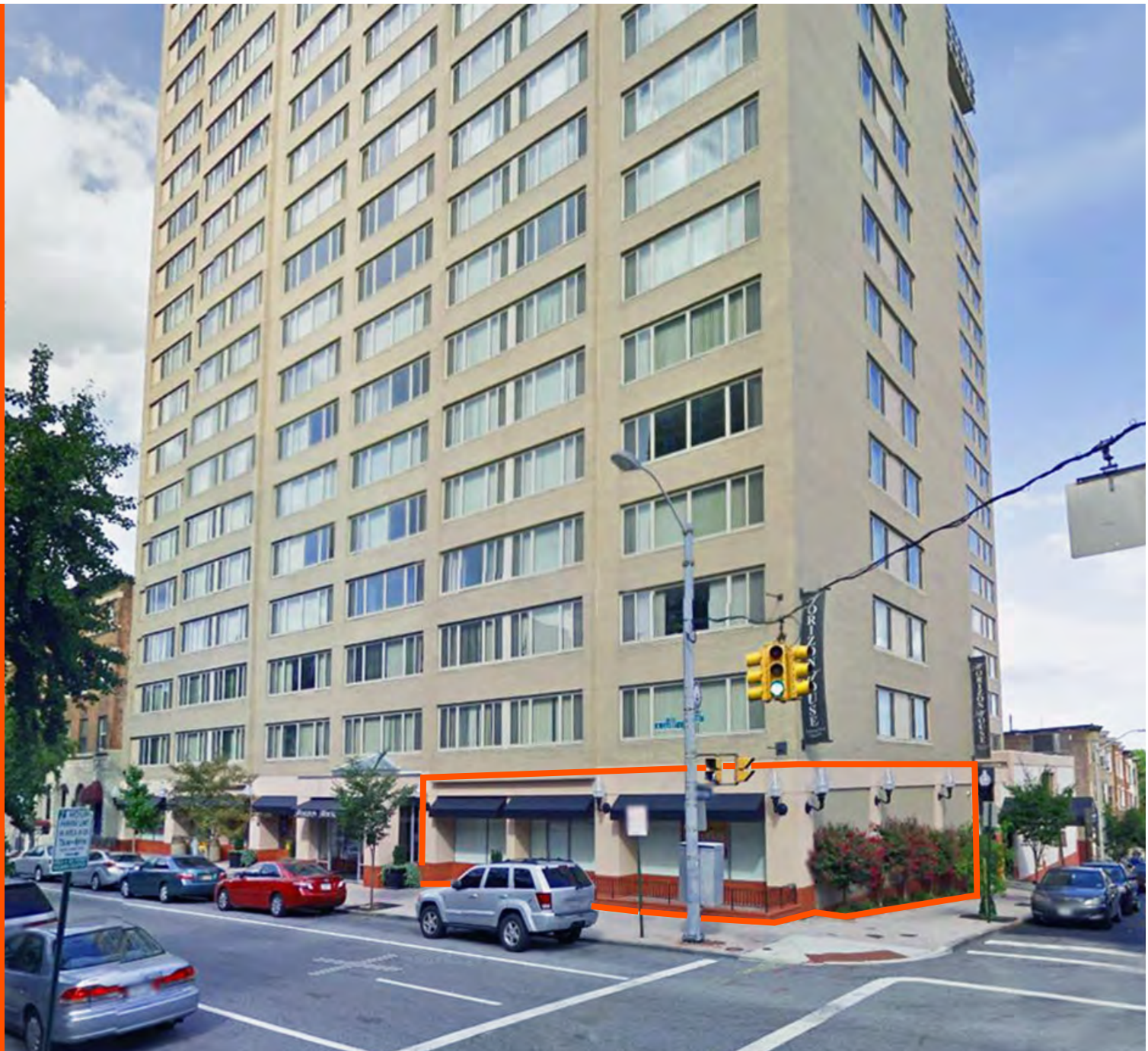


# RETAIL SPACE FOR LEASE

## 1,892 SF

### IN THE HEART OF MOUNT VERNON CULTURAL DISTRICT

### 1101 N CALVERT ST BALTIMORE, MD



**SIERRA U.S.**  
COMMERCIAL REAL ESTATE

MARGARET MEGINNISS  
410.576.2474  
mmeginniss@sierraus.com

[www.SierraUS.com](http://www.SierraUS.com)  
100 E Pennsylvania Ave | Suite 304  
Towson, MD 21286

# THE OPPORTUNITY

**HORIZON HOUSE**  
1101 N CALVERT ST  
BALTIMORE, MD 21202

**STATUS:** FOR LEASE

**PROPERTY TYPE:** RETAIL / RESTAURANT

**SPACE AVAILABLE:** 1,892 SF

## HIGHLIGHTS:

- Ground Floor of the Iconic Horizon House with 219 Apartments
- Ideal for Cafe
- Strategically Located on the Corner of Calvert St and Chase St Within Minutes of the University of Baltimore
- 45' of Street Frontage along Calvert St
- Located Within a Block of the Famous Prime Rib Restaurant and The Ivy Hotel

## TRAFFIC COUNTS:

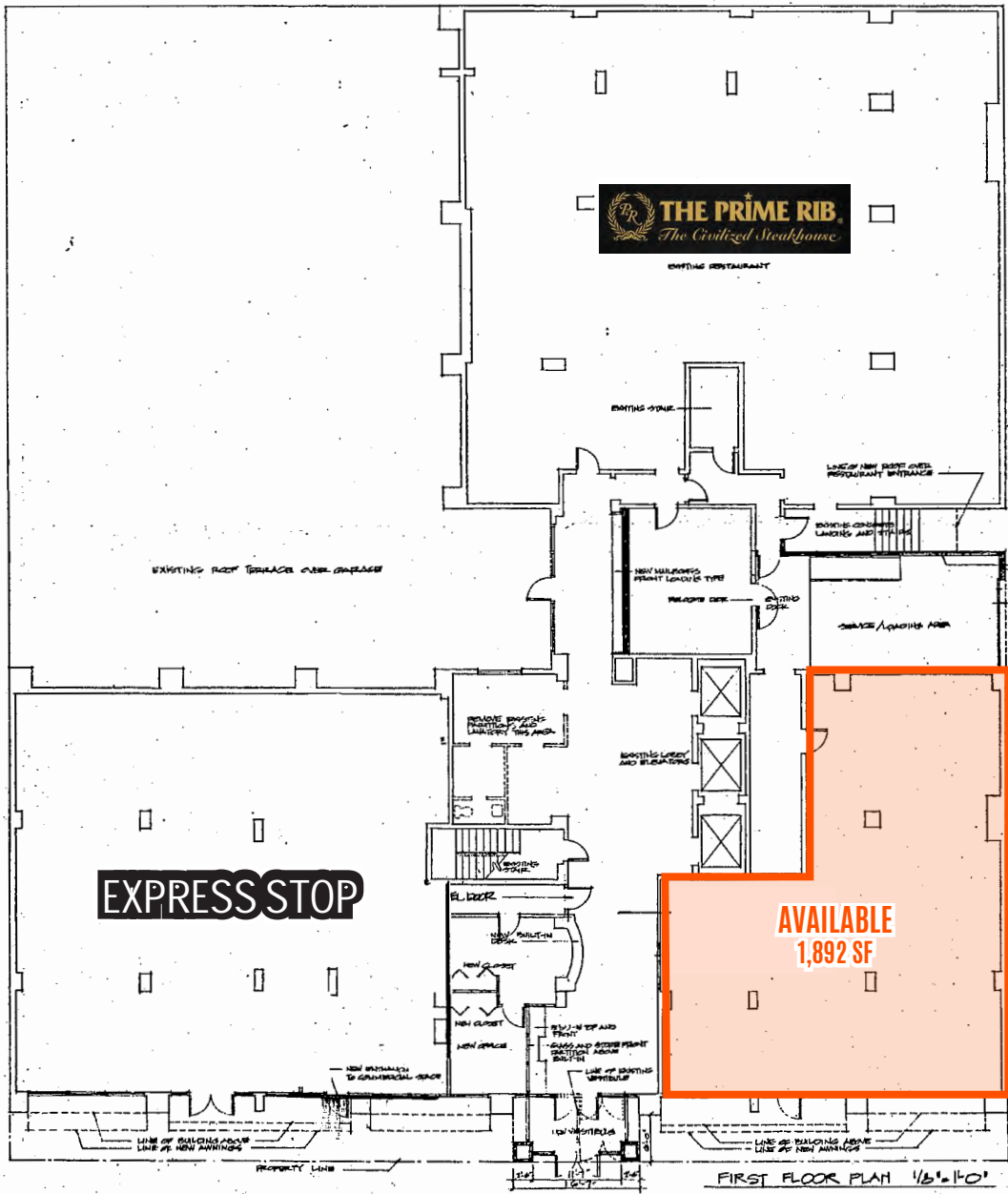
- Calvert St: 10,196 (VPD)
- Chase St: 5,268 (VPD)
- Jones Falls Expy (I-83): 62,752 (VPD)



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# SITE PLAN



N CALVERT ST

ECHASE ST

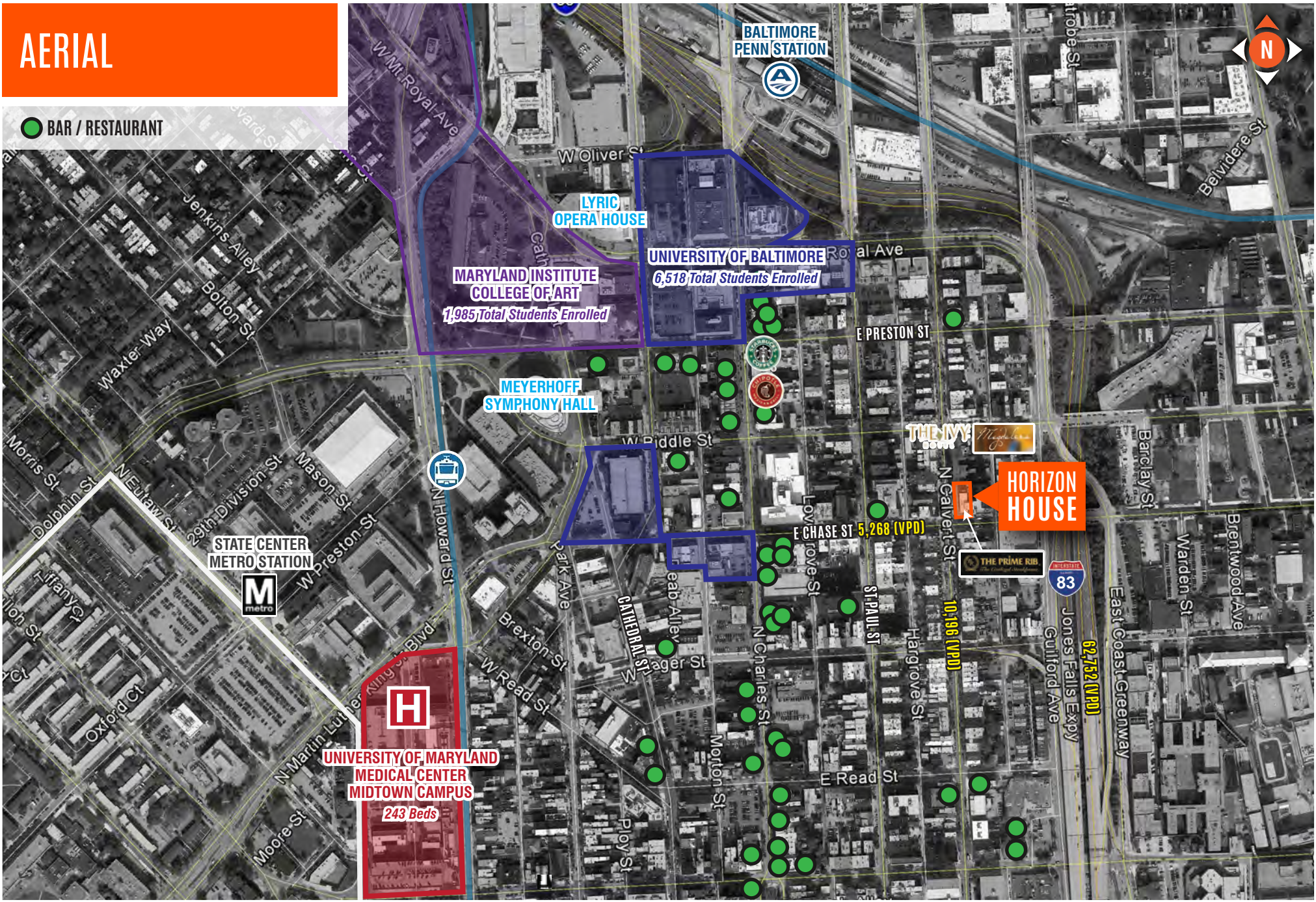


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# AERIAL

● BAR / RESTAURANT



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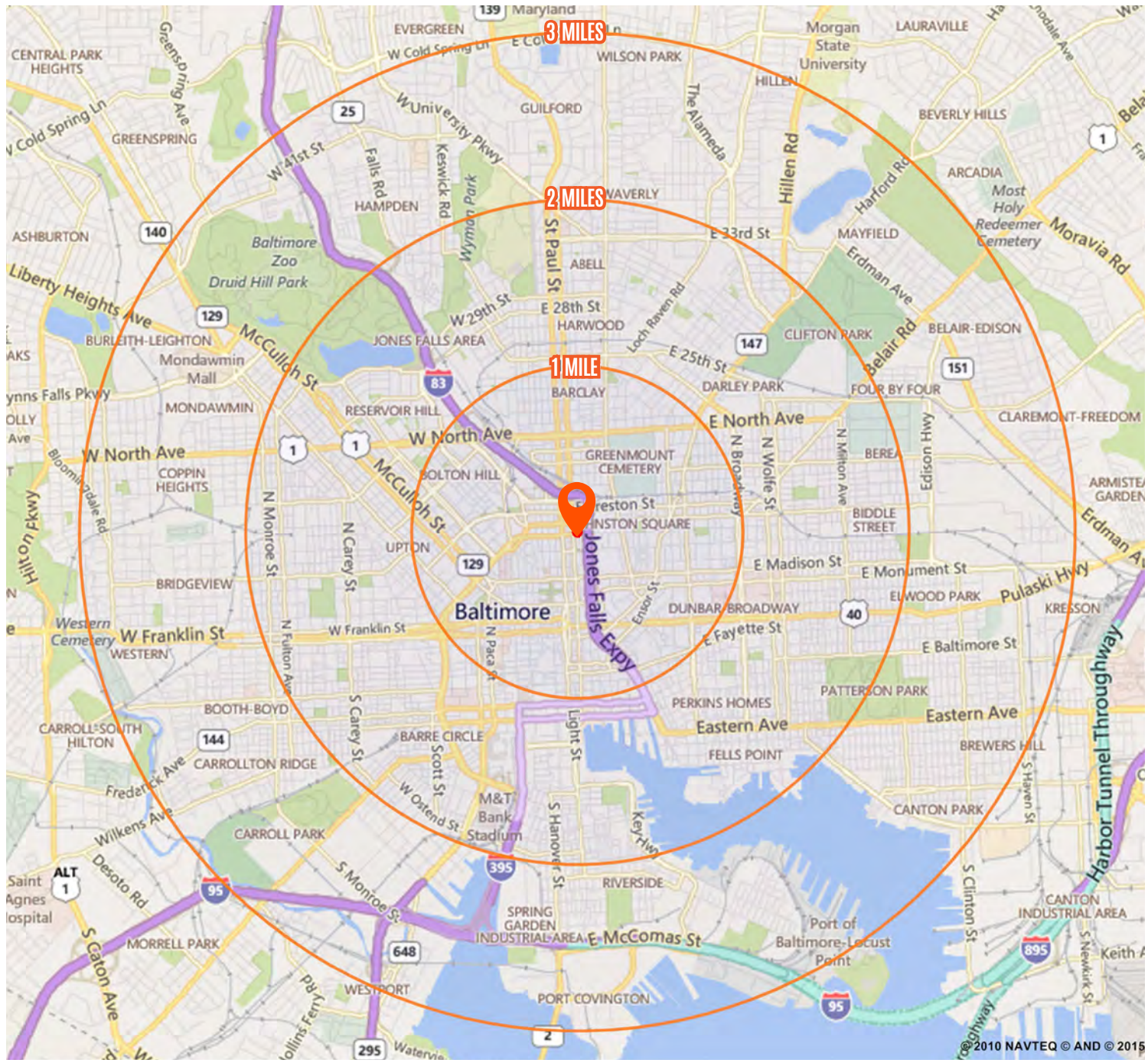
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# THE MARKET

**MOUNT VERNON** is known as Baltimore's culture center. Grand mansions of the 19th-century are now museums, galleries, shops, and restaurants. The lively neighborhood is home to a diverse group of residents and businesses. The area is considered one of Baltimore's premiere entertainment district with a large variety of award-winning restaurants from fine-dining to ethnic cuisine as well as numerous bars and clubs.

**THE SUBJECT SITE** is a 1,892 SF corner ground floor lease at the iconic Horizon House. The 19-story apartment building sits at the corner of Calvert St and Chase St and home to the award winning The Prime Rib steakhouse. The building is located on the same block as The Ivy Hotel and walking distance from The Lyric Opera House and multiple universities.



SNAPSHOT	1 MILE	2 MILES	3 MILES
	47,961	169,781	299,206
POPULATION			
	21,025	71,826	123,291
HOUSEHOLDS			
	\$44,843	\$51,491	\$57,207
AVERAGE HOUSEHOLD INCOME			
	71,349	169,049	210,553
DAYTIME POPULATION			