



NEARBY RETAILERS



RETAIL FOR LEASE

- 1,975 SF second generation café space available.
- 2,700 SF second generation fitness space available with fully finished basement space.
- Space located directly off Light Street [9,345 ADT] in the heart of the Federal Hill neighborhood.
- Dense residential population.

MICHAEL GINSBURG

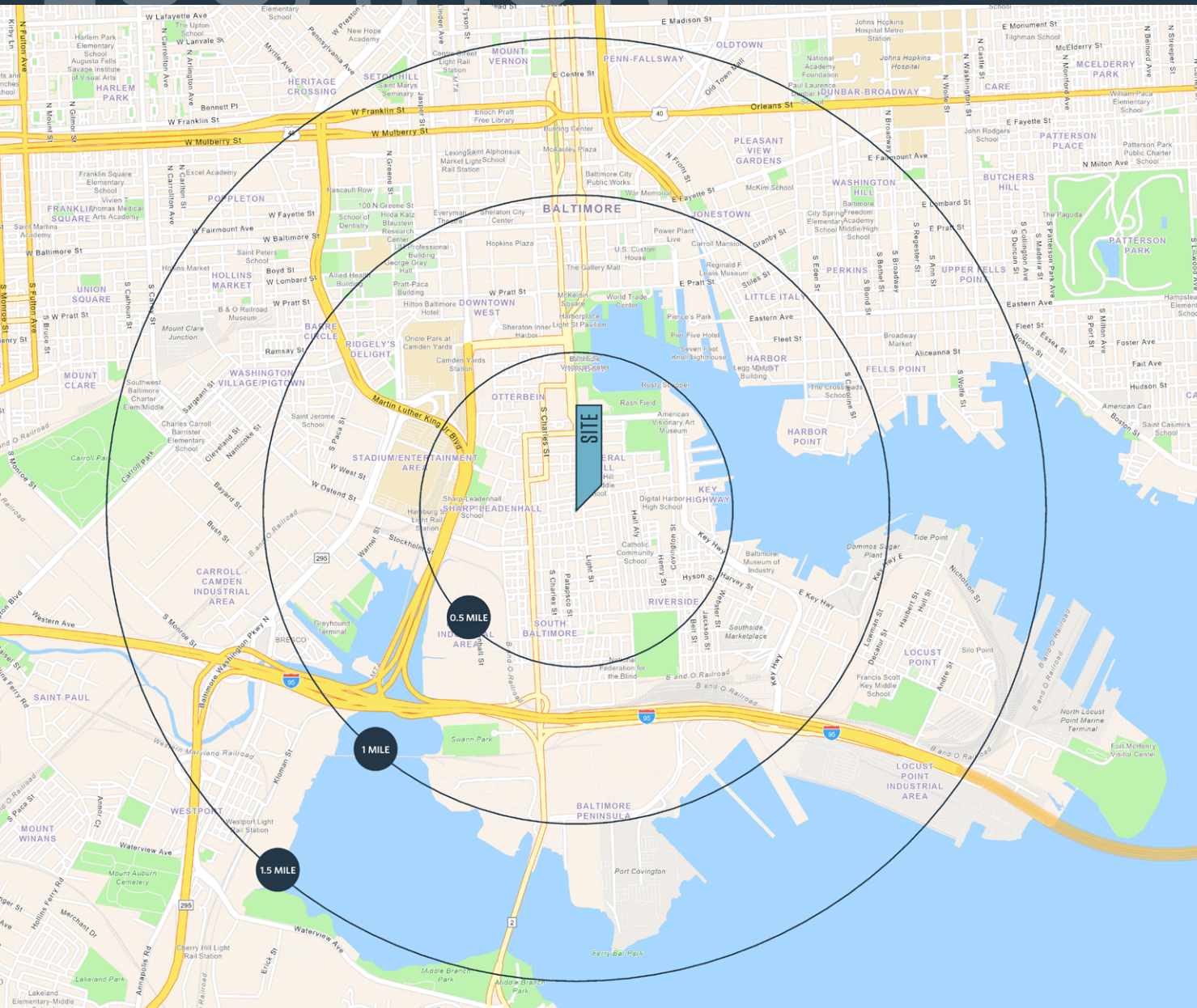
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1108-1118 LIGHT STREET

1108-1118 LIGHT STREET, BALTIMORE, MD 21230, BALTIMORE CITY



PROPERTY HIGHLIGHTS:

- 1,975 SF 2nd generation café
- 2,700 SF 2nd generation fitness space [fully finished basement]

DEMOGRAPHICS | 2023:

| 0.5-MILE | 1-MILE | 1.5-MILE |
|--------------------|-----------|-----------|
| Population | | |
| 14,410 | 27,743 | 57,777 |
| Daytime Population | | |
| 12,601 | 79,174 | 162,103 |
| Households | | |
| 7,537 | 15,674 | 31,345 |
| Average HH Income | | |
| \$167,422 | \$151,290 | \$125,116 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Light St 9,345 ADT

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MARKET

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BIRDSEYE

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