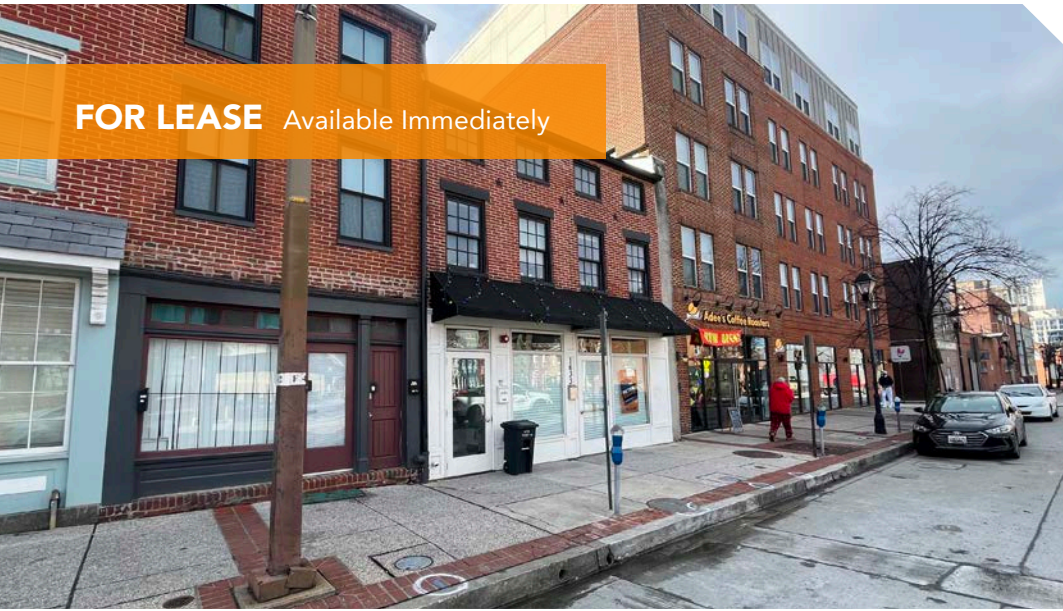


FOR LEASE Available Immediately



1633 Fleet Street

Baltimore, MD 21231






Overview

Prime retail/office opportunity in the heart of Fells Point, just steps away from Broadway Market. Fells Point is filled with a wide array of boutiques, restaurants and bars that drive both local customers and tourists to the neighborhood daily. This recently renovated property has excellent foot traffic and visibility to Fleet Street. An ideal opportunity for quasi retail or office users seeking a space in a walkable urban setting of Baltimore City.

Quick Facts

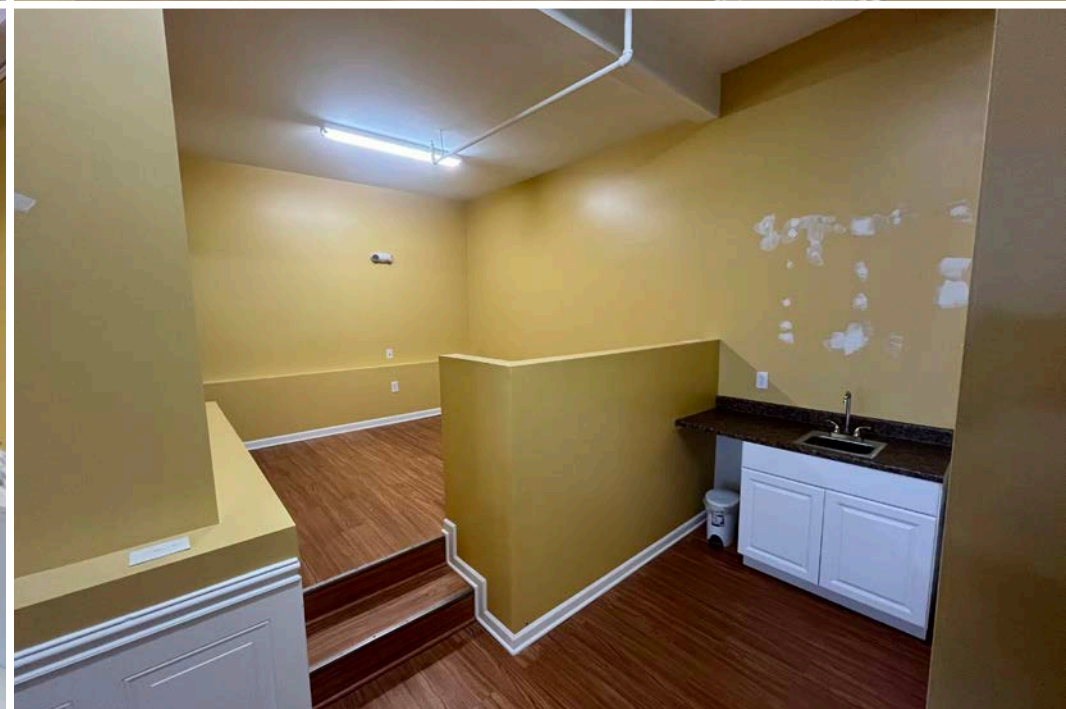
Availability Immediate
Size 1,150 square feet
Rental Rate \$25.00 psf gross
Nearby Tenants

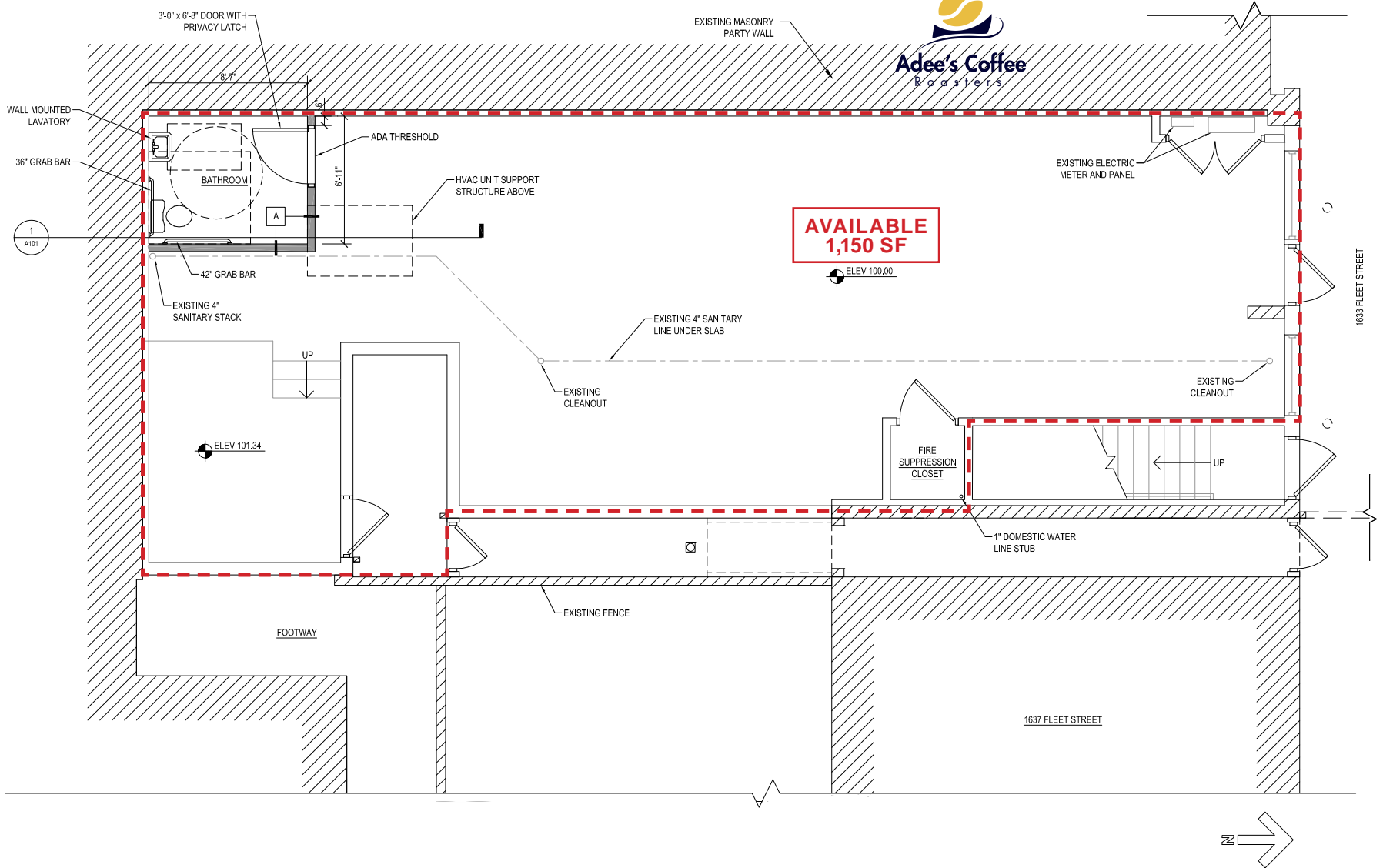


2023 Demographics	0.5 mile	1 mile	1.5 miles
 POPULATION	12,384	34,026	91,522
 HOUSEHOLDS	6,667	17,473	44,913
 AVG. HH INCOME	\$148,277	\$149,820	\$129,474
 DAYTIME POPULATION	20,534	72,043	174,439
 TRAFFIC COUNT	12,453 AADT (Fleet Street)	8,302 AADT (N Broadway)	

segall
GROUP

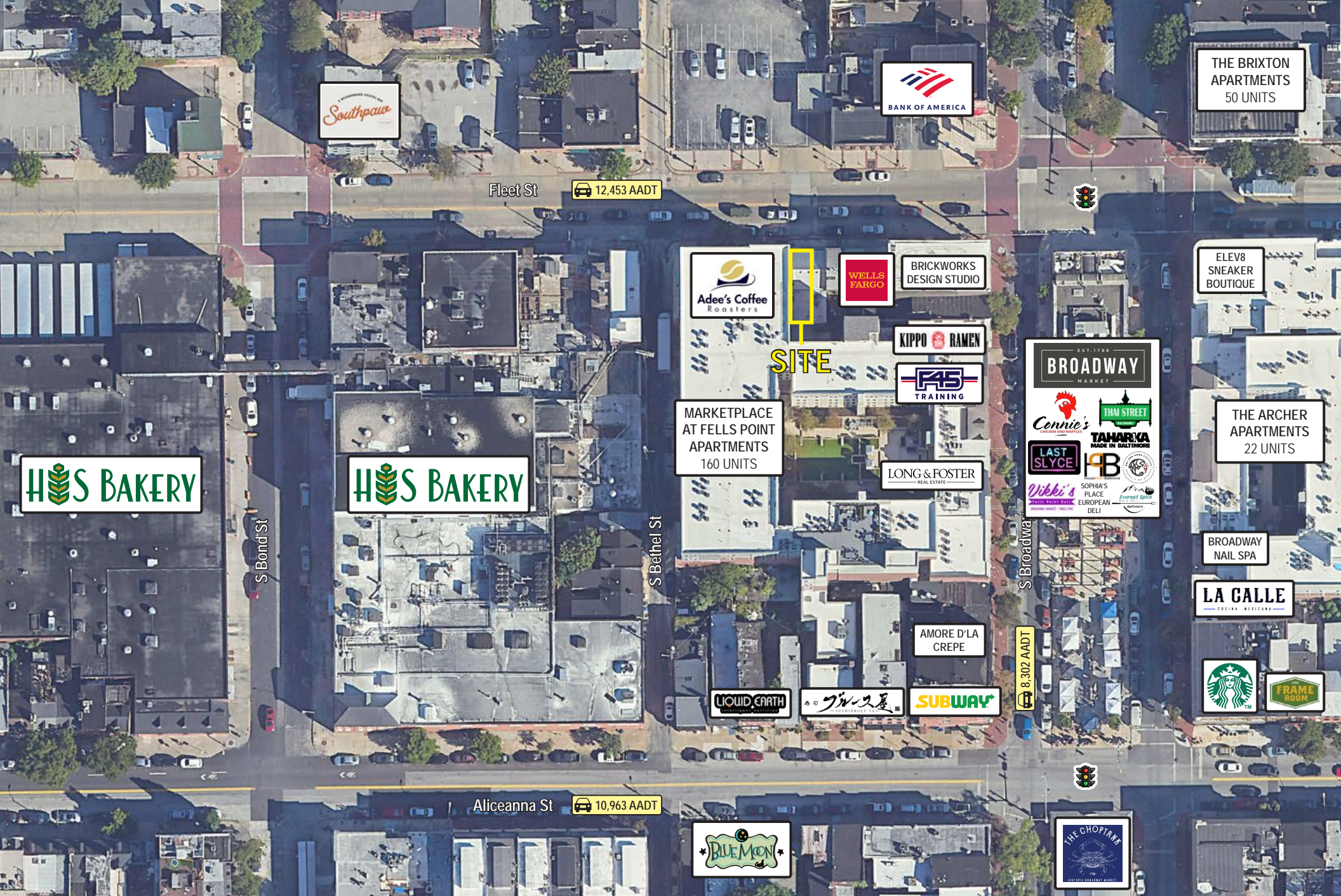
COMMERCIAL REAL ESTATE





**AVAILABLE
1,150 SF**

FIRST FLOOR PLAN



H&S BAKERY

H&S BAKERY

Adee's Coffee Roasters

WELLS FARGO

BRICKWORKS DESIGN STUDIO

KIPPO RAMEN

F45 TRAINING

MARKETPLACE AT FELLS POINT APARTMENTS 160 UNITS

LONG & FOSTER REAL ESTATE

BROADWAY MARKET

Connie's
LAST SLYCE
WIKKI'S
TAMARA'S
SOPHIA'S PLACE

THE ARCHER APARTMENTS 22 UNITS

BROADWAY NAIL SPA

LA GALLE

AMORE D'LA CREPE

LIQUID EARTH

SUBWAY

STARBUCKS

FRAME ROOM

Aliceanna St 10,963 AADT

BLUE MON

THE CHOPTANK

THE BRIXTON APARTMENTS 50 UNITS

ELEV8 SNEAKER BOUTIQUE

S Broadway 8,302 AADT

Fleet St 12,453 AADT


SITE

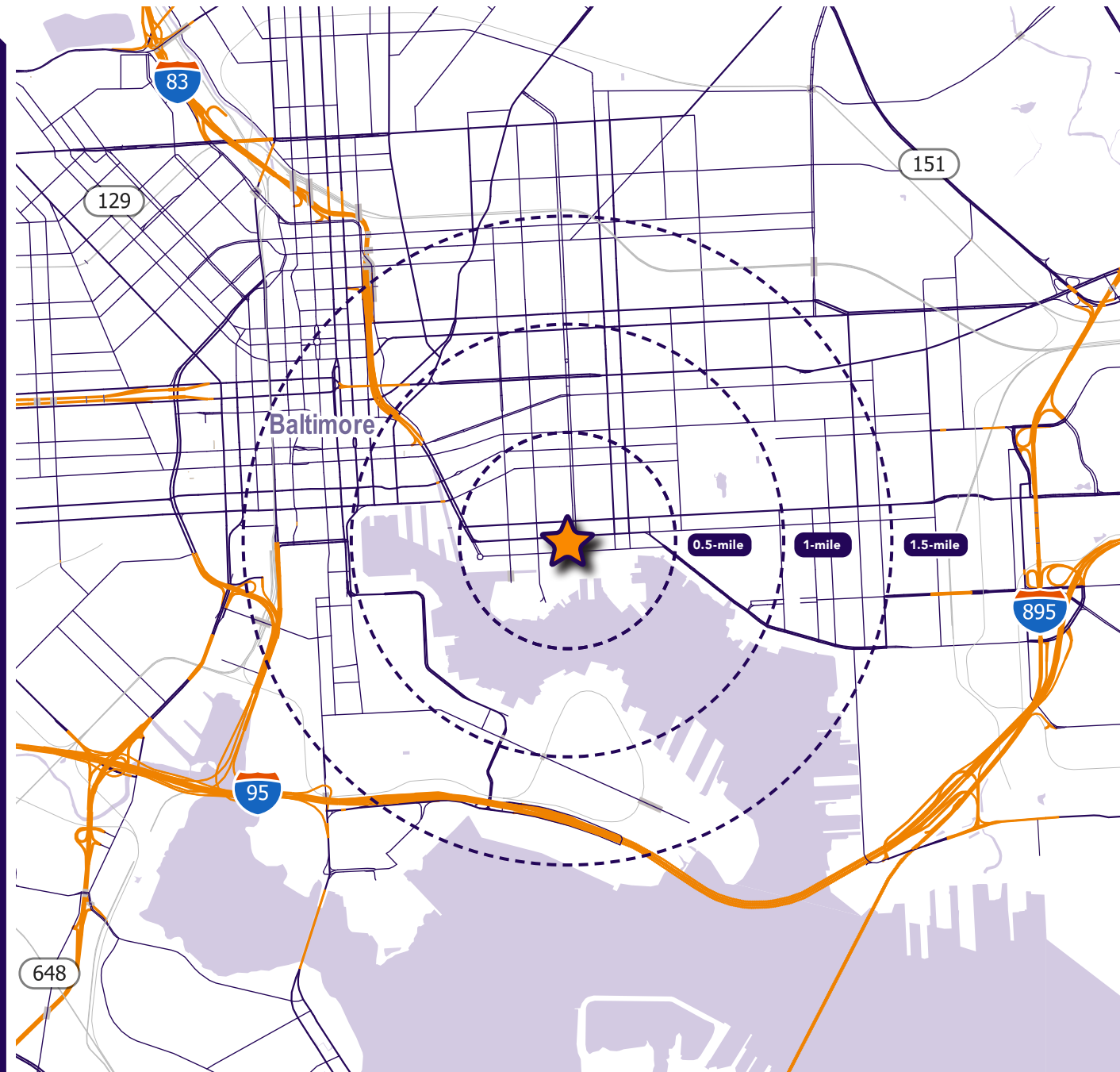
Interested? Contact:

Marcelo Grosberg

 mgrosberg@segallgroup.com

 410.753.3948

 443.927.6100



Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 800
Tysons, VA 22182
202.833.3830

Richmond

4870 Sadler Road
Suite 300
Glen Allen, VA 23060
804.336.2501

Online

www.segallgroup.com

Member of
 REALTHY
RESOURCES

**RETAIL
READY.**

segall
GROUP