

FOR LEASE

2nd Generation Restaurant Space
Available Immediately

1,958 SF

2-4 East Preston Street

Baltimore, MD 21202






Overview

Approximately 1,958 square feet of street level 2nd generation restaurant space available. Located on the intersection of East Preston Street and North Charles Street, this site is in immediate proximity to the University of Baltimore and the UB Law Center, the Maryland Institute College of Art, The Varsity (320 bed student housing complex), Pennsylvania Station (Amtrak/MARC) and the corporate headquarters for Chase Brexton Health Services. Also nearby are the Meyerhoff Symphony Hall and the Lyric Opera House. This site offers excellent visibility to North Charles Street and is joined by neighboring retailers Starbucks, Chipotle, Smoothie King, and Subway.

Quick Facts

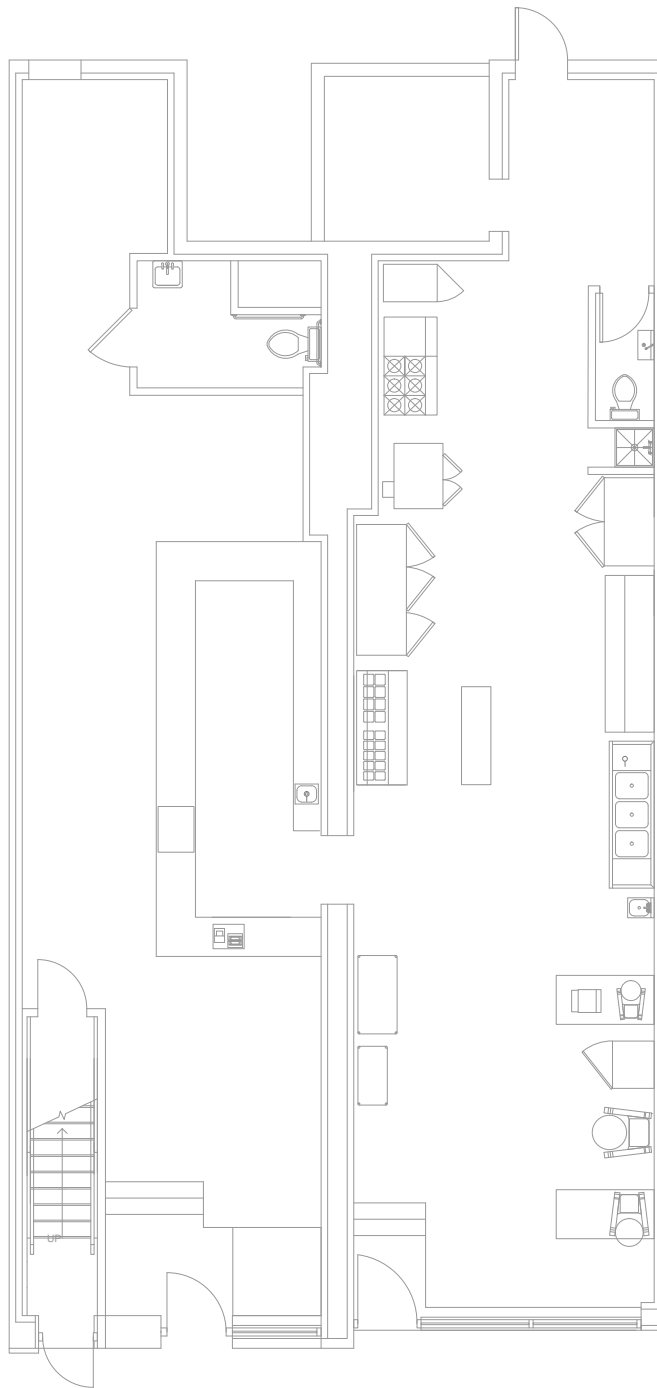
Size	1,958 square feet
Availability	Immediate
Asking Rent	\$25.00 per square foot Gross + Utilities
Walking Score	95
Transit Score	85

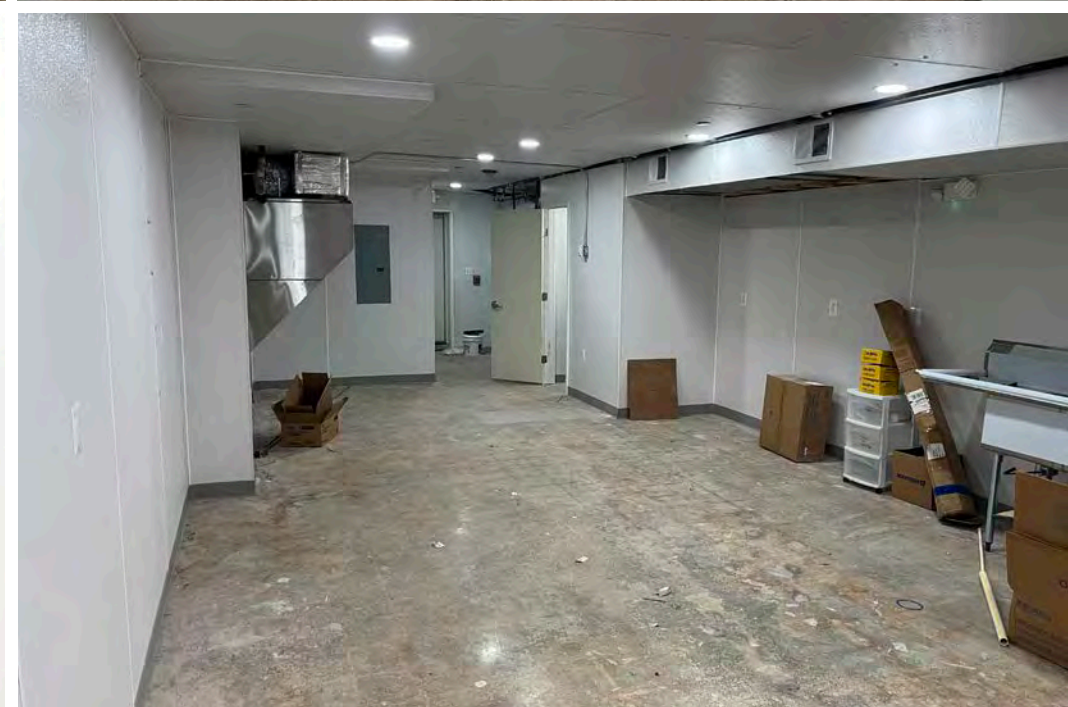
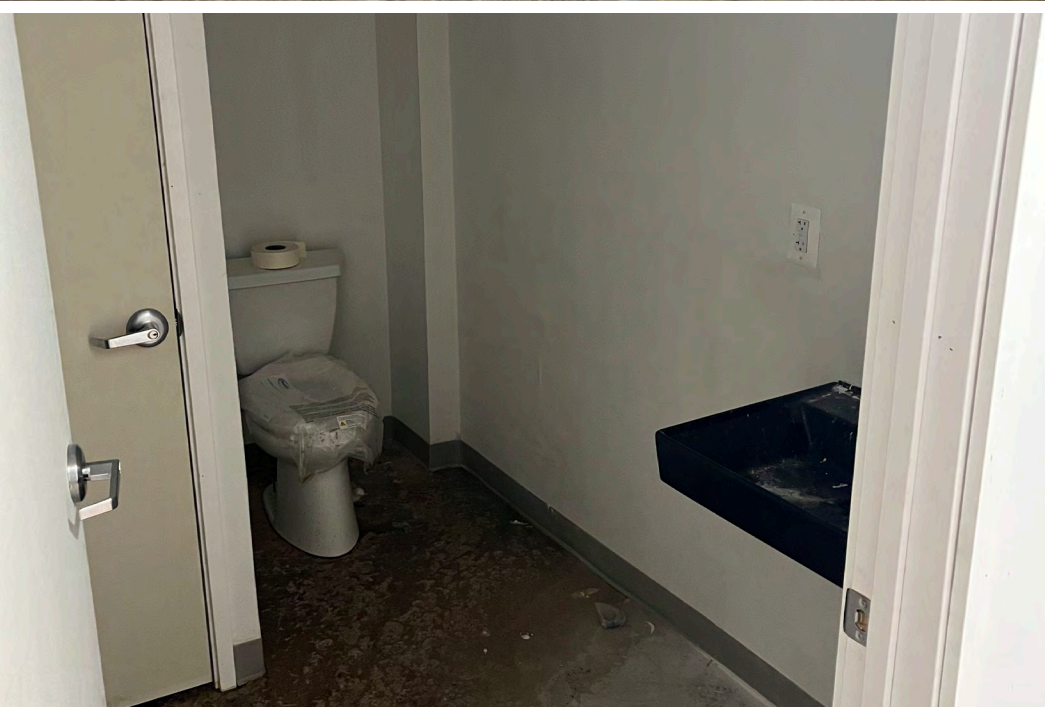
1,958 SF

2022 Demographics	0.5 mile	1 mile	1.5 miles
 POPULATION	16,046	49,828	95,409
 HOUSEHOLDS	7,661	22,351	42,054
 AVG. HH INCOME	\$77,061	\$67,592	\$65,565
 DAYTIME POPULATION	24,724	79,946	142,022
 TRAFFIC COUNTS	4,920 AADT (North Calvert Street)	5,820 AADT (East Preston Street)	

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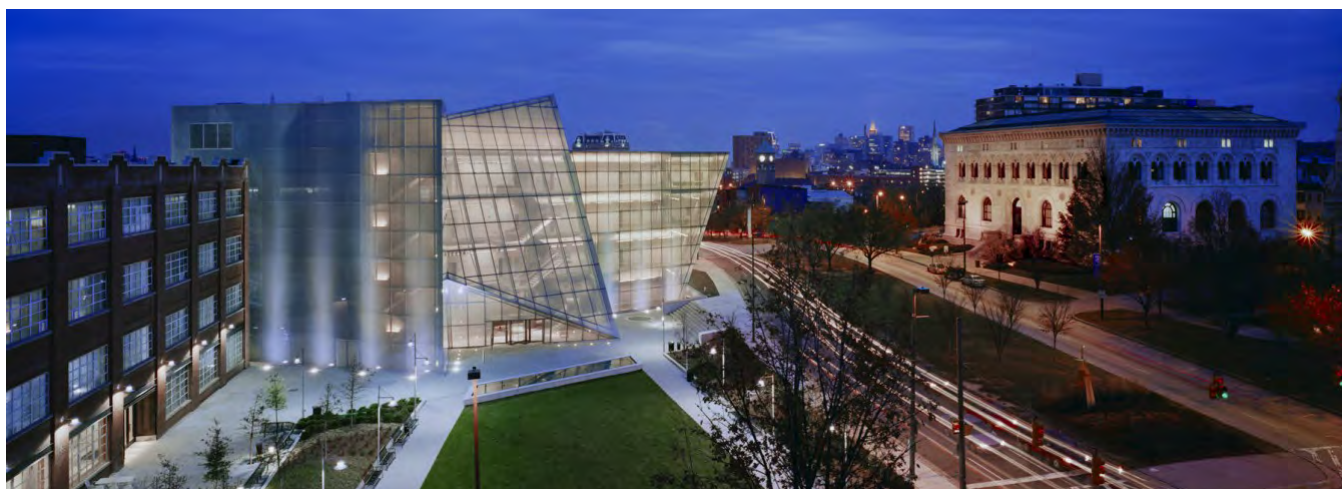
Student & Employee Profile Fall 2021

Total Enrollment: 2,147

Undergraduate	1,540
Graduate	607
Female	74.8%
Male	25.2%
Full-time	79.4%
Part-time	20.6%
Maryland Resident	55%
Out-of-State	20%
International	25%
Student-Faculty Ratio	8:1

Residential Profile:

- There are 4 on-campus residence halls





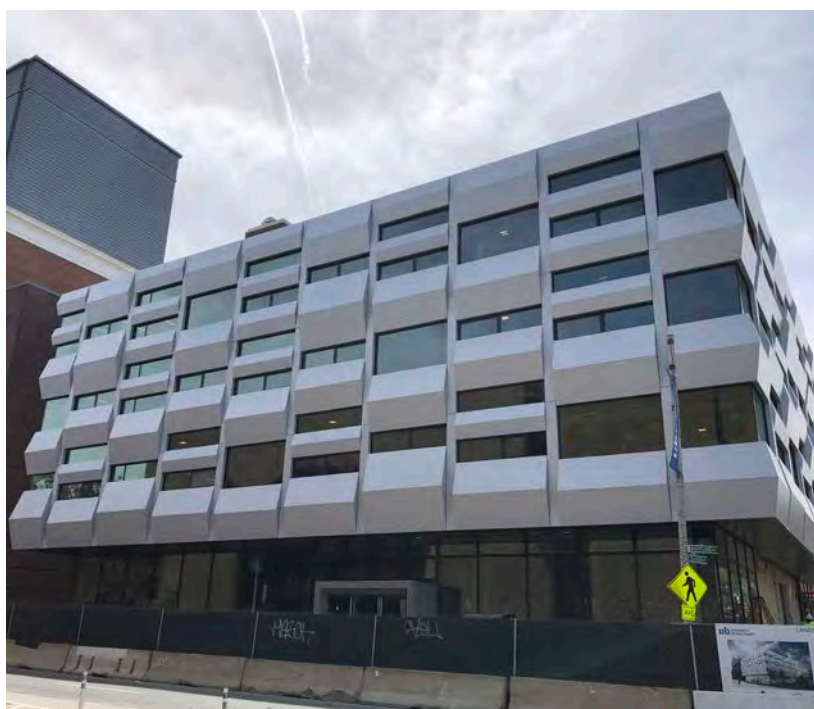
Student & Employee Profile Spring 2023

Total Enrollment: 3,082

Undergraduate	1,347
Graduate	1,019
Law	740
Female	62%
Male	38%
Full-time	52%
Part-time	48%
Maryland Resident	52%
Out-of-State	10%
International	3%
Student-Faculty Ratio	11:1

Residential Profile:

- There is no on-campus housing.
- There are 11 off campus housing options.





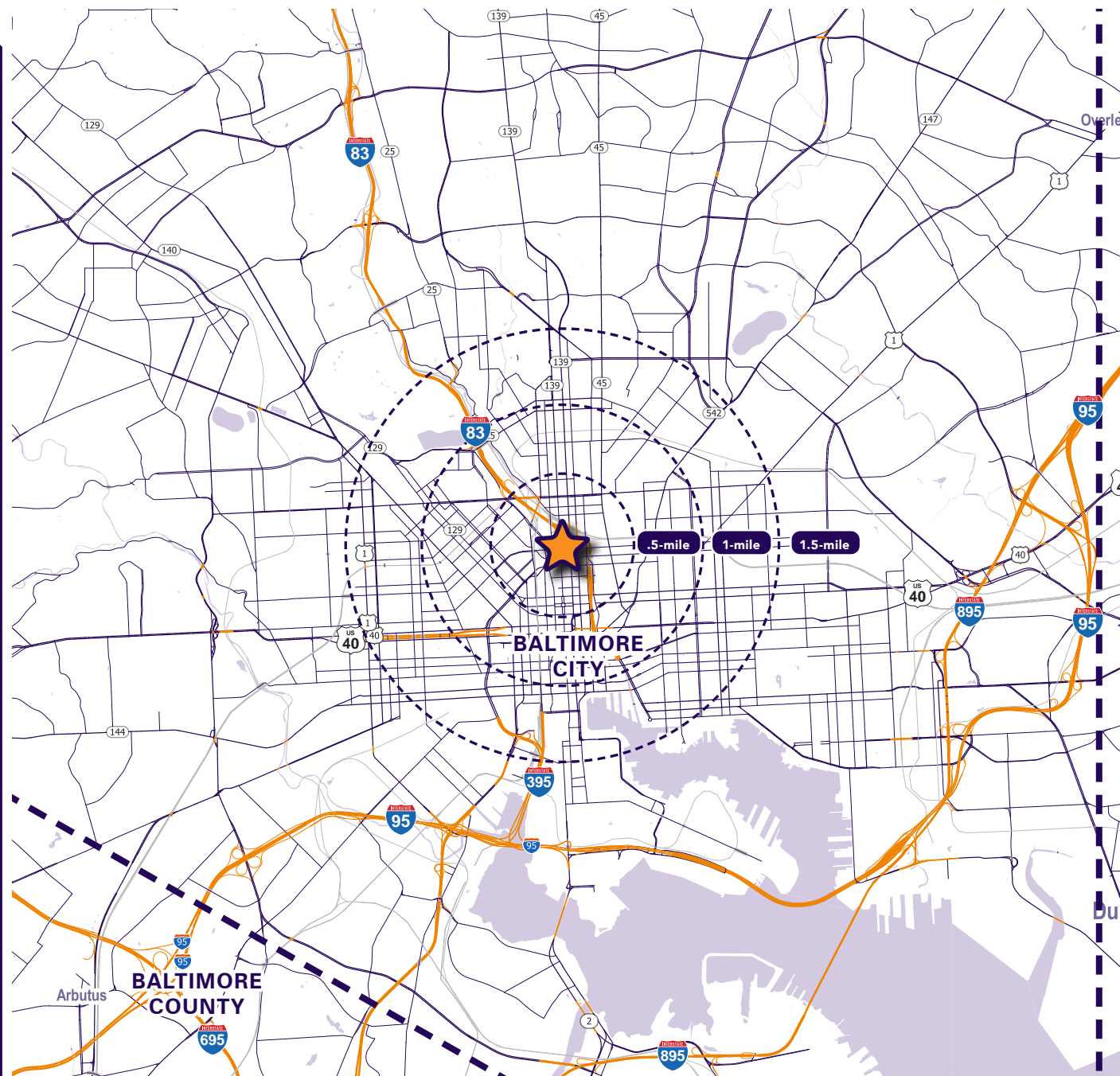
Interested? Contact:

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