

FOR LEASE

1,958 SF

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2 - 4 East Preston Street

Baltimore, MD 21202

Overview

Approximately 1,958 square feet of street level 2nd generation restaurant space available. Located at the intersection of N. Charles and E. Preston Streets, 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 Chipotle, Smoothie King, and Subway.

Quick Facts

Availability	Immediate
Size	1,958 square feet
Rental Rate	\$20.00 psf gross + utilities
Walking Score	96
Transit Score	96

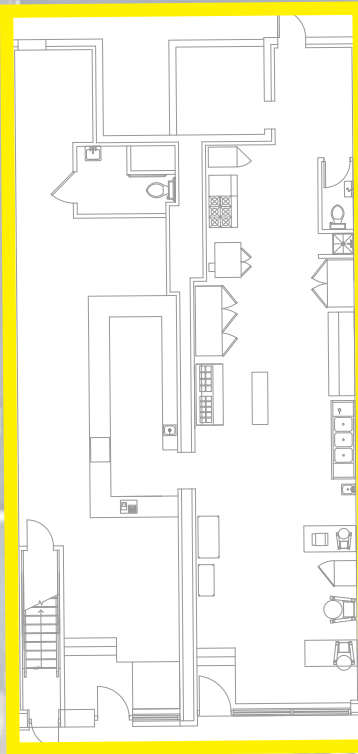
2025 Demographics	0.5 mile	1 mile	1.5 miles
 POPULATION	13,402	46,793	90,874
 HOUSEHOLDS	7,987	24,505	45,491
 AVG. HH INCOME	\$89,235	\$78,402	\$77,909
 DAYTIME POPULATION	32,888	103,729	224,088
 TRAFFIC COUNT	5,933 AADT (East Preston Street)	5,493 AADT (North Charles Street)	

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COMMERCIAL REAL ESTATE



N CHARLES ST

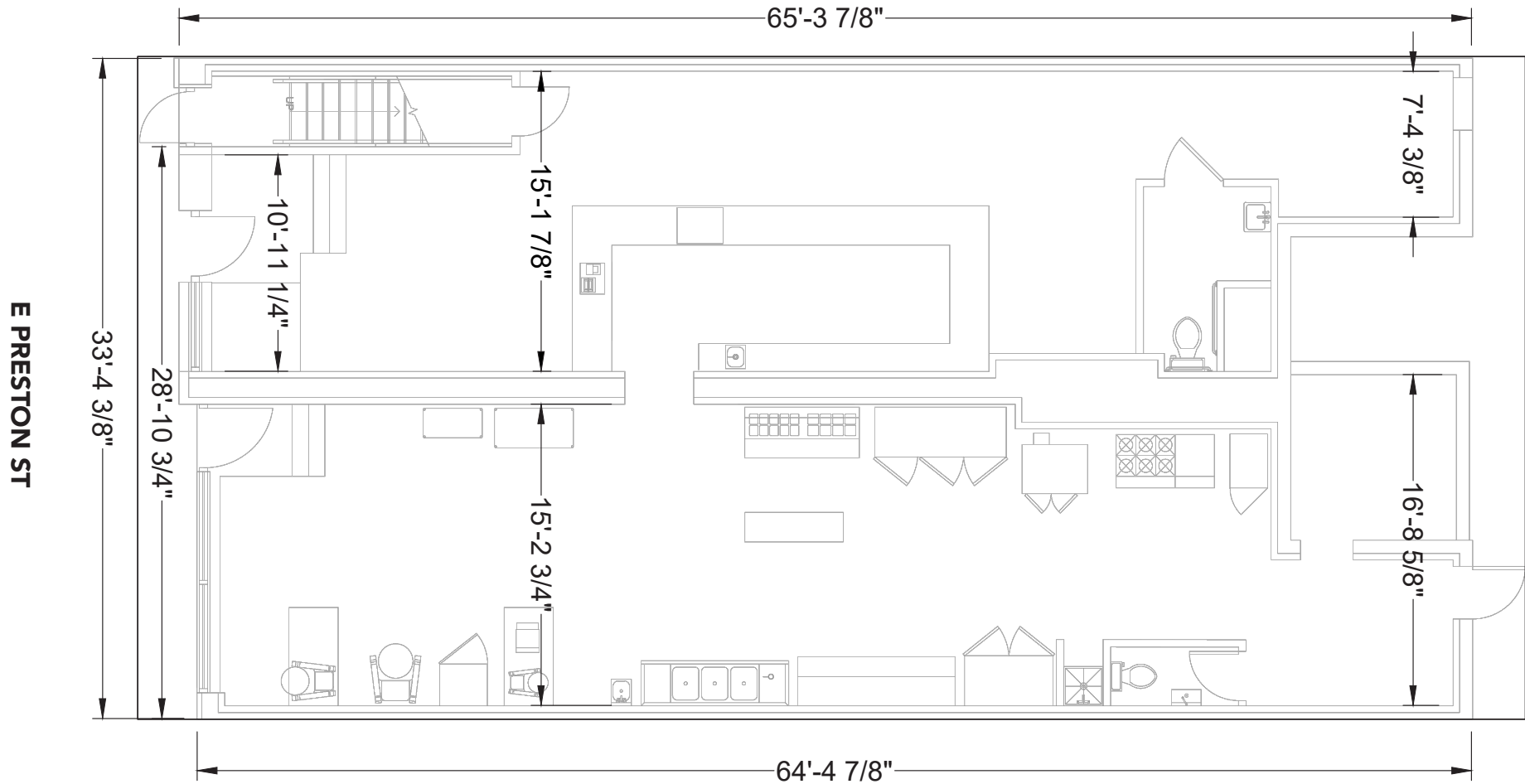


E PRESTON ST





N CHARLES ST





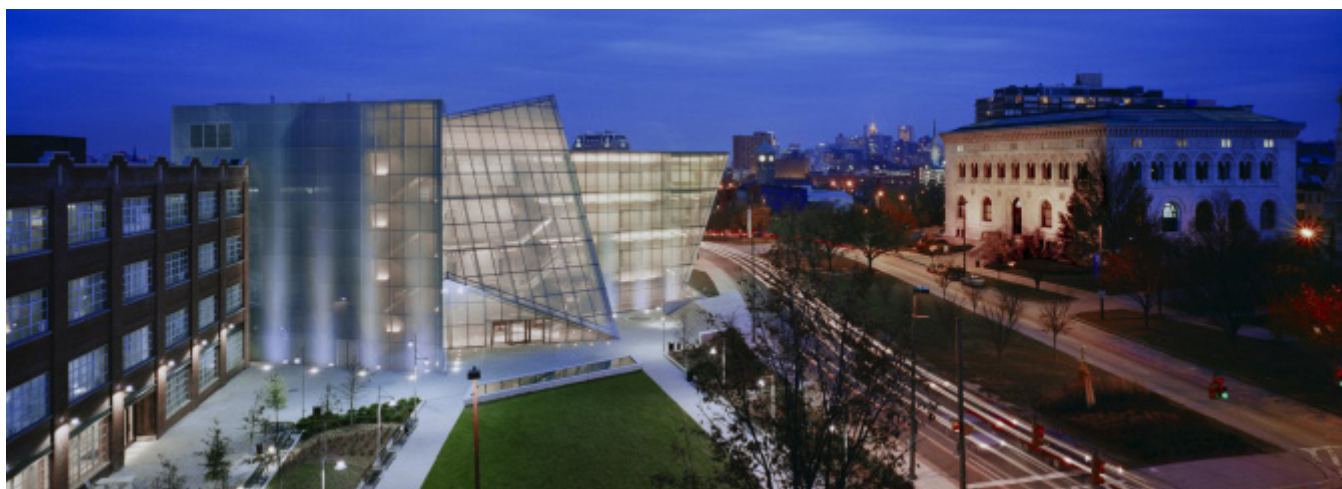
Student & Employee Profile 2024 - 2025

Total Enrollment: 1,687

Undergraduate	1,191
Graduate	496
Female	75.6%
Male	24.4%
Full-time	80.8%
Part-time	19.2%
Maryland Resident	26%
Out-of-State	51%
International	23%
Student-Faculty Ratio	9:1

Residential Profile:

- There are 3 on-campus residence halls



Student & Employee Profile Fall 2025

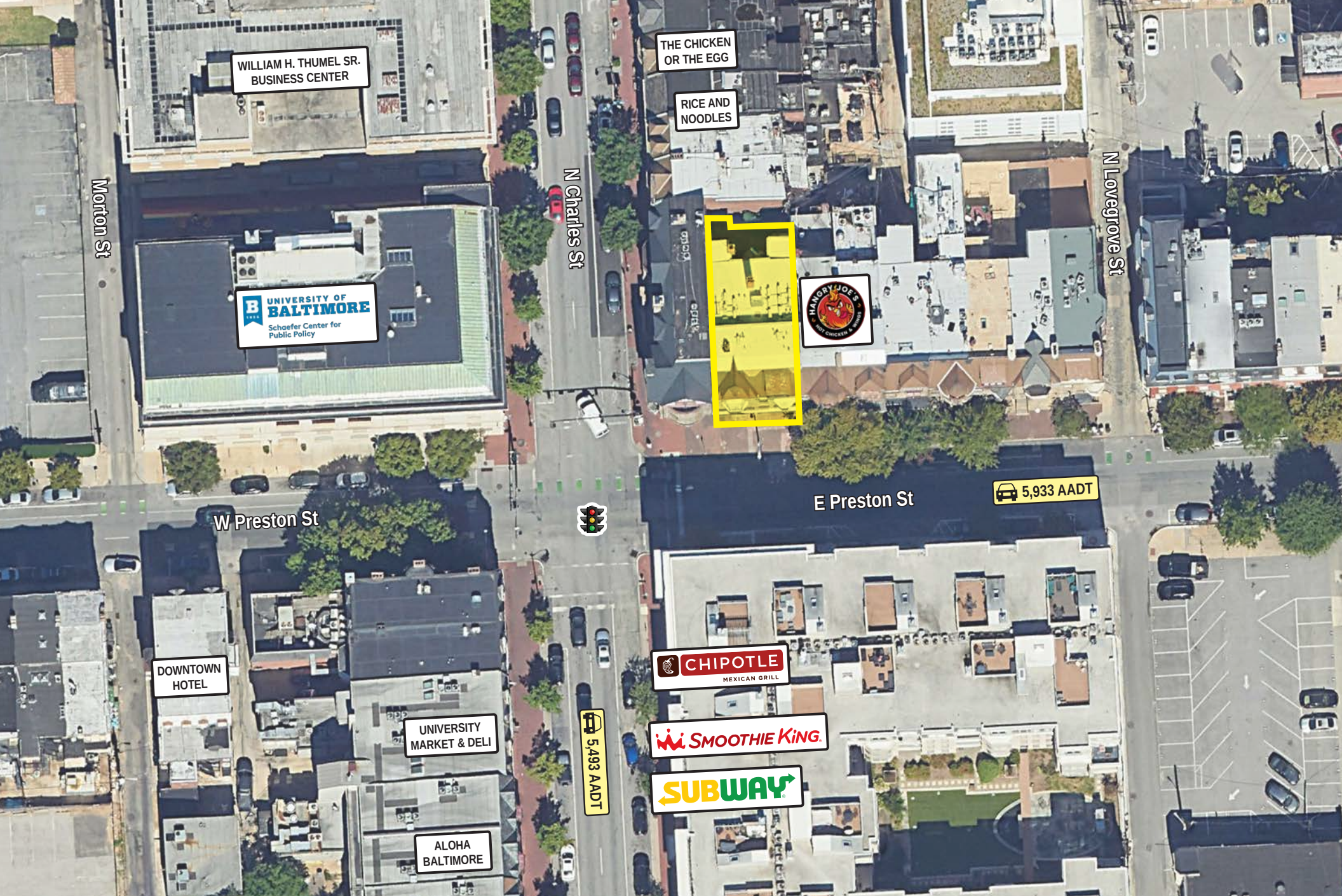
Total Enrollment: 3,168

Undergraduate	1,127
Graduate	1,004
Law	746
Female	61%
Male	38%
Full-time	58%
Part-time	42%
Maryland Resident	84%
Out-of-State	16%
International	3%
Student-Faculty Ratio	11:1

Residential Profile:

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







Interested? Contact:

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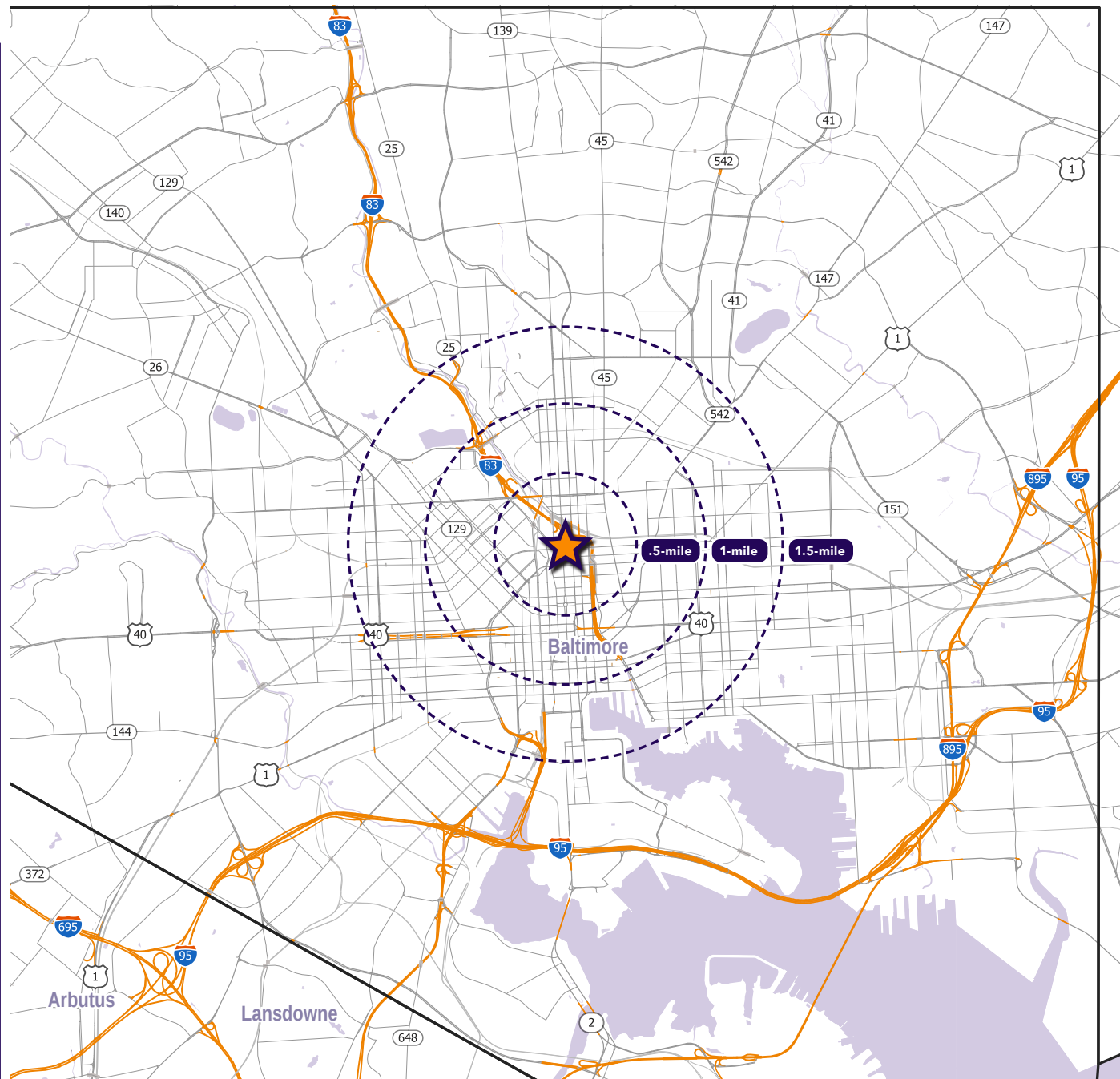
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