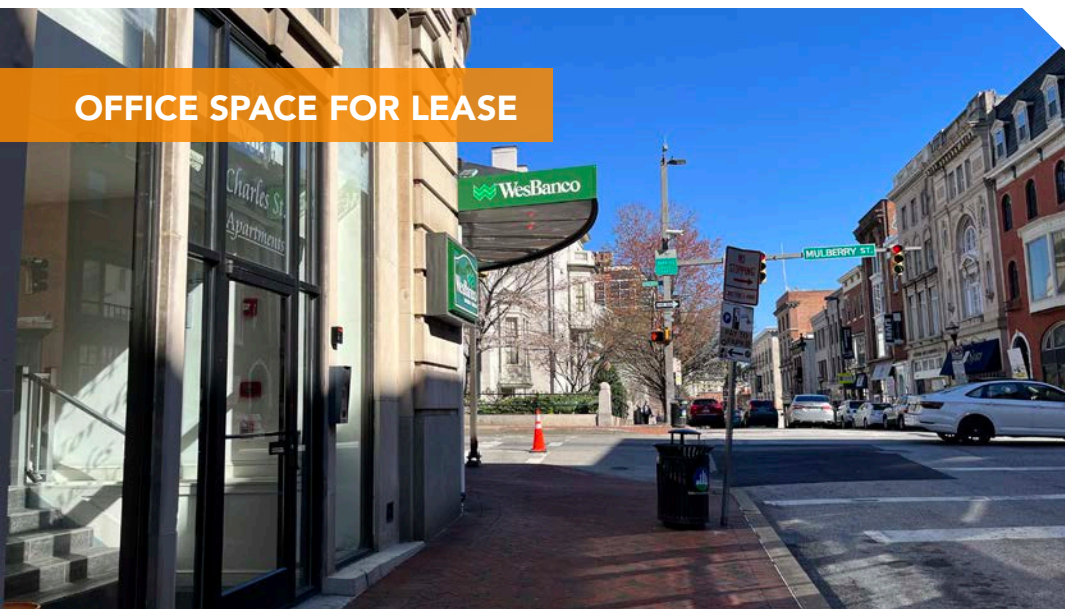


OFFICE SPACE FOR LEASE



344 N Charles Street

Baltimore, MD 21201

Overview

Former bank branch available at the intersection of N Charles and Mulberry Streets in the heart of Mount Vernon with multiple opportunities for signage. The first floor retail space is located in close proximity to Mercy Medical Center, Archdiocese of Baltimore, The Baltimore Basilica, Enoch Pratt Free Library, apartments, and hotels. Nearby retailers include HomeSlyce, Rod Dee Thai, Sotto Sopra and more.

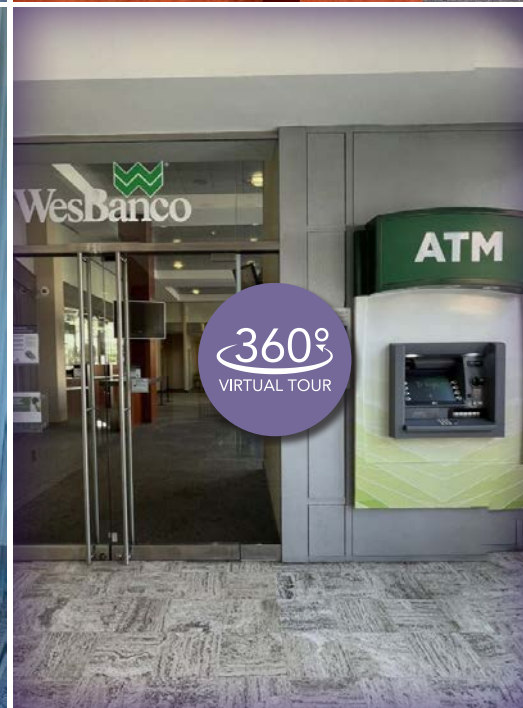
Quick Facts

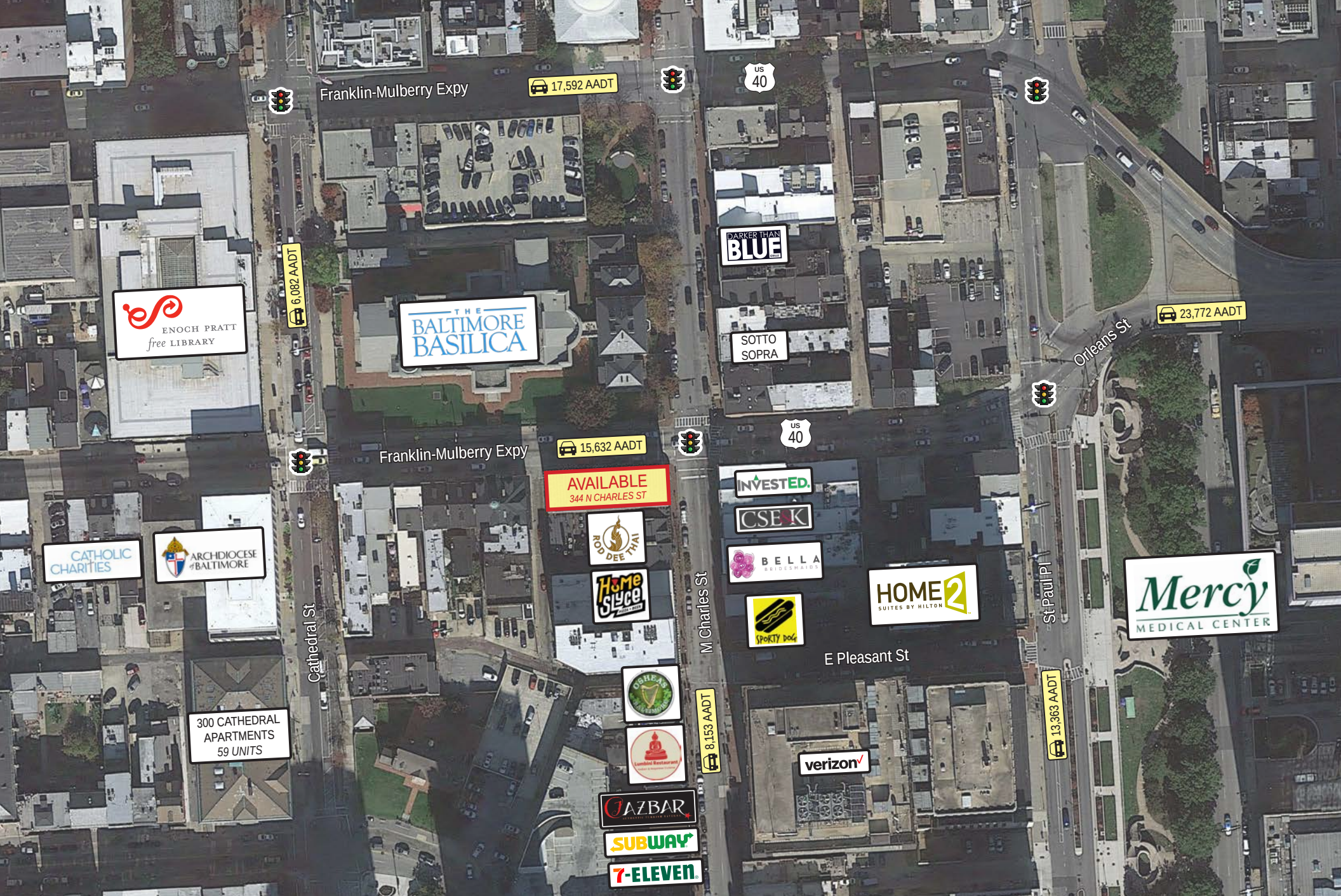
Availability	Original Lease Expiration: Spring 2023 (can be earlier)
Size	3,600 square feet
Net Charges	CAM: \$2.41 psf; TAX: \$1.26 psf; INS: \$0.41 psf

2021 Demographics	0.5 mile	1 mile	1.5 miles
 POPULATION	12,867	45,165	96,824
 HOUSEHOLDS	6,906	21,034	43,806
 AVG. HH INCOME	\$73,656	\$70,847	\$77,368
 DAYTIME POPULATION	63,472	101,023	138,203
 TRAFFIC COUNT	8,153 AADT (N Charles Street)	15,632 AADT (Mulberry Street)	

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Interested? Contact:

Jamie Lanham



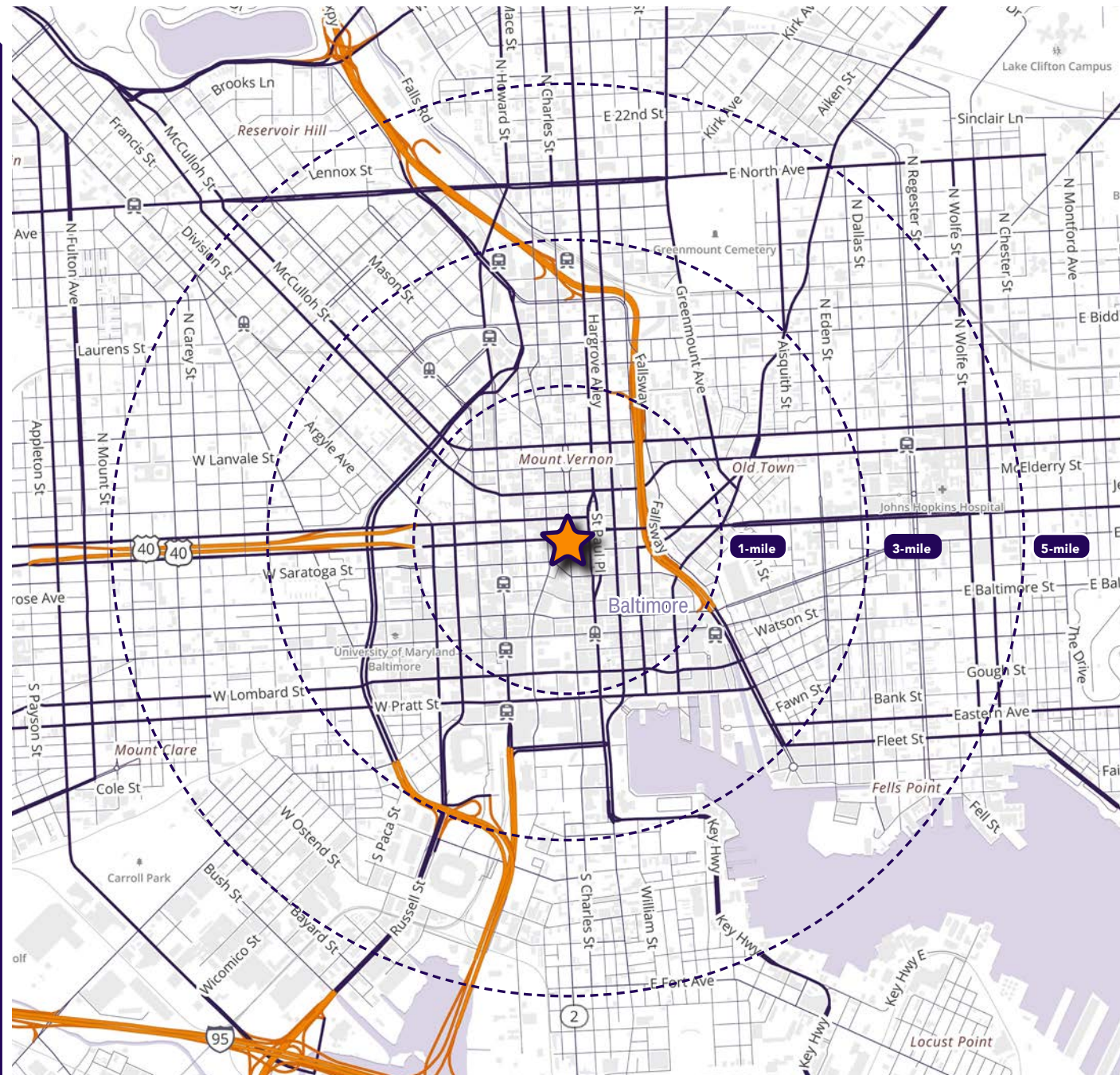
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