

**FOR LEASE** Available Immediately

360°  
VIRTUAL TOUR

360°  
VIRTUAL TOUR

**segall**  
GROUP  
COMMERCIAL REAL ESTATE

# Admiral Fell Inn





Thames Street & S Broadway / Baltimore, MD 21231






## Overview

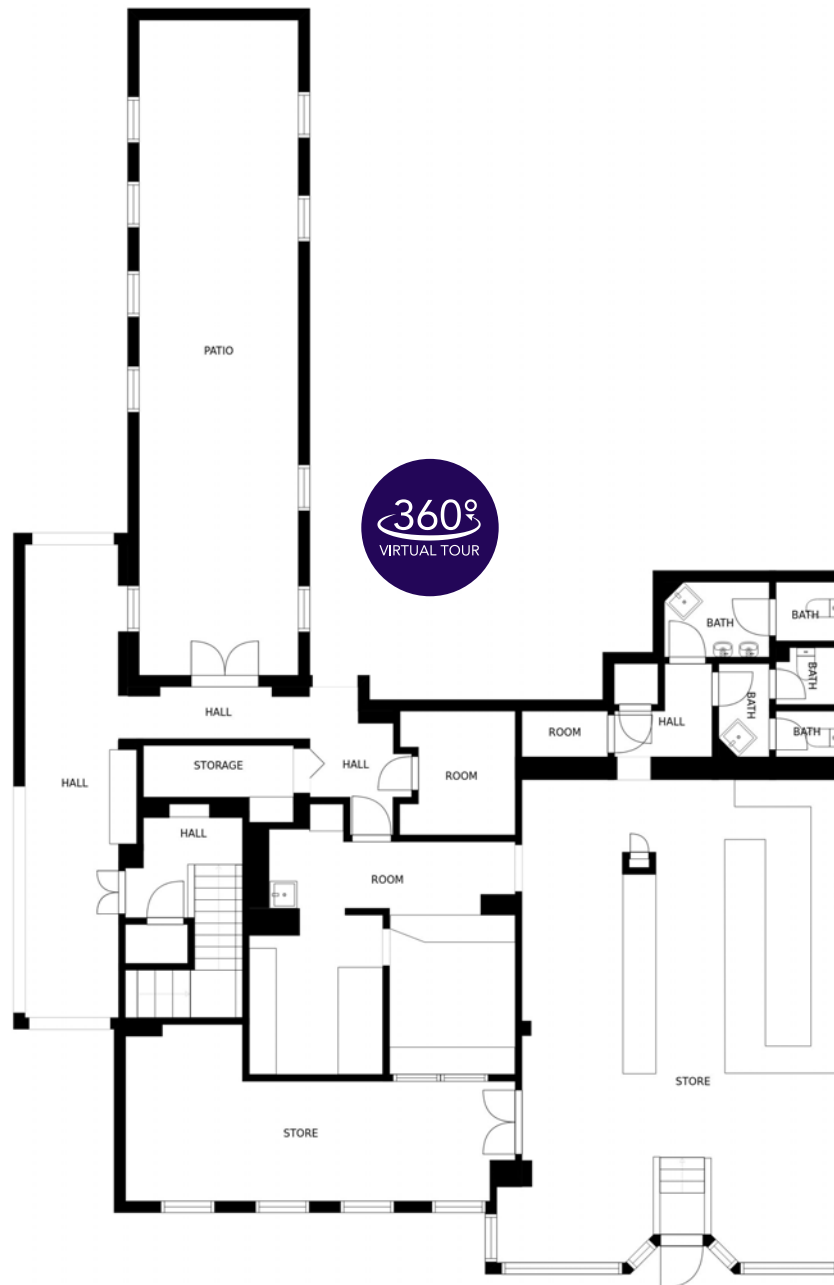
Prime second gen restaurant opportunities for lease at the intersection of Broadway & Thames Street in the center of Baltimore's Fells Point neighborhood. Just steps away from the waterfront and Broadway Market, the spaces are connected to the historic and iconic 80-room high-end boutique hotel.

The Admiral Fell Inn's original brick structure dates from the 1700s, and renovations include new guest rooms and baths, sleek lobby updates featuring local nautical-themed art, fitness center with courtyard access, a fifth-floor banquet space comprising 2,400 square feet of true meeting space, and a boardroom surrounded by a wraparound terrace overlooking the picturesque Belgian block cobblestone of Thames Street and South Broadway.

## Quick Facts

Availability	Immediate
Size	1640 Thames Street: ±4,200 square feet 812 South Broadway: ±2,300 square feet
Gross Rent	Negotiable
Nearby Tenants	   

2024 Demographics	0.5 mile	1 miles	1.5 miles
 POPULATION	9,257	37,242	87,123
 HOUSEHOLDS	5,212	19,132	42,975
 AVG. HH INCOME	\$140,076	\$148,636	\$129,482
 DAYTIME POPULATION	17,152	71,784	173,731
 TRAFFIC COUNT	8,433 AADT (N Broadway)	9,830 AADT (Alicanna St)	





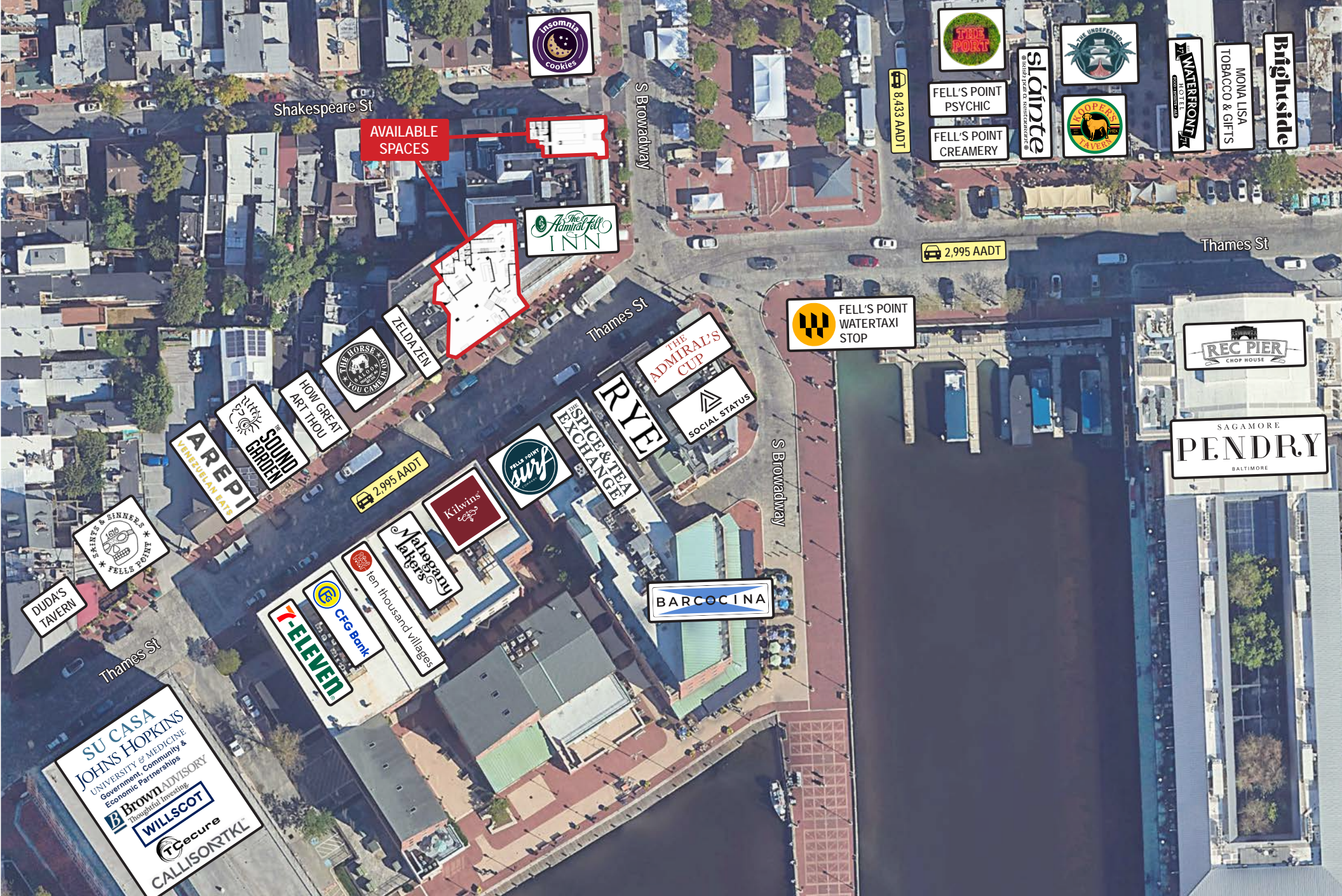














# Interested? Contact:

## Jamie Lanham

✉ [janham@segallgroup.com](mailto:janham@segallgroup.com)

☎ 804.336.2501

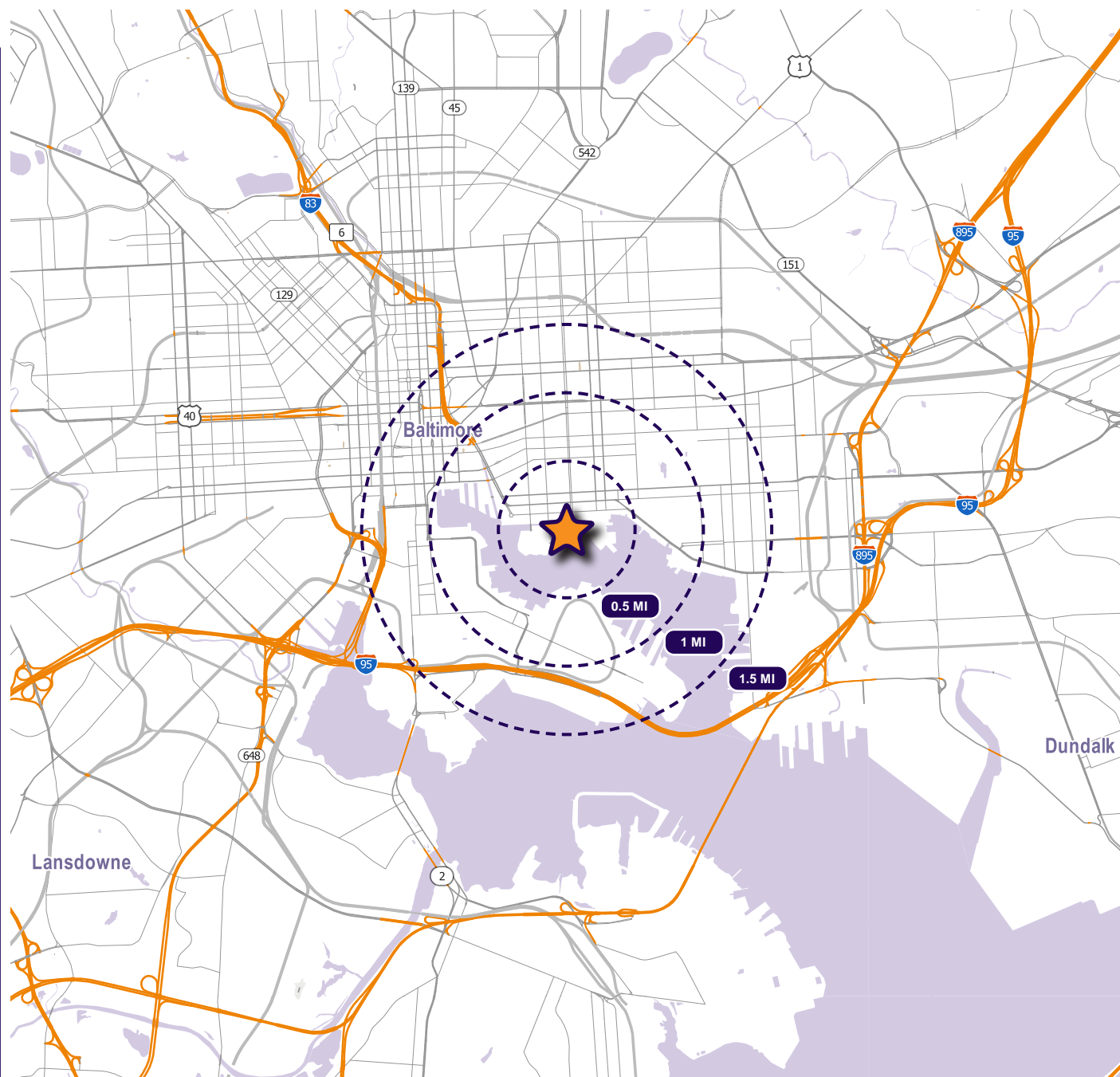
📱 410.336.0138

## Marcelo Grosberg

✉ [mgrosberg@segallgroup.com](mailto:mgrosberg@segallgroup.com)

☎ 410.753.3948

📱 443.927.6100



### Maryland

605 South Eden Street  
Suite 200  
Baltimore, MD 21231  
410.753.3000

### DC • Northern VA

8245 Boone Boulevard  
Suite 800  
Tysons, VA 22182  
202.833.3830

### Richmond

4870 Sadler Road  
Suite 300  
Glen Allen, VA 23060  
804.336.2501

### Online

[www.segallgroup.com](http://www.segallgroup.com)

Member of



**RETAIL  
READY.**