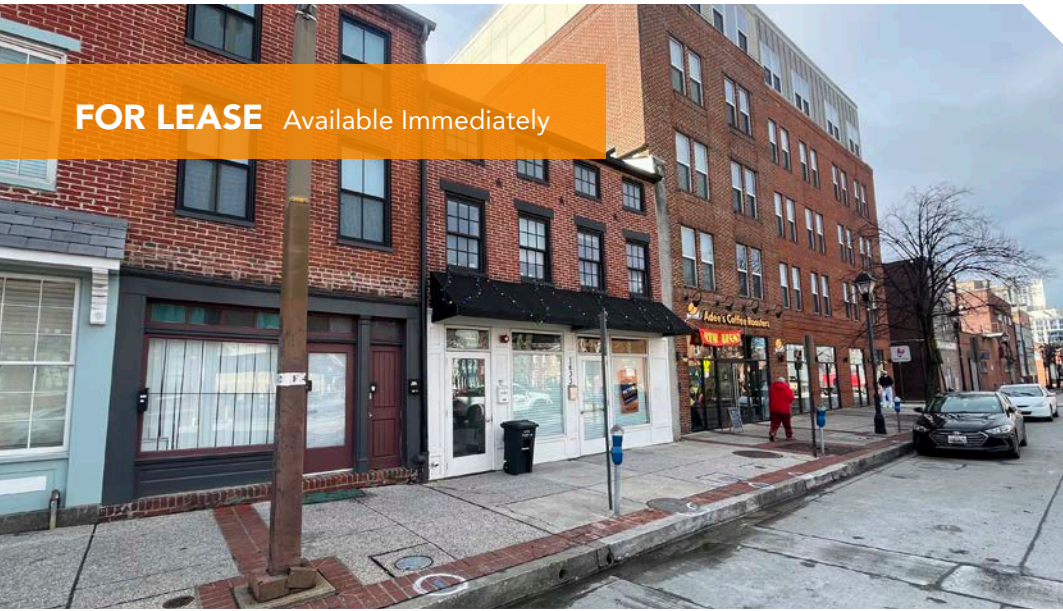


FOR LEASE Available Immediately



1633 Fleet Street

Baltimore, MD 21231






Overview

Prime retail/office opportunity in the heart of Fells Point, just steps away from Broadway Market. Fells Point is filled with a wide array of boutiques, restaurants and bars that drive both local customers and tourists to the neighborhood daily. This recently renovated property has excellent foot traffic and visibility to Fleet Street. An ideal opportunity for quasi retail or office users seeking a space in a walkable urban setting of Baltimore City.

Quick Facts

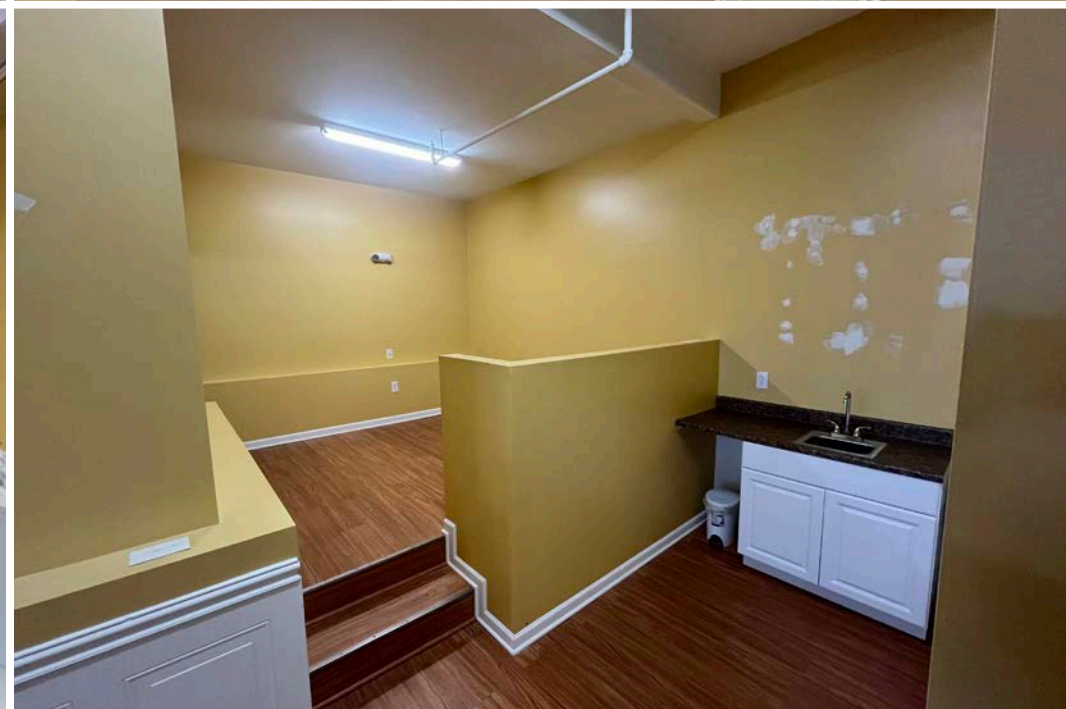
- Availability** Immediate
- Size** 1,150 square feet
- Rental Rate** Negotiable
- Net Charges** CAM: None; TAX: \$4.00 psf; INS: \$0.77 psf
- Nearby Tenants**

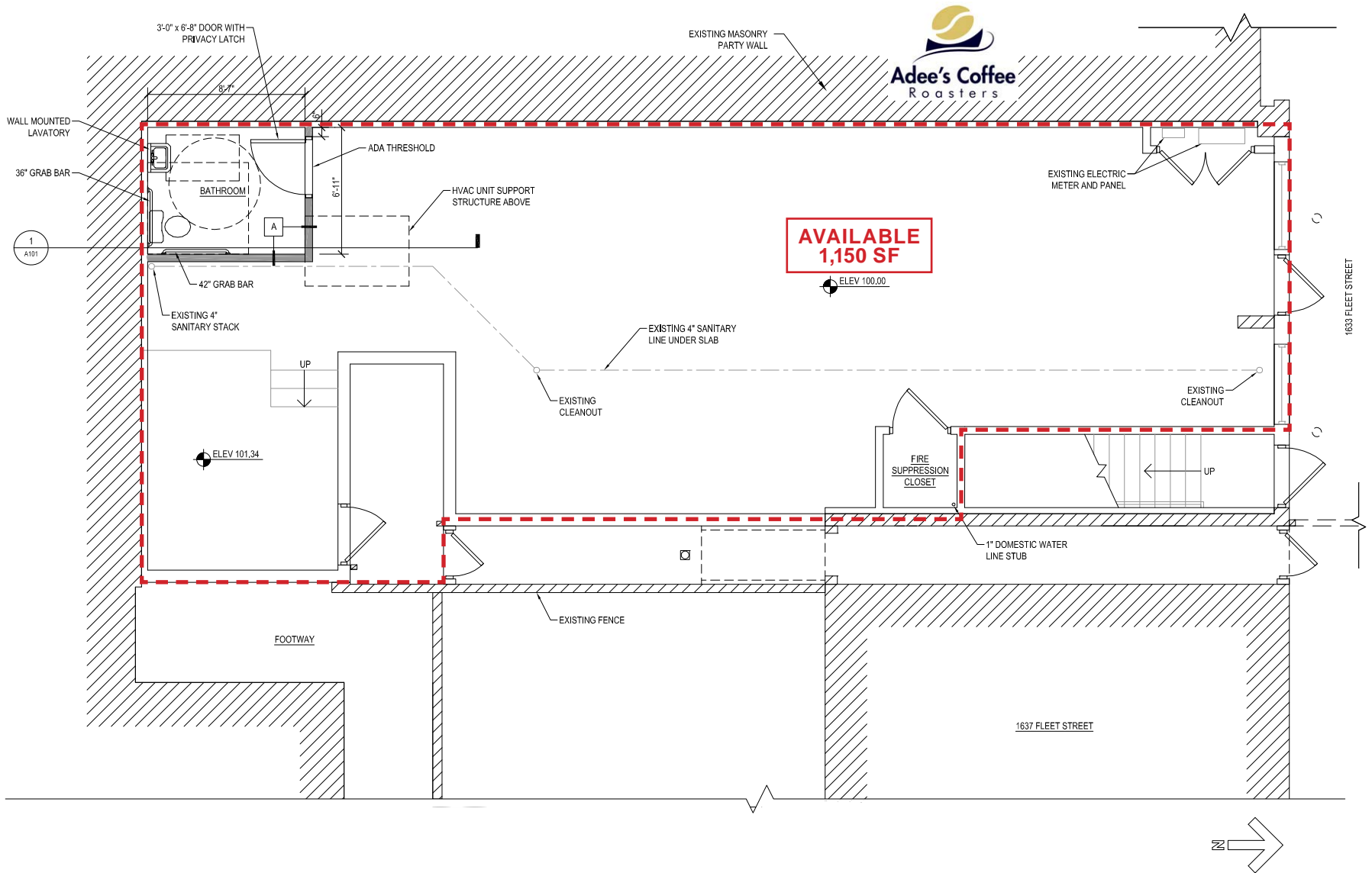


2023 Demographics	0.5 mile	1 mile	1.5 miles
 POPULATION	12,384	34,026	91,522
 HOUSEHOLDS	6,667	17,473	44,913
 AVG. HH INCOME	\$148,277	\$149,820	\$129,474
 DAYTIME POPULATION	20,534	72,043	174,439
 TRAFFIC COUNT	12,453 AADT (Fleet Street)	8,302 AADT (N Broadway)	

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COMMERCIAL REAL ESTATE





FIRST FLOOR PLAN



H&S BAKERY

H&S BAKERY

MARKETPLACE AT FELLS POINT APARTMENTS
160 UNITS

SITE

Adee's Coffee Roasters

WELLS FARGO

BRICKWORKS DESIGN STUDIO

KIPPO RAMEN

F45 TRAINING

LONG & FOSTER REAL ESTATE

AMORE D'LA CREPE

LIQUID EARTH

フリスモ

SUBWAY

BROADWAY MARKET

Connie's
LAST SLYCE
Wiki's
THAI STREET
TAMARIKA
SOPHIA'S PLACE
EUROPEAN DELI

THE ARCHER APARTMENTS
22 UNITS

BROADWAY NAIL SPA

LA GALLE
COCINA MEXICANA

STARBUCKS

FRAME ROOM

THE BRIXTON APARTMENTS
50 UNITS

ELEV8 SNEAKER BOUTIQUE


THE CHOPTANK
EST. 1986




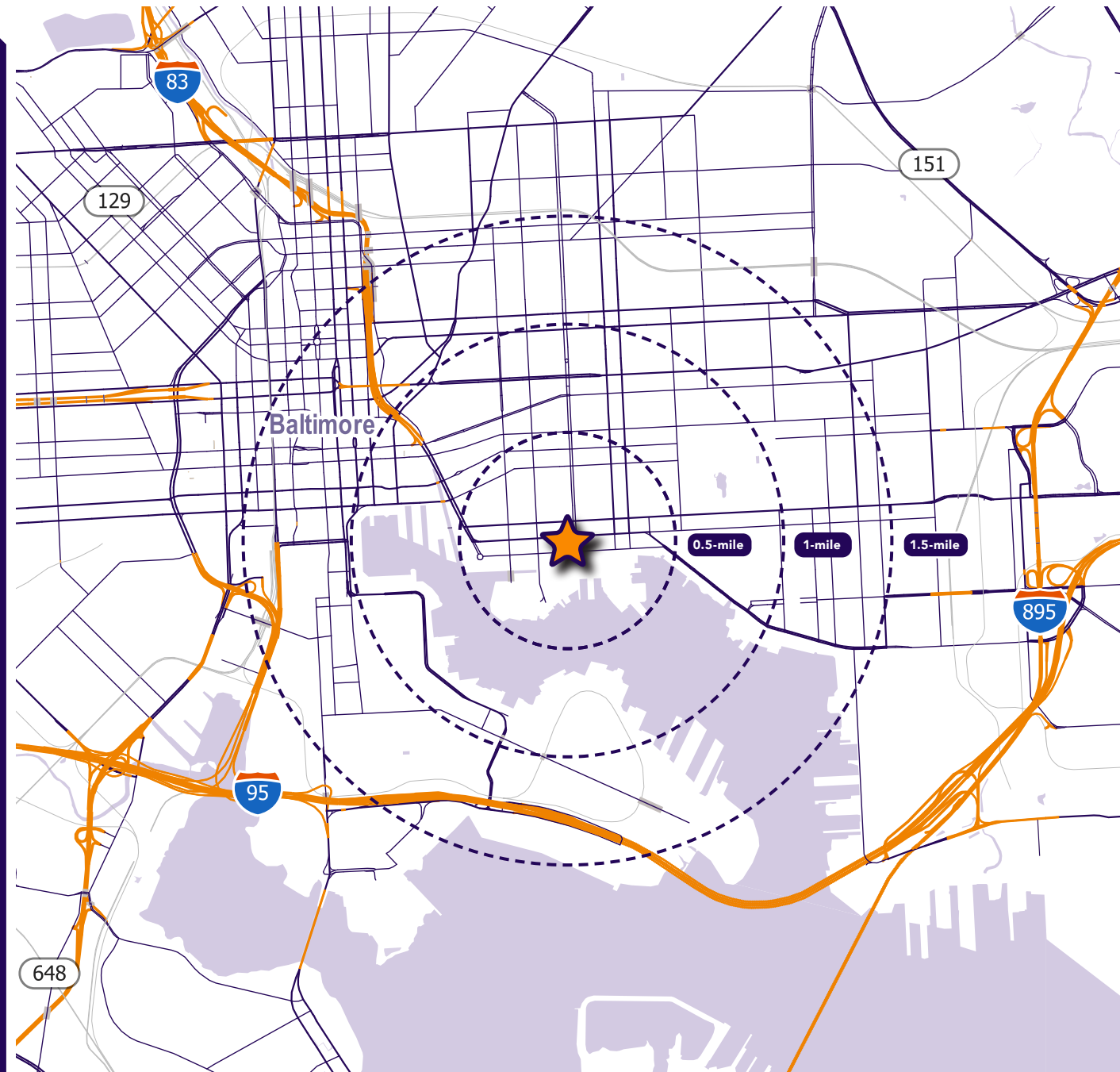
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