



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- 1,785 SF - 8,068 SF Available
- Ground Floor Retail of a 99-unit luxury condominium building
- Located in immediate proximity to the University of Baltimore with over 4,500 students
- Adjacent to the University of Baltimore Law Center, Meyerhoff Symphony Hall, Lyric Opera House, Peabody Conservatory, Walters Art Museum and MICA (Maryland Institute of Art)

**ALEX SHEARER**

ashearer@klnb.com | 443-632-2081

**JOE MEKULSKI**

jmekulski@klnb.com | 443-632-1343





# SITE PLAN

# NORTH CHARLES PLAZA

1209 N. CHARLES STREET, BALTIMORE, MD 21201, BALTIMORE CITY



ALEX SHEARER

ashearer@klnb.com | 443-632-2081

JOE MEKULSKI

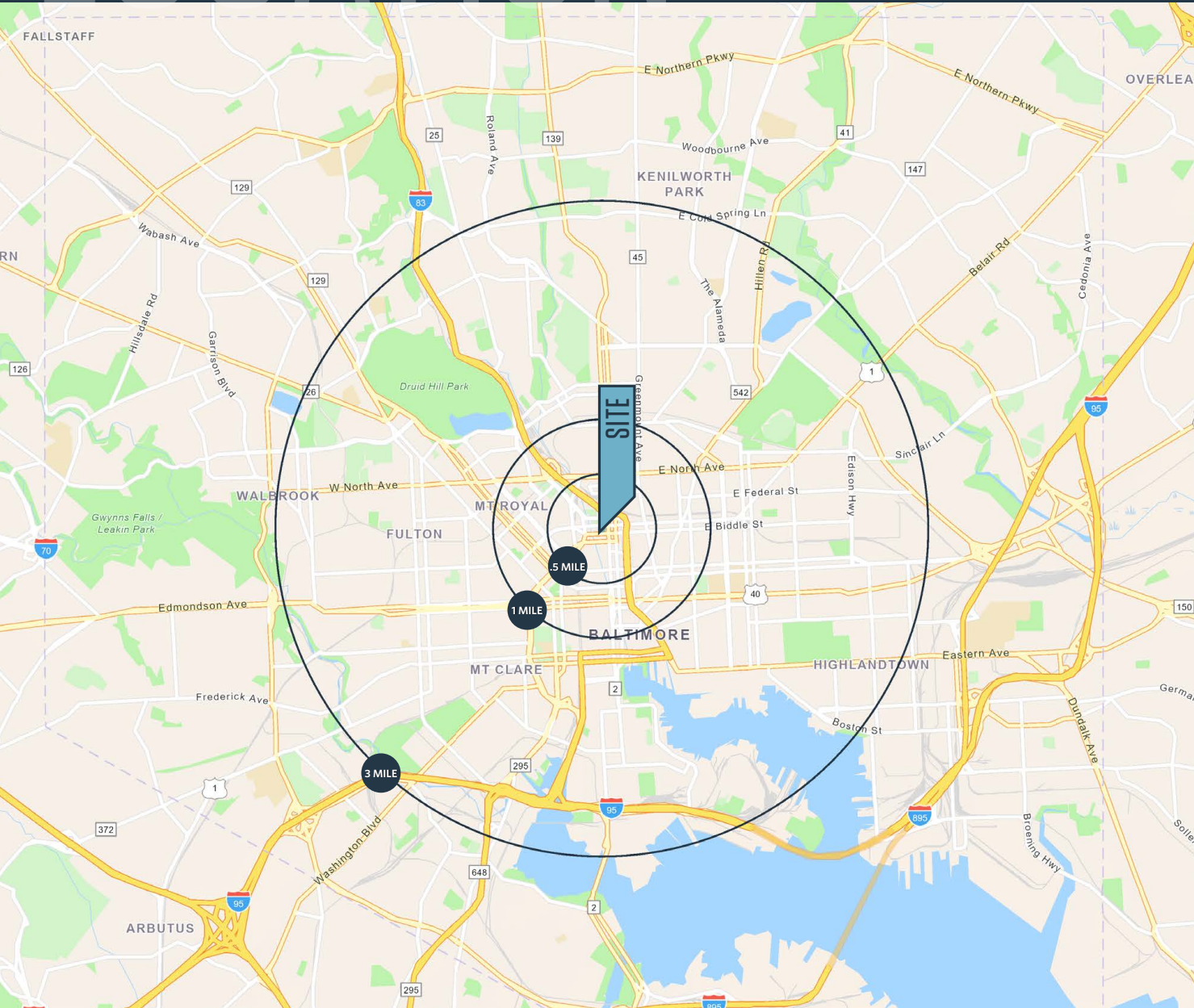
jmekulski@klnb.com | 443-632-1343



# LOCATION

# NORTH CHARLES PLAZA

1209 N. CHARLES STREET, BALTIMORE, MD 21201, BALTIMORE CITY



## AVAILABILITIES:

- 1,785 SF [2<sup>nd</sup> Gen Café]
- 2,082 SF [2<sup>nd</sup> Gen Restaurant]: 200 Amp Service
- 2,921 SF: 400 Amp Service
- 3,065 SF: 400 Amp Service

## DEMOGRAPHICS | 2025:

	.5-MILE	1-MILE	3-MILE
Population	12,930	46,147	275,044
Daytime Population	24,585	82,010	384,493
Households	7,468	24,709	130,745
Average HH Income	\$85,364	\$71,317	\$92,163

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

N. Charles Street	5,493 ADT
St. Paul's Street	8,893 ADT
I-83	54,143 ADT

**ALEX SHEARER**

ashearer@klnb.com | 443-632-2081

**JOE MEKULSKI**

jmekulski@klnb.com | 443-632-1343





# NORTH CHARLES PLAZA

1209 N. CHARLES STREET, BALTIMORE, MD 21201, BALTIMORE CITY

## FOR MORE INFORMATION, PLEASE CONTACT:

### ALEX SHEARER

ashearer@klnb.com  
443-632-2081

### JOE MEKULSKI

jmekulski@klnb.com  
443-632-1343

100 West Road, Suite 505, Towson, MD 21204

.....

**klnb.com**

 [facebook.com/KLNB](https://facebook.com/KLNB)

 [linkedin.com/company/klnb](https://linkedin.com/company/klnb)

 [instagram.com/klnbllc](https://instagram.com/klnbllc)

**CLICK TO VIEW PROPERTY WEBSITE**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.