

# ART HOUSE

1920 MARYLAND AVE, BALTIMORE, MD 21218

RETAIL SPACE  
FOR LEASE



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The ART House project will create a new 6-story mixed-use building on an existing surface parking lot in the heart of the Station North Arts & Entertainment District. This is located one-block off the North Avenue retail corridor in a transit-rich location proximal to (2) metros, an Amtrak station, and an abundance of bus routes and bike lanes. The building will consist of 5 stories of wood-framed residential construction, to include 160 apartment units overtop a concrete podium, which will house community gathering space, management offices, a telework lounge, a fitness center, and covered parking. The Art House project will facilitate a significant expansion of Graffiti Alley, adding 320 feet of creative space along the north wall of 19.5th Street. This project will not only enhance the artistic vibrancy of the area but also attract visitors from throughout the region, boosting local tourism and supporting the economic growth of the community. There will be 11,750 rentable square feet of commercial space which can accommodate a mix of artist studios, makerspace, and ground floor retail.





Maryland Ave

ART HOUSE

Positioned prominently to the east, the available retail spaces offer a unique vantage point adjacent to the vibrant Graffiti Alley, with prime visibility from Maryland Avenue. Channel-lit signage, designed for pedestrian visibility, will be integrated into the metal bands above each storefront.

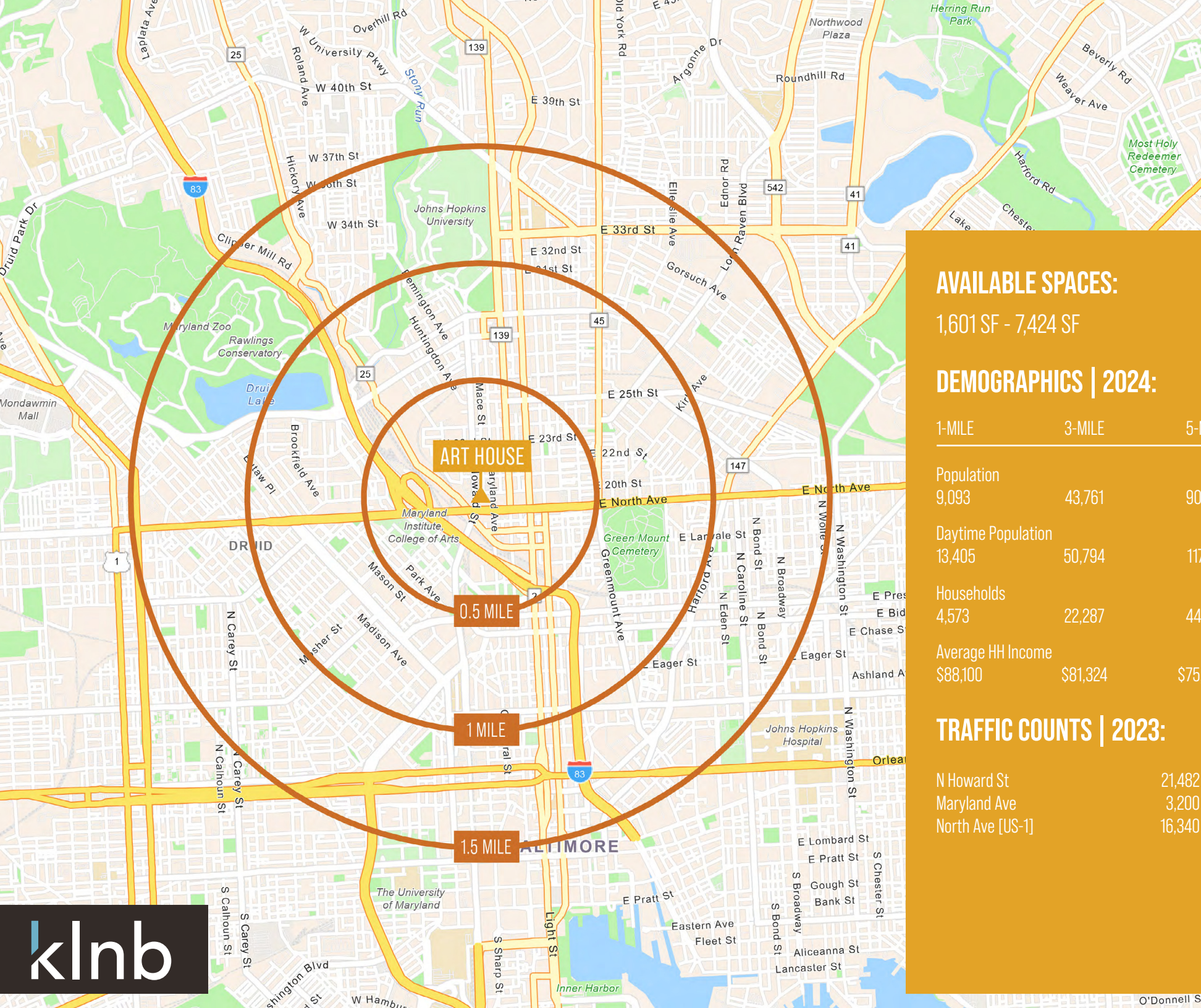




N Howard Street

At the N Howard & 20th Street intersection, prominently placed signage opportunities offer excellent visibility for retail tenants. The high traffic count of 21,482 ADT ensures significant customer exposure.





AVAILABLE SPACES:

1,601 SF - 7,424 SF

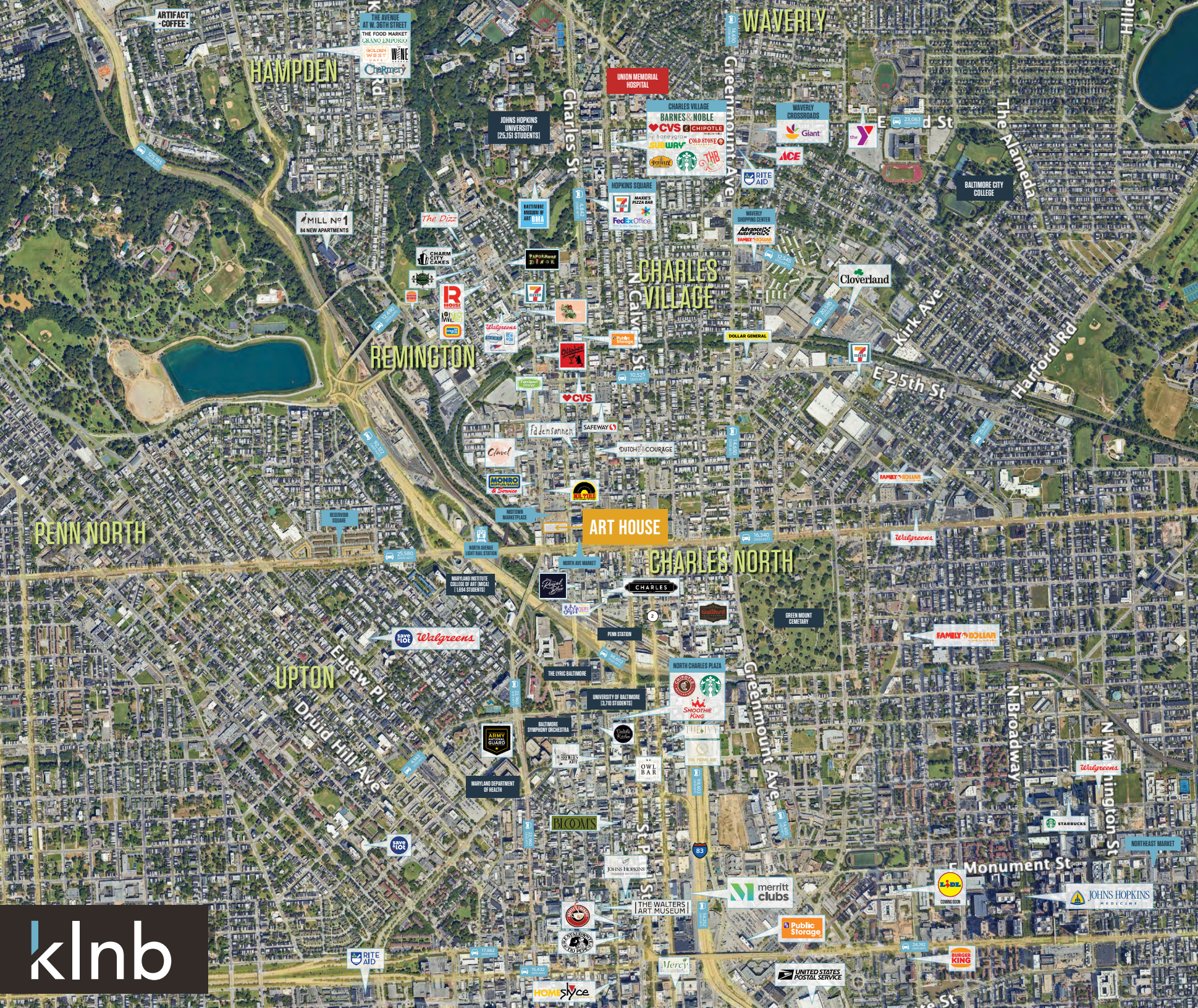
DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population 9,093	43,761	90,891
Daytime Population 13,405	50,794	117,148
Households 4,573	22,287	44,001
Average HH Income \$88,100	\$81,324	\$75,679

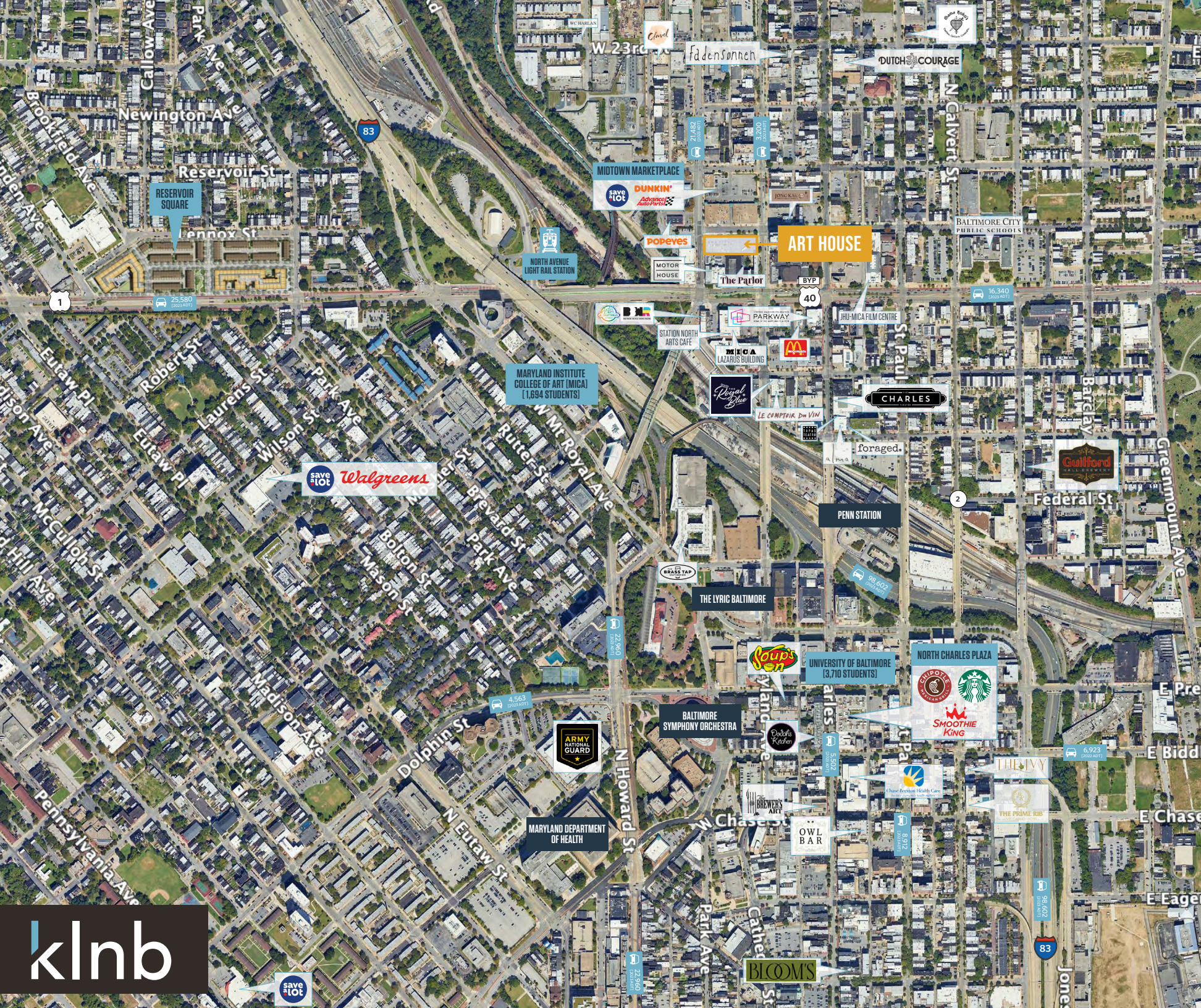
TRAFFIC COUNTS | 2023:

N Howard St	21,482 ADT
Maryland Ave	3,200 ADT
North Ave [US-1]	16,340 ADT





















ART HOUSE

W 20<sup>th</sup> Street

N Howard Street





**AMTRAK®**  
PENN STATION [8,000 DAILY RIDERS]

**UNIVERSITY OF  
BALTIMORE**  
[3,200 STUDENTS]

**MICA**  
[1,950 STUDENTS]

**ART HOUSE**

**GRAFFITI ALLEY**

**klnb**

The ART House's proximity to MICA, Penn Station, and the University of Baltimore will ensure high visibility and attract a substantial audience.

PROXIMITIES



**MICA**  
[1,950 STUDENTS]

98,602  
[2023 ADT]

83

W North Ave

ART HOUSE

21,482  
[2023 ADT]

N Howard St

Located near I-83, the ART House will benefit from easy access for artists, visitors, and event attendees, increasing its visibility and solidifying its role as a Baltimore destination.



A modern multi-story building with a grid-like facade of large panels and many windows. The ground floor features colorful graffiti art. A red sign on the corner reads 'GRAFFITI ALLEY'. A person is walking on the sidewalk, and a car is parked on the street. The scene is illuminated by warm, orange-toned lights.

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