

FOR LEASE



W Franklin St

segall
GROUP

COMMERCIAL REAL ESTATE

415 W Franklin Street

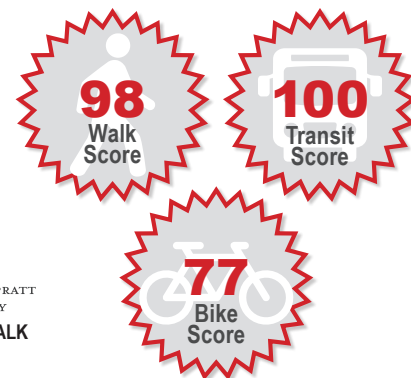
Baltimore, MD 21201

Overview

Approximately 1,000 square feet of street-level retail space adjacent to Dunkin' at the signalized corner of W. Franklin Street and N. Paca Street. The site sits on the western edge of Mount Vernon, and within walking distance of the Walters Art Museum, the Peabody Institute, UMMC Midtown Campus, University of Maryland, Baltimore (6,636 students), and the recently renovated Lexington Market. The property has 13 on-site parking spaces, accessible from both Franklin and Paca, making the space a great opportunity for a small-format QSR operator to capture lunch and dinner traffic to complement Dunkin's morning business.

Quick Facts

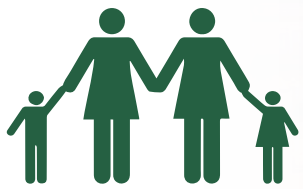
Availability	Immediate
Size	1,013 square feet
Rental Rate	\$25.00 psf
Net Charges	\$11.19 psf NNN
Nearby	



2025 Demographics	0.25 mile	0.5 mile	1 mile
POPULATION	2,922	14,083	44,920
HOUSEHOLDS	1,835	8,805	24,813
AVG. HH INCOME	\$76,651	\$73,614	\$84,813
DAYTIME POPULATION	13,252	63,981	136,650
TRAFFIC COUNT	17,050 AADT (Franklin St)	11,650 AADT (Paca St)	

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

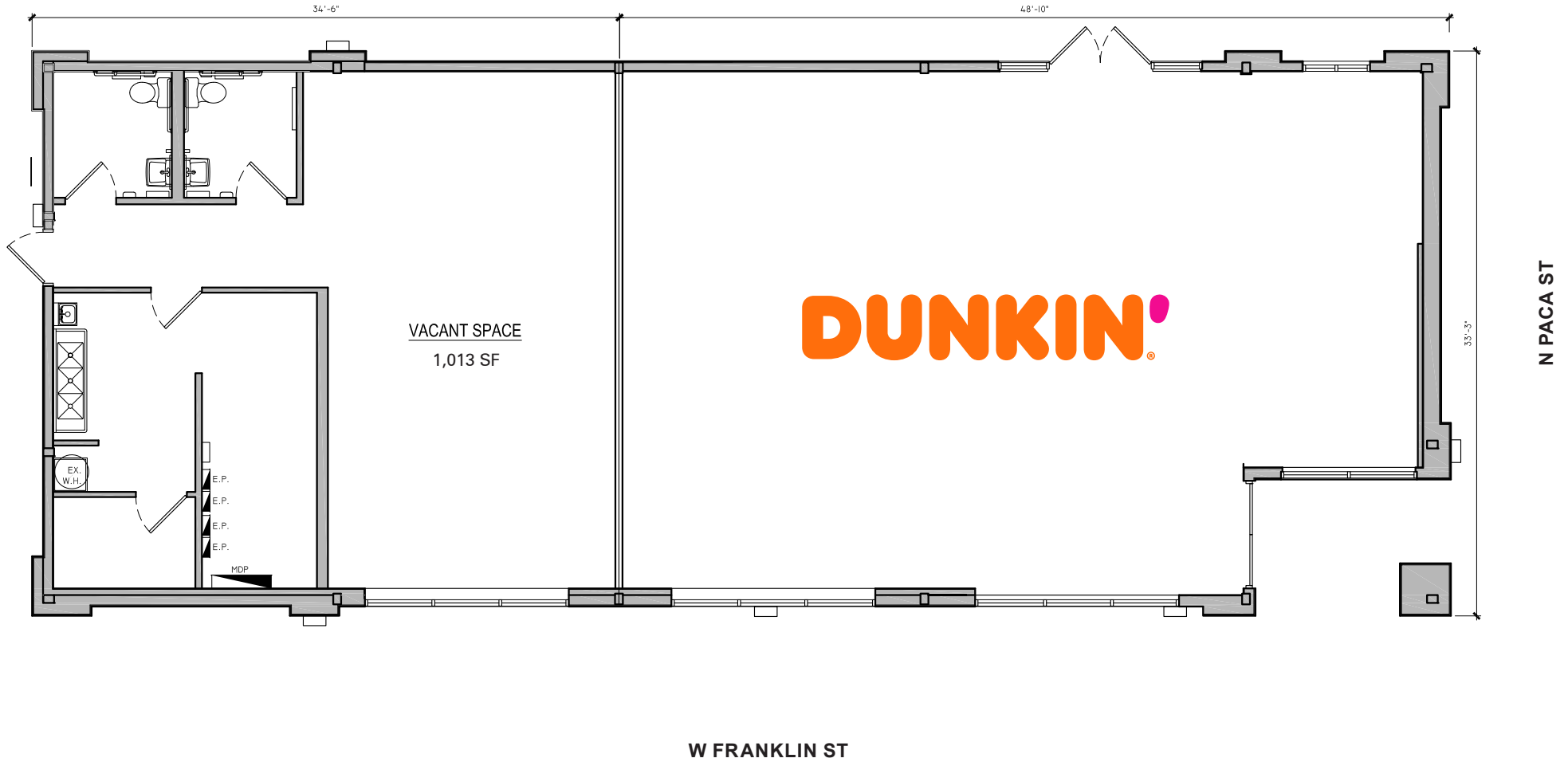
ANNUAL EVENTS

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

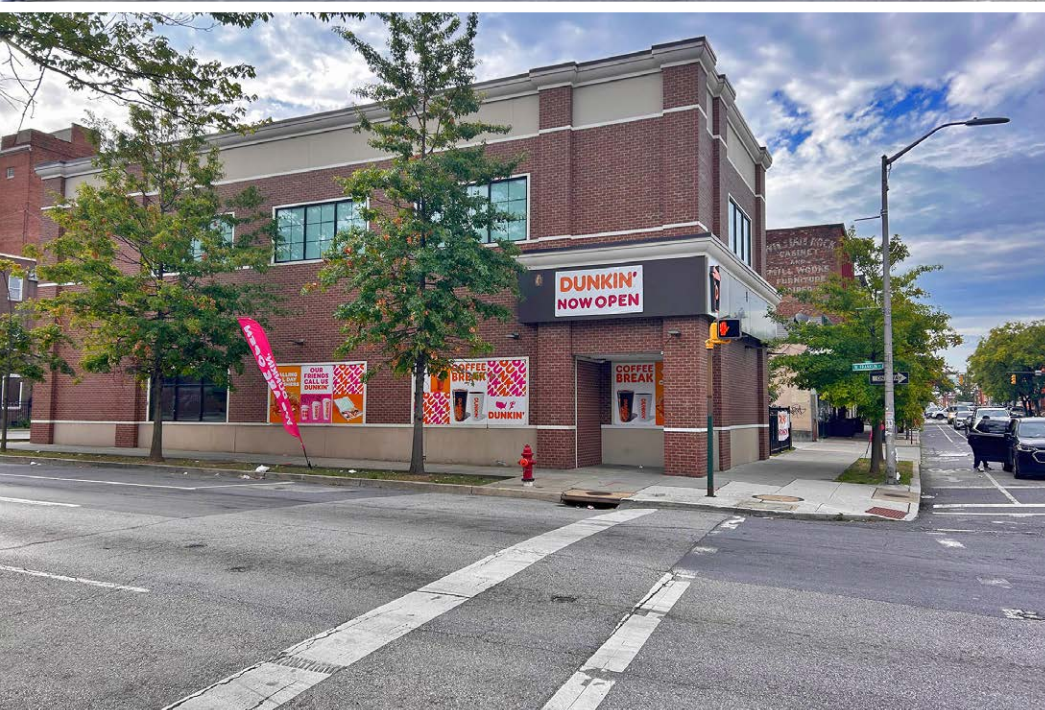




PARKING LOT

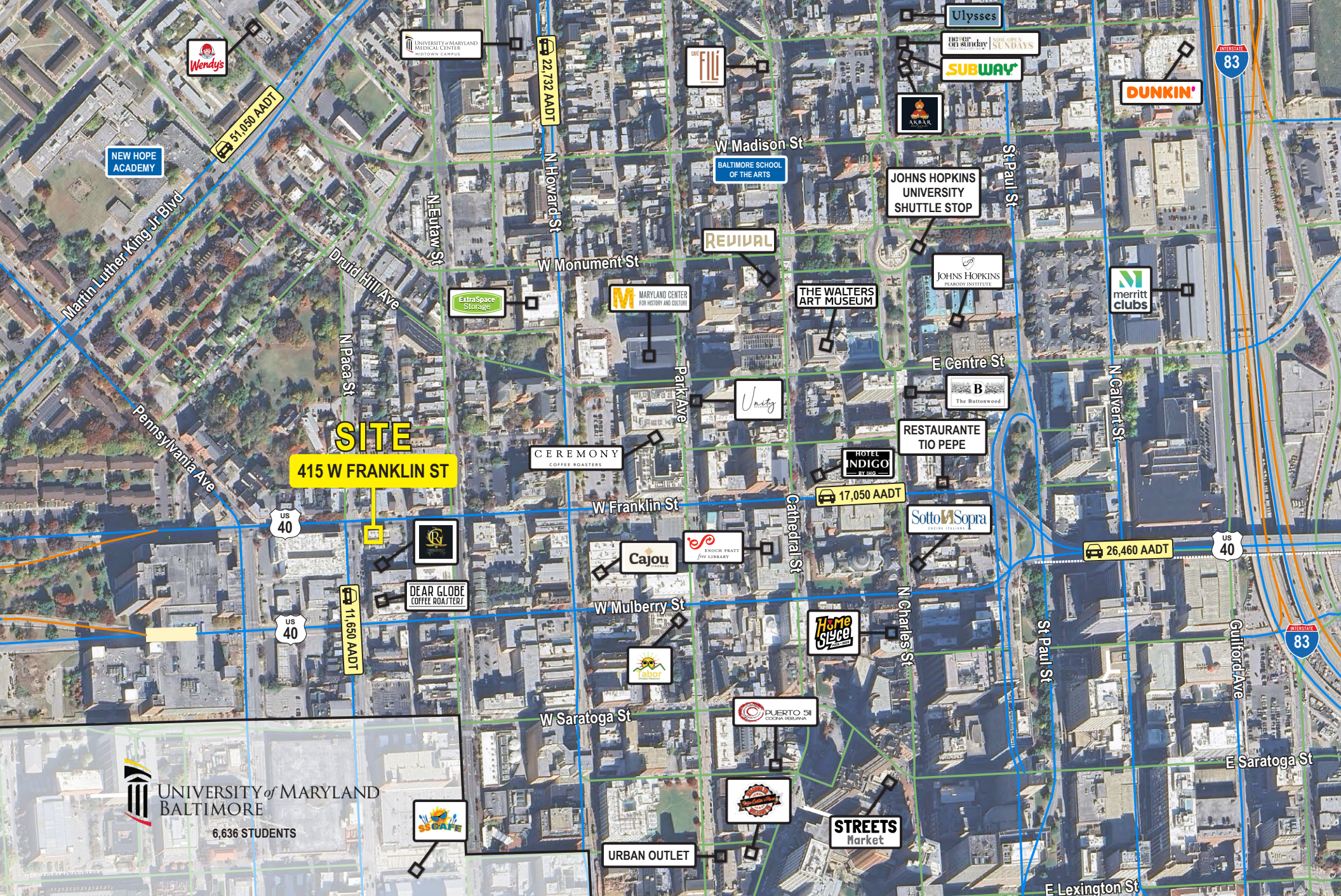












Interested? Contact:

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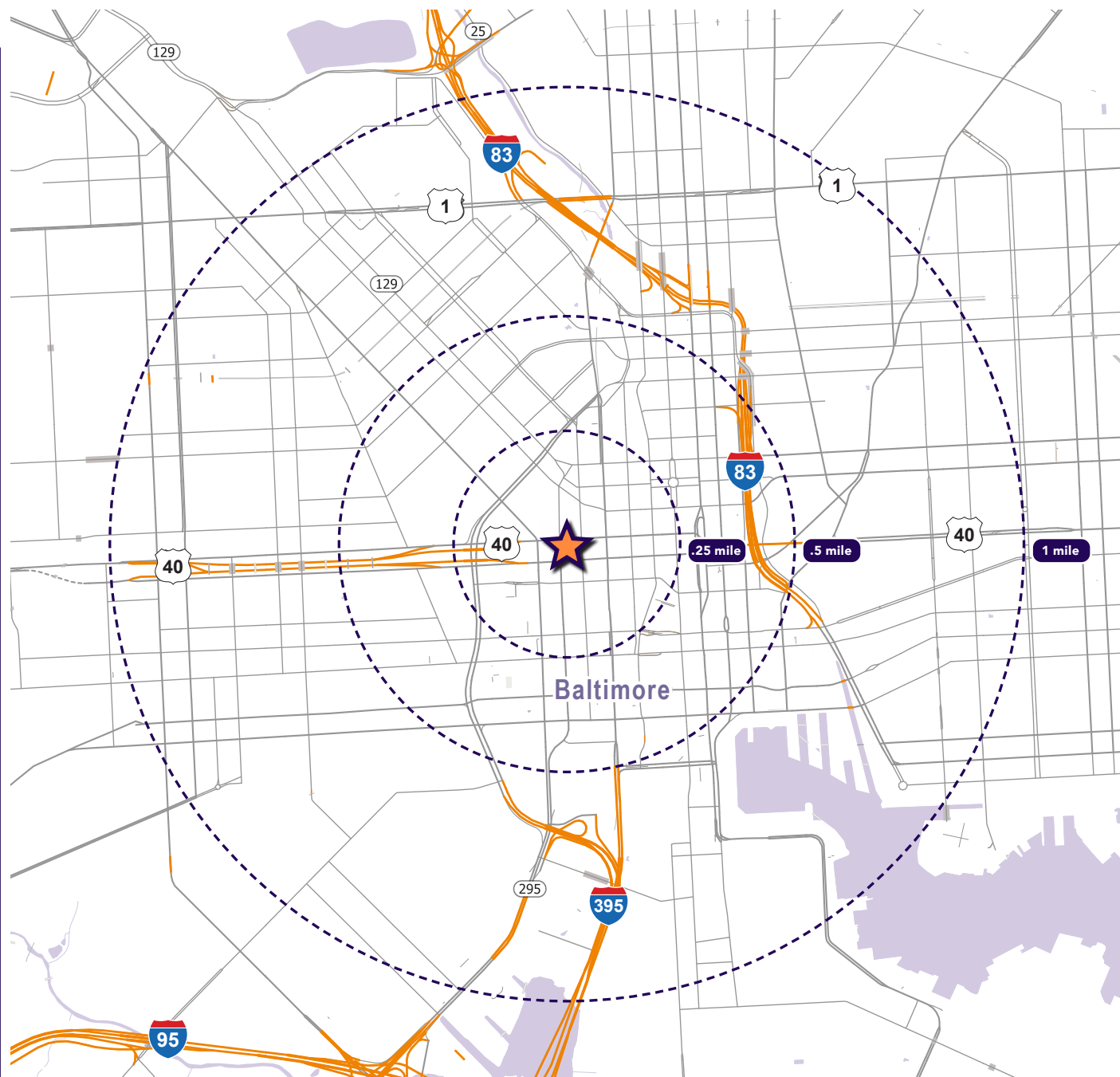
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