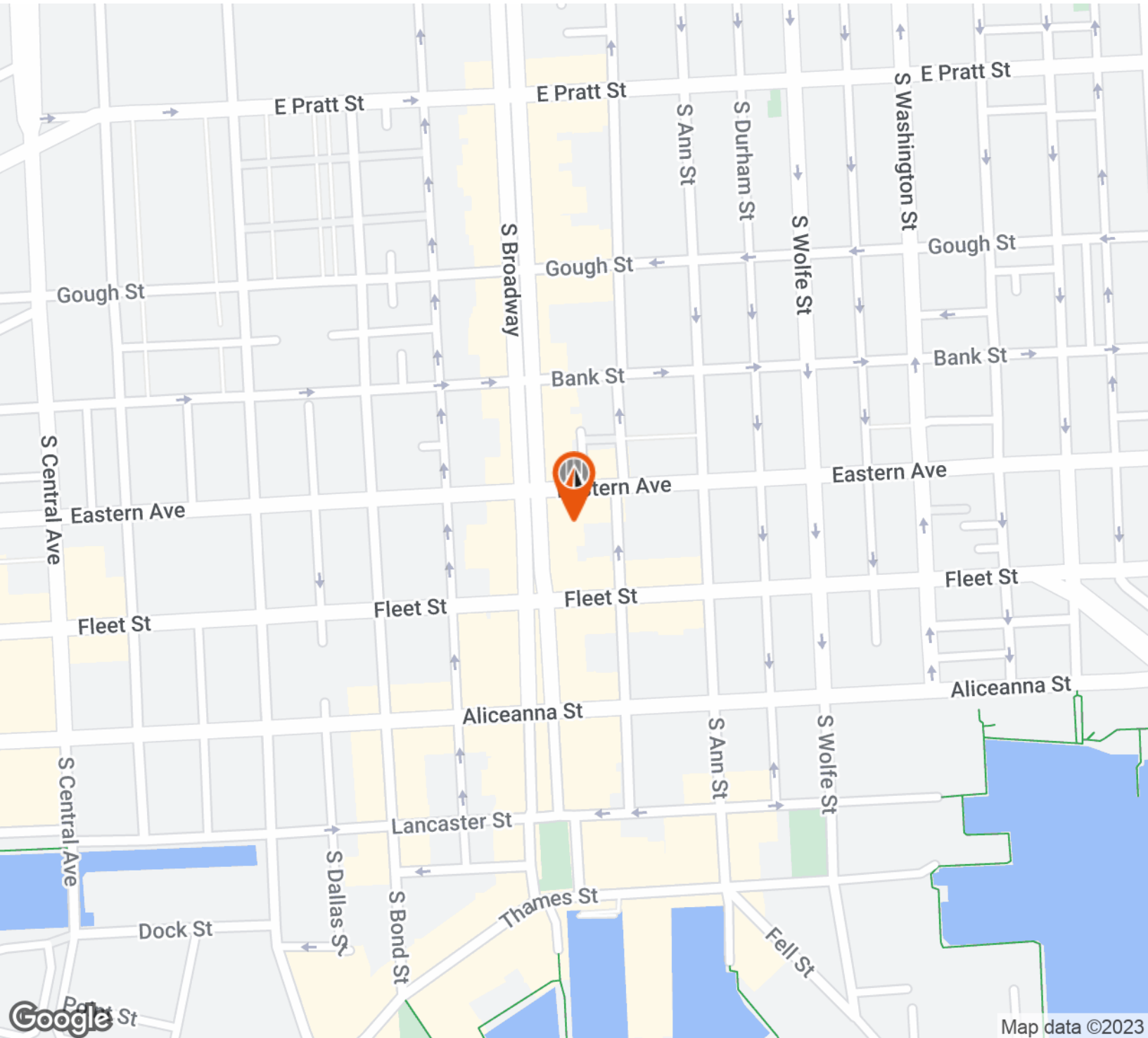
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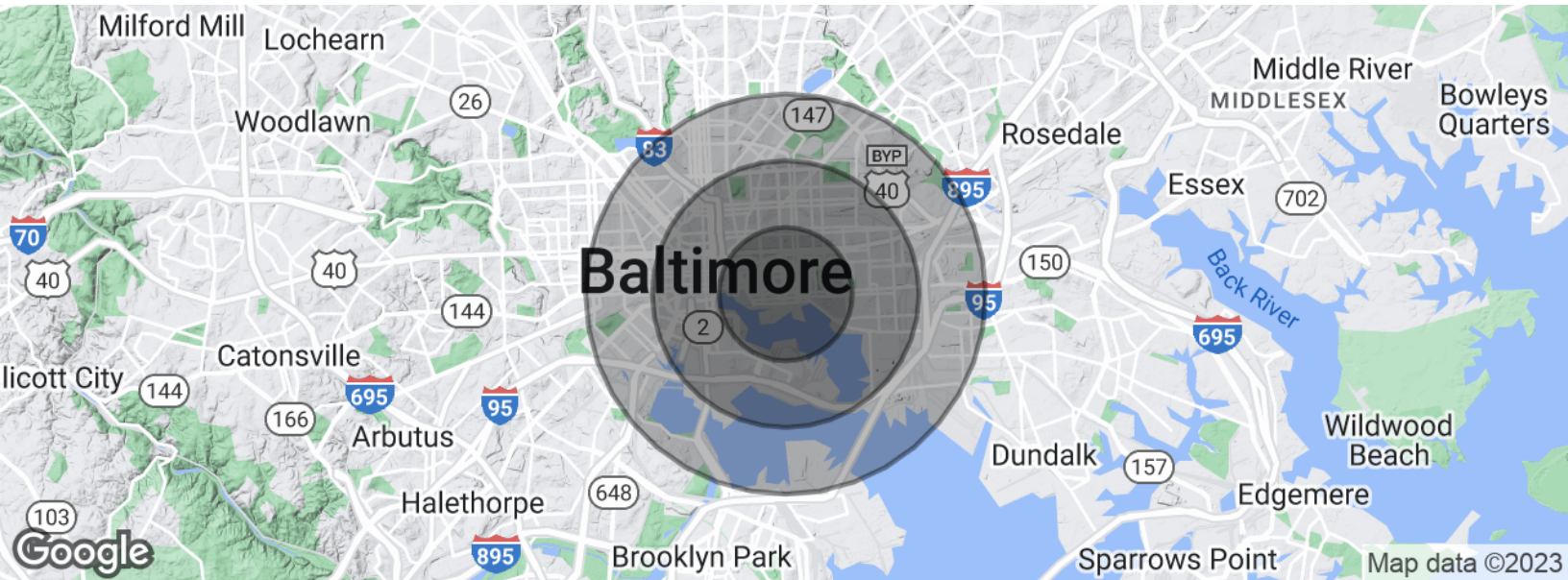
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	32,103	129,494	223,705
Median age	32.7	33.4	33.7
Median age (Male)	34.2	33.3	32.6
Median age (Female)	31.0	33.7	34.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	14,080	53,186	90,456
# of persons per HH	2.3	2.4	2.5
Average HH income	\$78,671	\$66,055	\$58,096
Average house value	\$329,728	\$252,324	\$240,053

* Demographic data derived from 2020 ACS - US Census

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