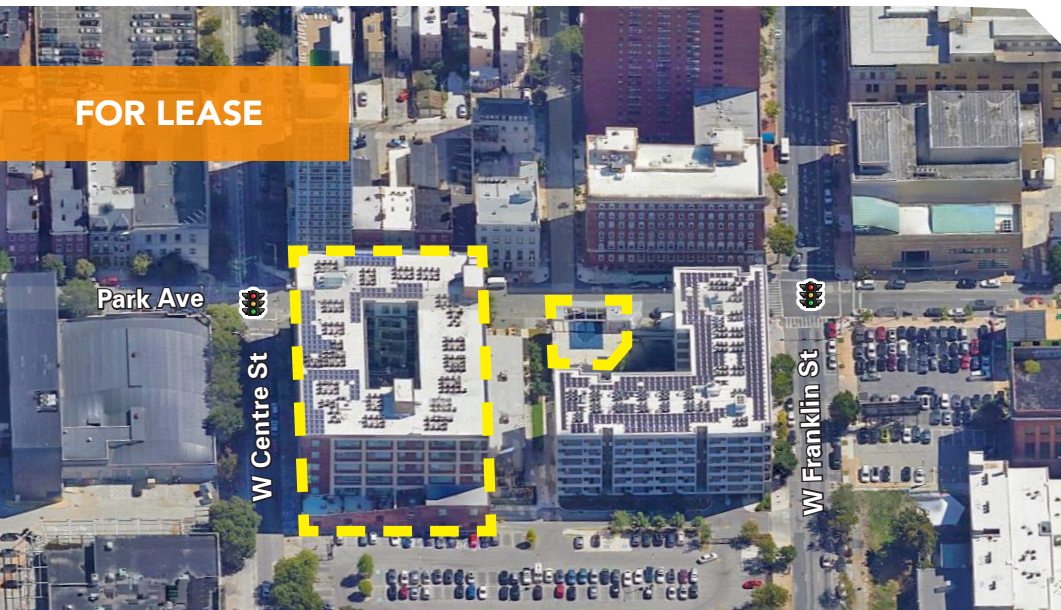


FOR LEASE



segall
GROUP

COMMERCIAL REAL ESTATE

Mount Vernon Marketplace

520 Park Avenue / Baltimore, MD 21201

Overview

The former yoga studio (3,350 sf) at 500 Park Avenue and the former Mount Vernon Marketplace (2,626 - 17,000 sf) is now available for lease. Located in the heart of Baltimore's Mount Vernon neighborhood, the property offers dedicated parking and features a 171 unit apartment complex that sits above and immediately adjacent to the 144 unit Gallery apartments and 98 unit Chesapeake Commons apartments. The project benefits from constant foot traffic, a dense residential base, excellent transit, and proximity to major employers, universities and art institutions.

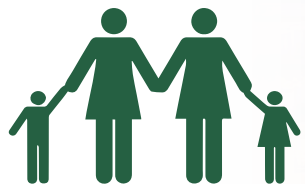
Quick Facts

Availability	Immediate
Size	Former Food Hall: 2,626 - 17,000 sf (demisable) 360° VIRTUAL TOUR Former Yoga Studio: 3,350 sf 360° VIRTUAL TOUR
Rental Rate	Negotiable
Net Charges	CAM - TBD; INS - \$0.58 psf; TAX - \$1.50 psf
Nearby Tenants	CEREMONY COFFEE ROASTERS THE WALTERS ART MUSEUM MARYLAND CENTER FOR HISTORY AND CULTURE ENOCH PRATT free LIBRARY

2025 Demographics	0.25 miles	0.5 miles	0.75 miles
POPULATION	4,589	13,742	28,625
HOUSEHOLDS	3,289	9,233	16,647
AVG. HH INCOME	\$75,272	\$79,116	\$78,785
DAYTIME POPULATION	10,429	65,888	129,777
TRAFFIC COUNT	17,613 AADT (Franklin St)	4,440 AADT (Park Ave)	

MOUNT VERNON

A hip and elegant neighborhood filled with grand old mansions that once belonged to Baltimore's 19th-century industrialists.



3.6 million

Yearly Visits



\$74,493

Average Salary



11,958

Employees

IN THE AREA



The Walters Art Museum

A place where people of every background can be touched by art.

Yearly Visits: 71.6k



Maryland Center for History & Culture

A leading resource of Maryland and U.S. history for educators and lifelong learners using our vast collection of documents, objects, and art.



UMMC Midtown Campus

Flagship hospital that serves more than 120,000 patients annually. They have a deep commitment for improving the health of the people and the communities they serve.



Peabody Institute - Johns Hopkins University

Distance: 0.28 miles

Total Enrollment: 800+



University of Maryland, Baltimore

Distance: 1 mile

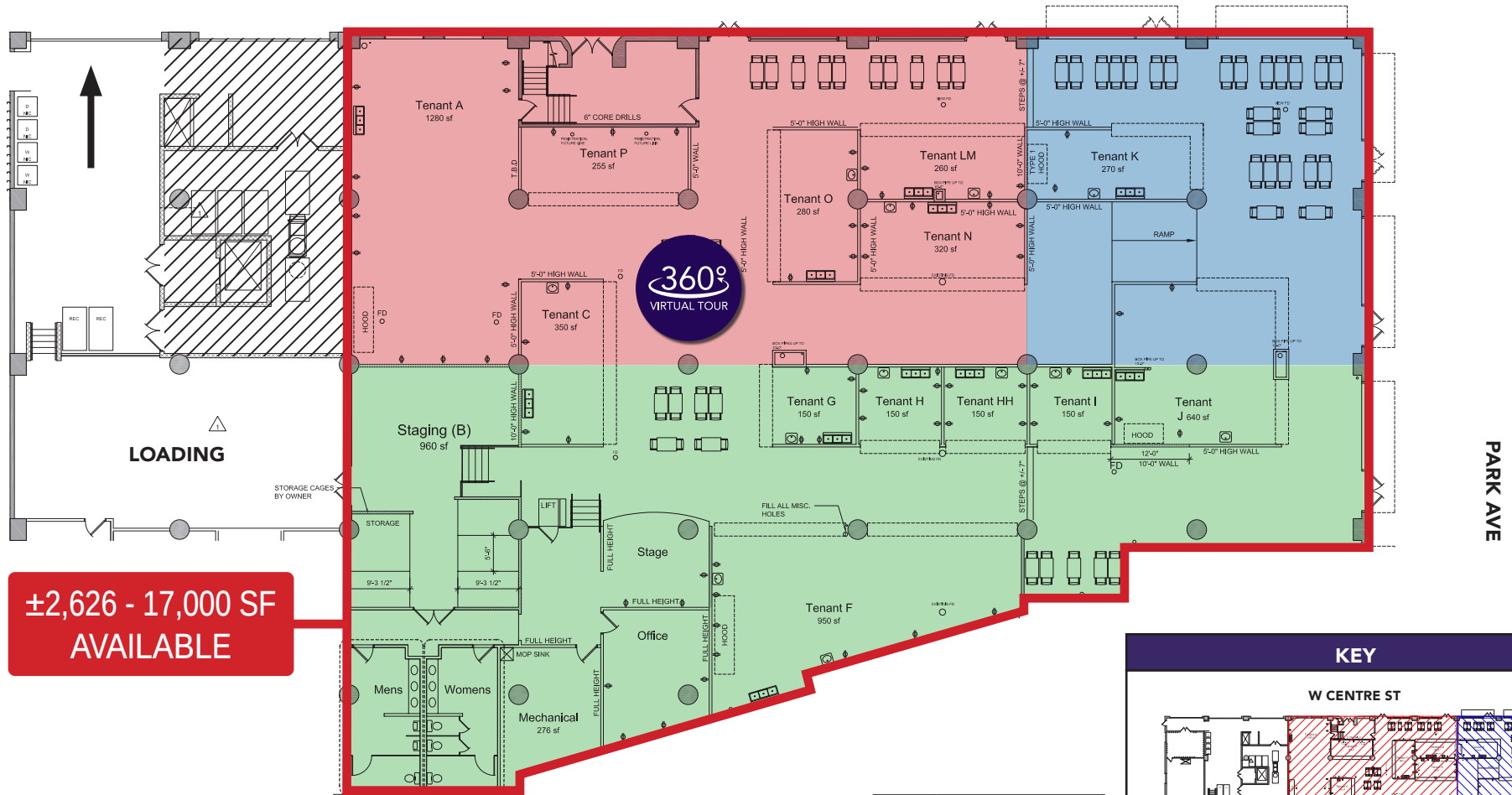
Total Enrollment: 6,636

ANNUAL EVENTS

- Mount Vernon Place Flower Mart
- Washington Monument Lighting
- Summer in the Square

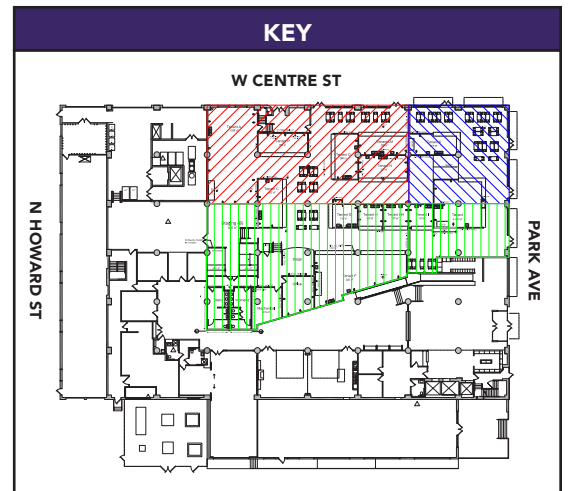


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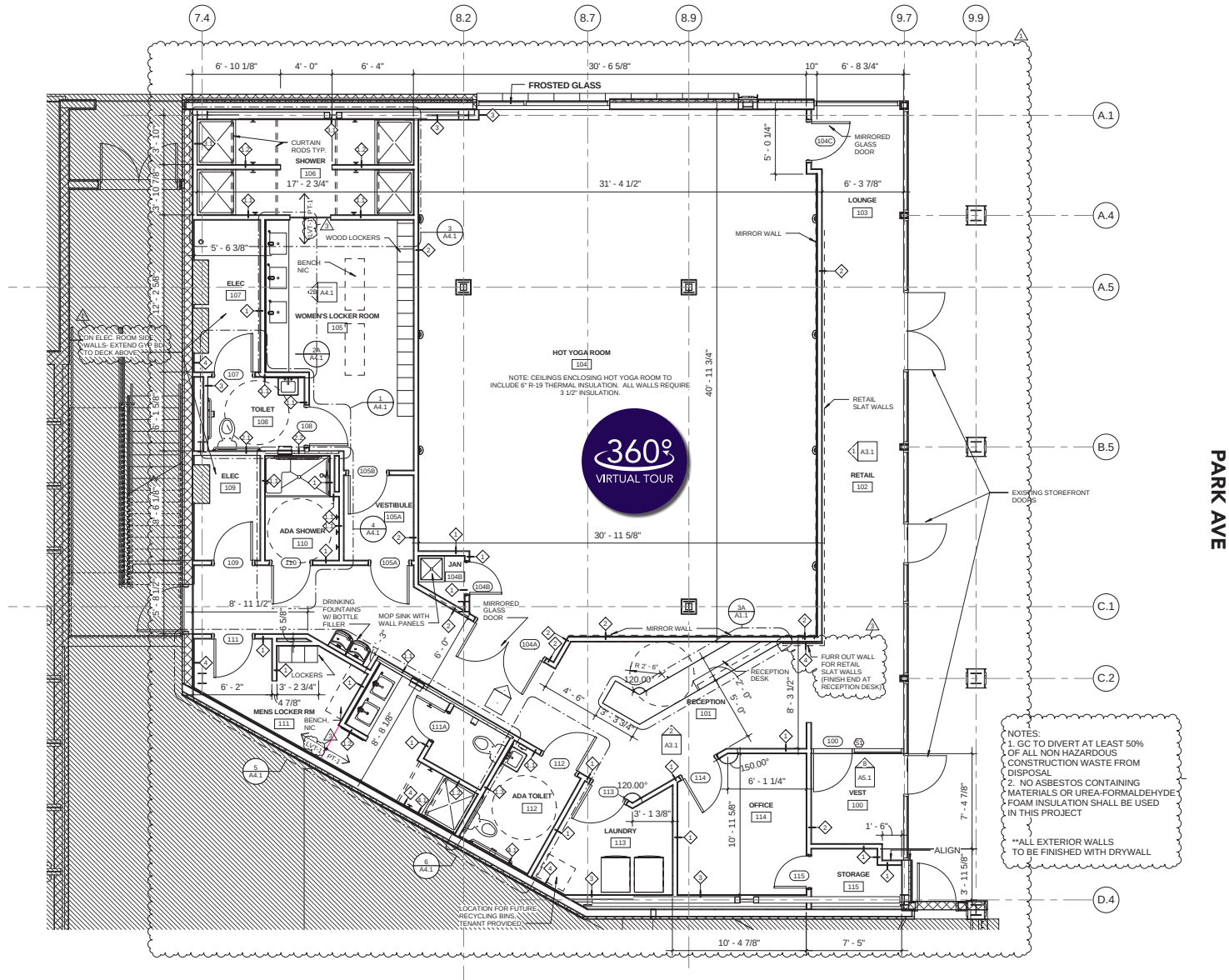


±2,626 - 17,000 SF
AVAILABLE

PROPOSED DEMISING OPTIONS	
●	±5,285 SF
●	±2,626 SF
●	±7,156 SF

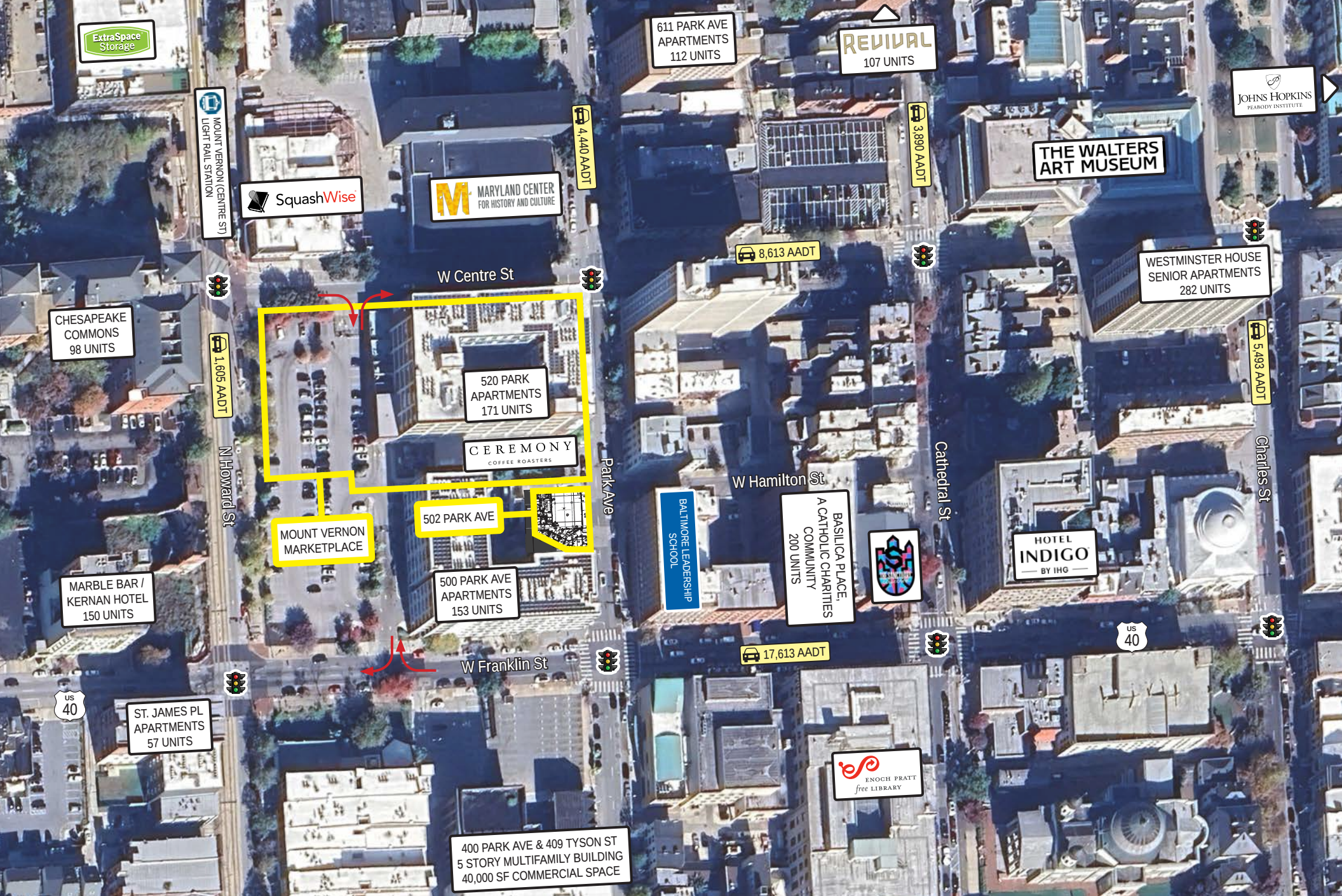


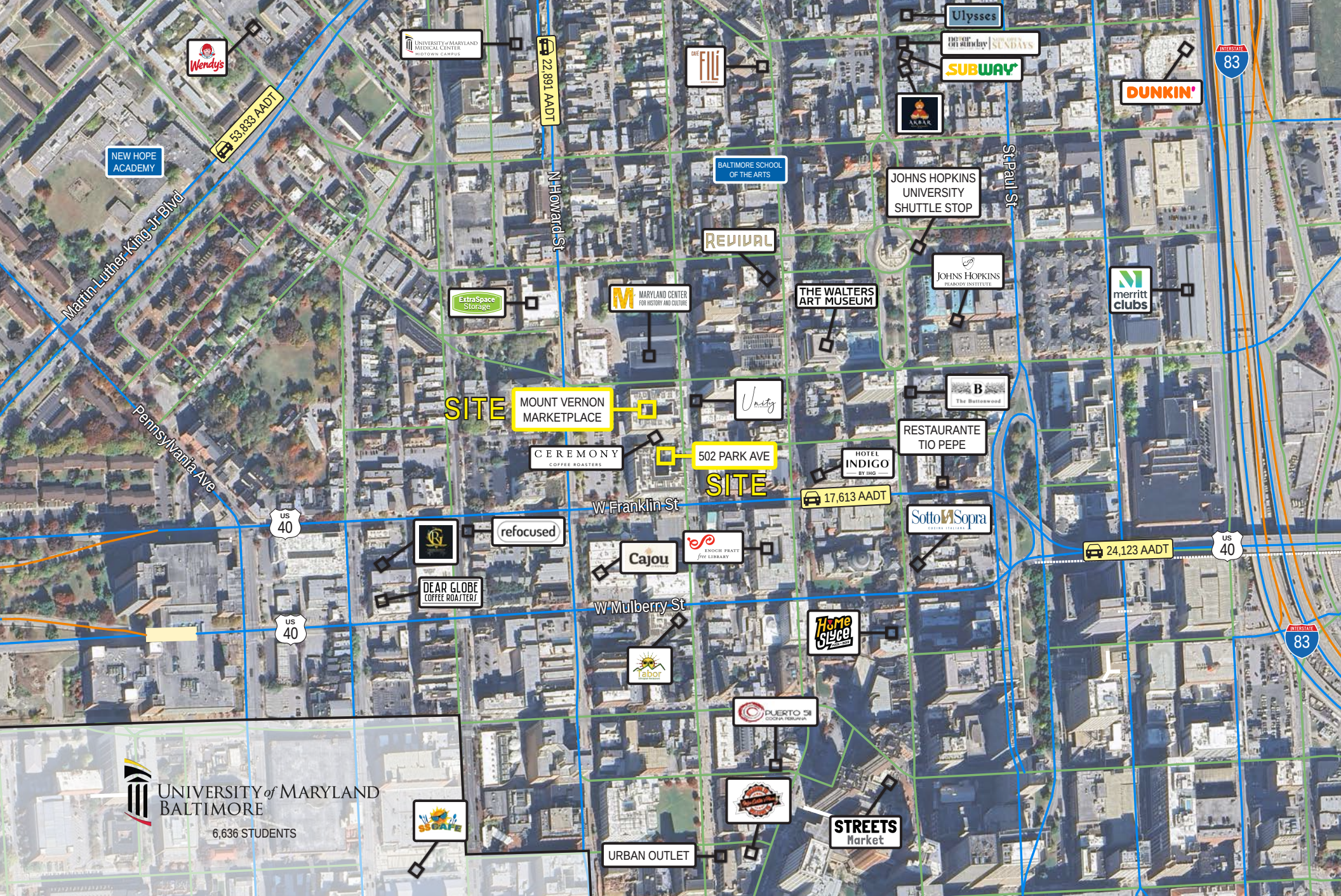
ORIGINAL PLAN, NOT AS-BUILT



GROUND FLOOR PLAN

1/4" = 1'-0"





Jamie Lanham

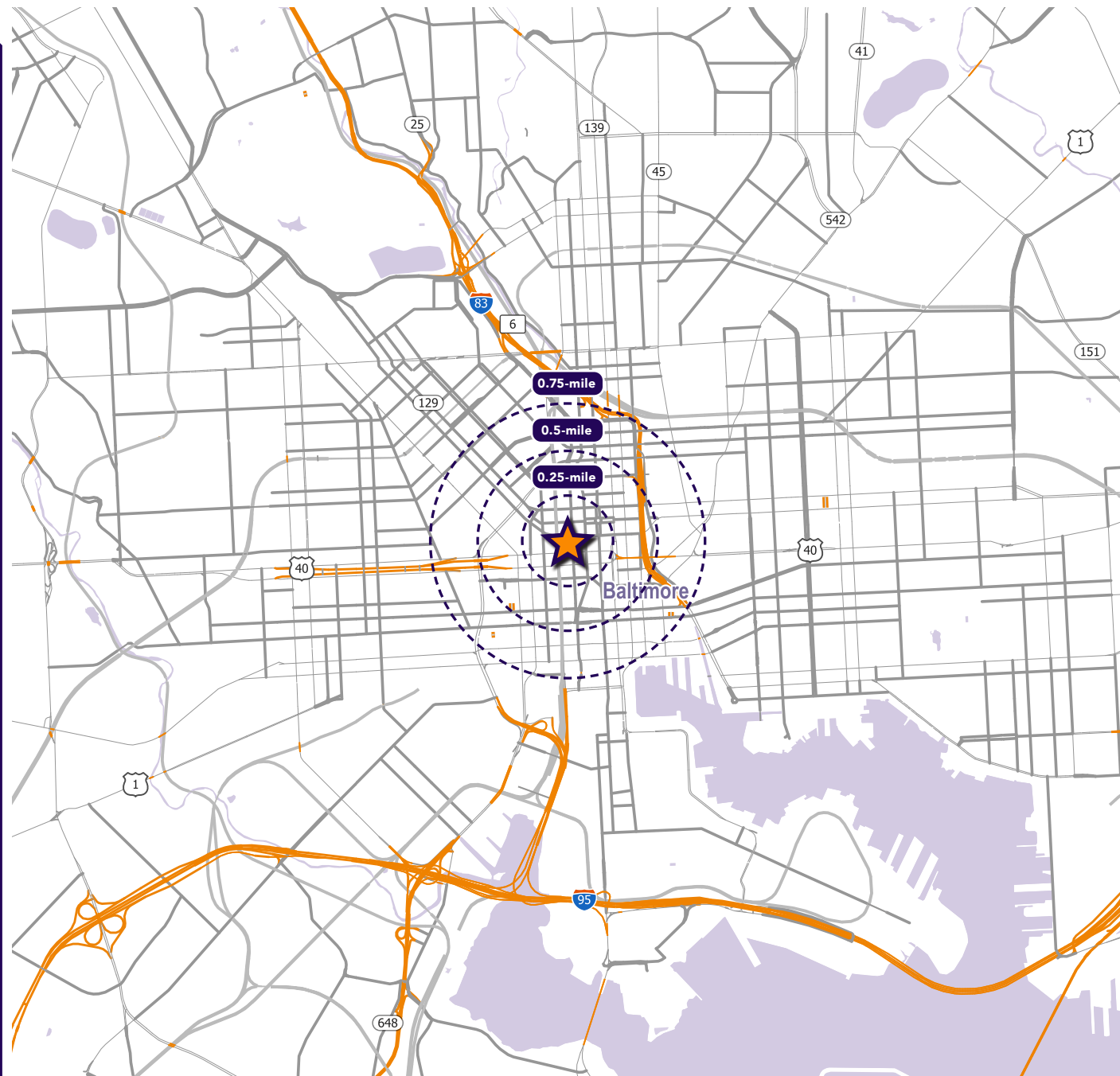
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