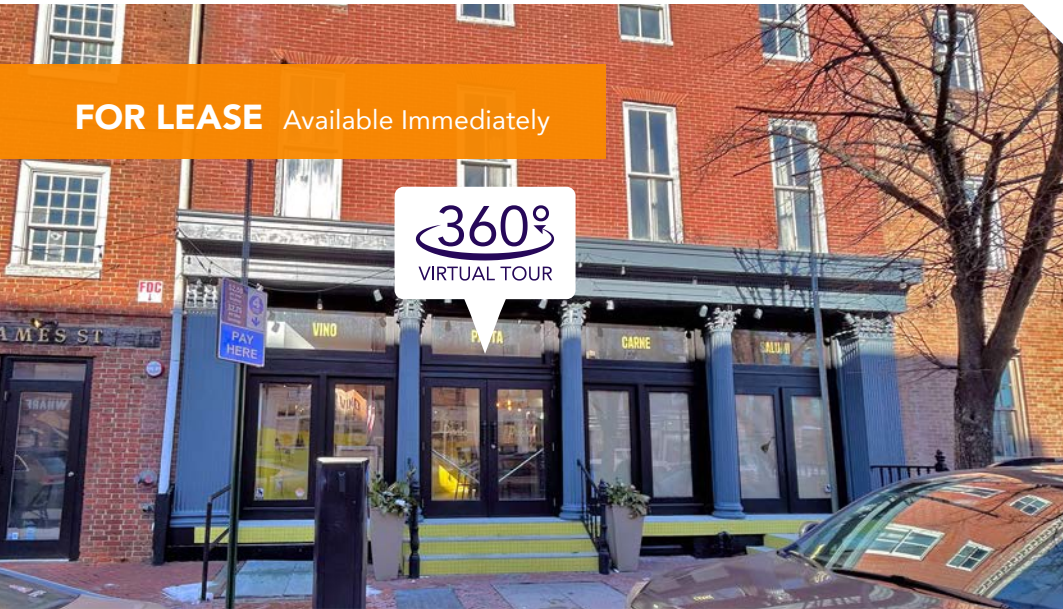


**FOR LEASE** Available Immediately

**360°**  
VIRTUAL TOUR



**360°**  
VIRTUAL TOUR



# Admiral Fell Inn

Thames Street & S Broadway / Baltimore, MD 21231

## Overview

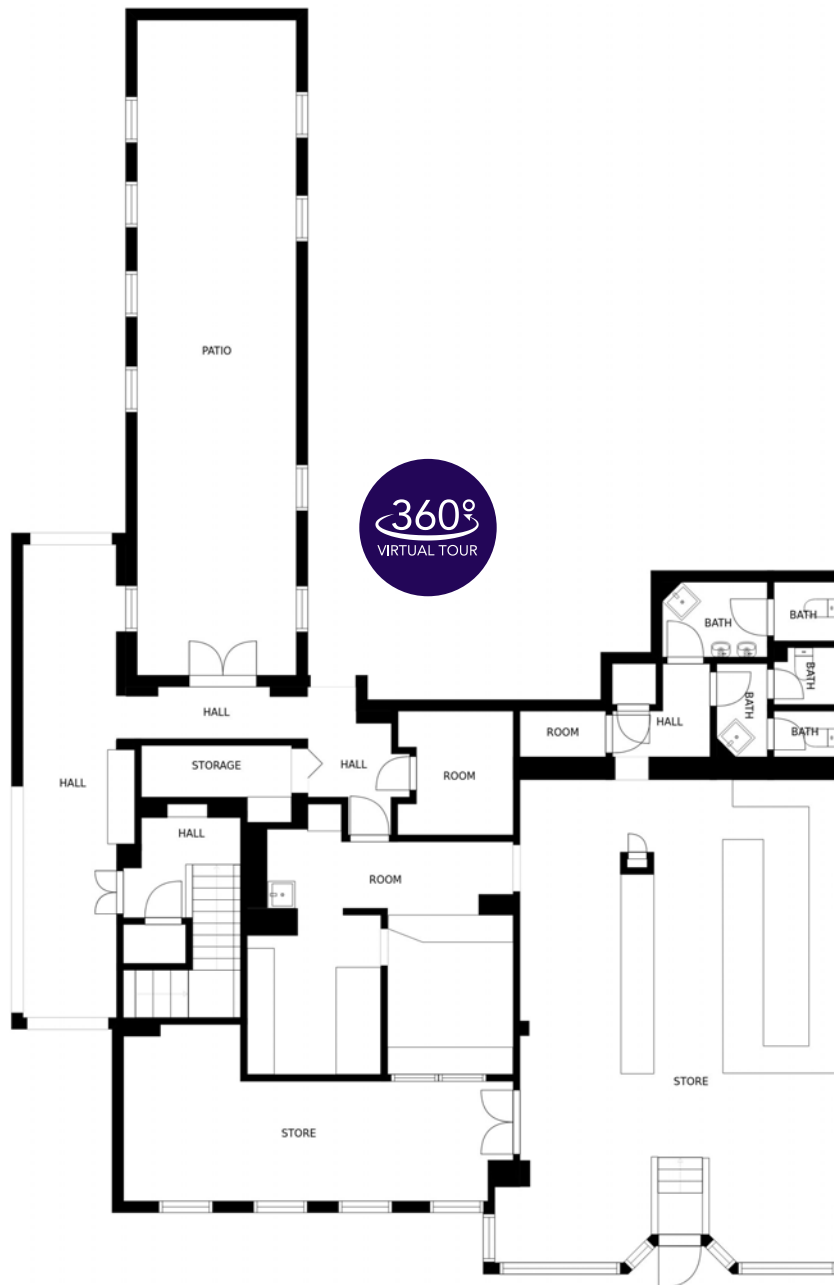
Prime second gen restaurant opportunities for lease at the intersection of Broadway & Thames Street in the center of Baltimore's Fells Point neighborhood. Just steps away from the waterfront and Broadway Market, the spaces are connected to the historic and iconic 80-room high-end boutique hotel.

The Admiral Fell Inn's original brick structure dates from the 1700s, and renovations include new guest rooms and baths, sleek lobby updates featuring local nautical-themed art, fitness center with courtyard access, a fifth-floor banquet space comprising 2,400 square feet of true meeting space, and a boardroom surrounded by a wraparound terrace overlooking the picturesque Belgian block cobblestone of Thames Street and South Broadway.

## Quick Facts

- Availability** Immediate
- Size** 1640 Thames Street: ±4,200 square feet  
812 South Broadway: ±2,300 square feet
- Gross Rent** Negotiable
- Nearby Tenants** THE ADMIRAL'S CUP, THE HORSE SALOON, JOHN'S HOPKINS UNIVERSITY & MEDICINE, Brown ADVISORY, WILLSCOT

2023 Demographics	0.5 mile	1 miles	1.5 miles
POPULATION	<b>8,477</b>	<b>36,672</b>	<b>85,726</b>
HOUSEHOLDS	<b>4,780</b>	<b>18,799</b>	<b>42,162</b>
AVG. HH INCOME	<b>\$138,823</b>	<b>\$151,830</b>	<b>\$126,419</b>
DAYTIME POPULATION	<b>17,152</b>	<b>71,784</b>	<b>173,731</b>
TRAFFIC COUNT	<b>8,433 AADT</b> (N Broadway)	<b>9,830 AADT</b> (Alicanna St)	





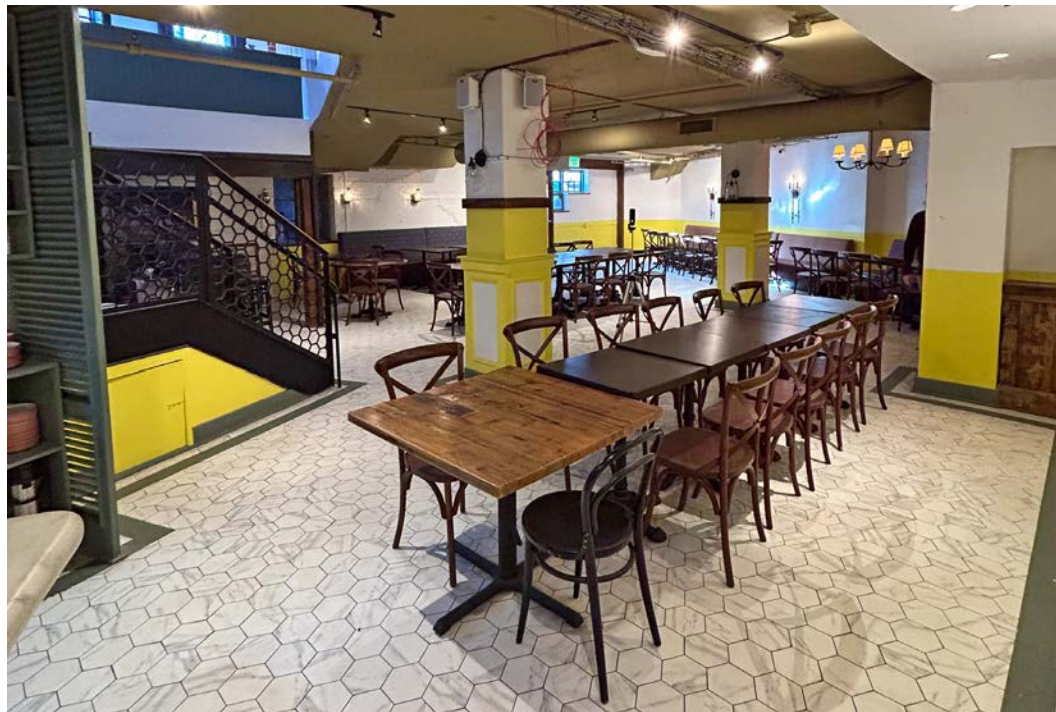
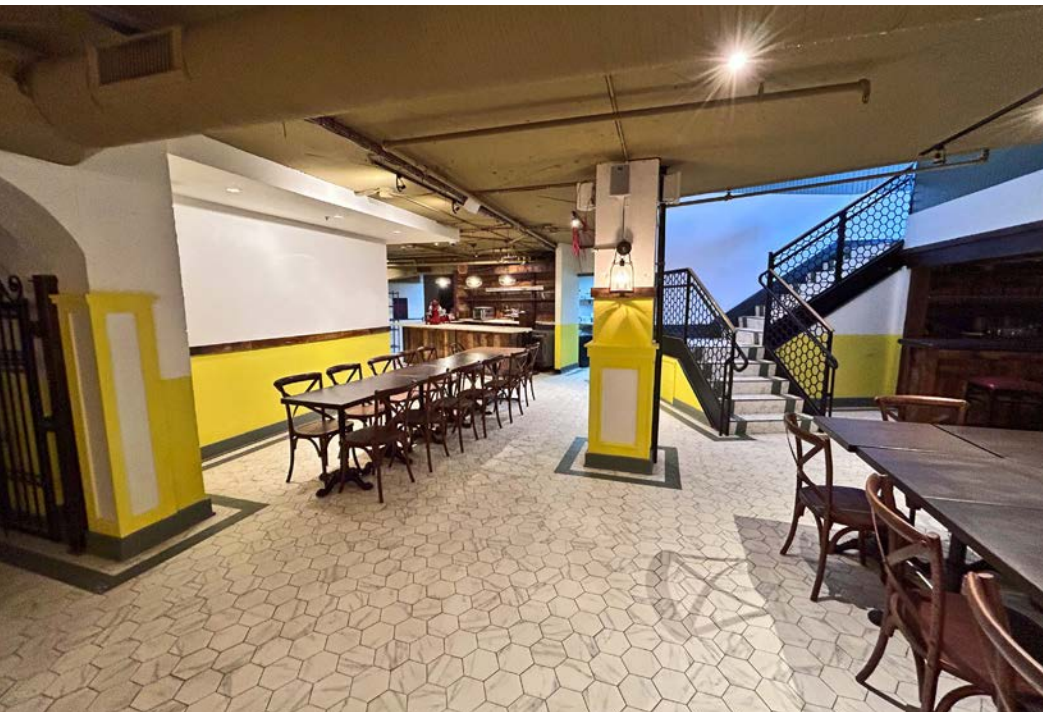




## 1640 Thames Street - Upper Level Floor Plan



# 1640 Thames Street - Lower Level Floor Plan



## 1640 Thames Street - Interior Gallery

Admiral Fell Inn / Thames St & S Broadway / Baltimore, MD 21231









# Interested? Contact:

## Jamie Lanham

✉ [janham@segallgroup.com](mailto:janham@segallgroup.com)

☎ 804.336.2501

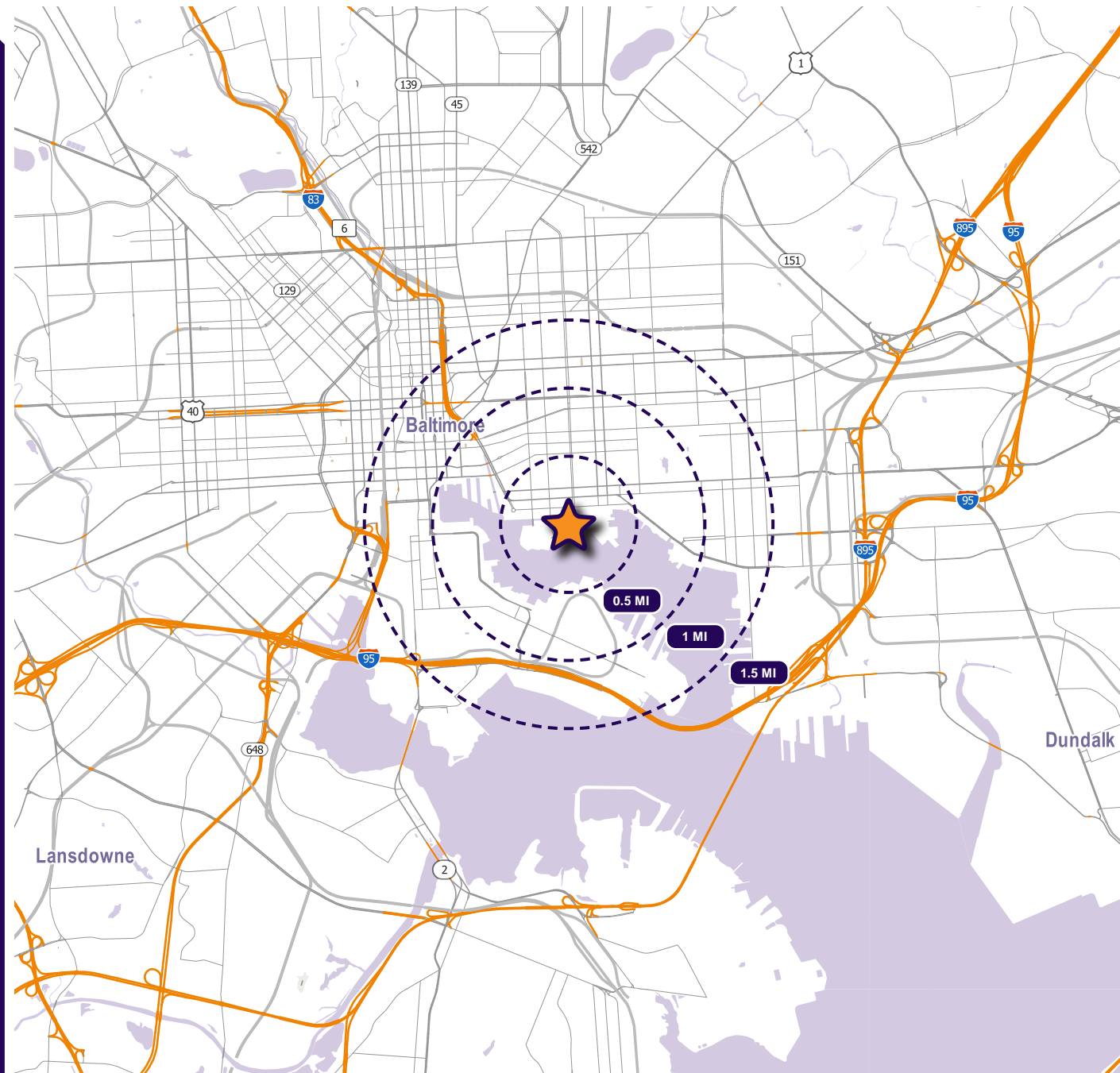
📱 410.336.0138

## Marcelo Grosberg

✉ [mgrosberg@segallgroup.com](mailto: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](http://www.segallgroup.com)

