

## THE 501 RETAIL

501 W FRANKLIN STREET, BALTIMORE, MD 21201



## RETAIL PROPERTY FOR LEASE

for more information contact:

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**RAJ RANDHAWA** || [RAJ@BREXTONCRE.COM](mailto:RAJ@BREXTONCRE.COM) || 443.668.8814

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**THE 501 RETAIL****501 W FRANKLIN STREET, BALTIMORE, MD 21201****PROPERTY HIGHLIGHTS**

- 1,700 Square Feet Available
- 2 Units Available (can be combined for full 1,700 SF)
- Price: \$18.50 p/s/f - Modified Gross
- Large Storefront Visibility
- Unit is Sprinklered
- ADA Accessibility
- Easy Ventilation Access for Restaurant
- 139 Apartments Above Unit (85% occupied)
- 4 Blocks from University of Maryland Medical Center

**PROPERTY OVERVIEW**

The 501 Retail presents a unique opportunity for a retailer to take advantage of a highly visible, visually appealing, 1st generation, street level space in a well occupied residential building. The building, situated on the corner of Franklin St. & Paca St. has 139 apartment units and is nearly 100% occupied. The property has 1,700 square feet of retail available with large frontage on Paca Street (295). The unit can be easily vented for a restaurant user, and is currently sprinklered and ADA accessible.

**LOCATION OVERVIEW**

501 W Franklin Street is an excellent retail opportunity located in the prime "University of Maryland" neighborhood, as designated by Baltimore City. The property is centrally located in a great neighborhood next to the University of Maryland School of Medicine & The University of Maryland School of Law.

Major employers in the surrounding neighborhood include: Chase Brexton Health Services, the University of Baltimore, The University of Maryland, and Agora Inc.. This central location in Baltimore City, as well as accessibility to public transportation and main city thoroughfares, makes it easily accessible to Downtown Baltimore, Johns Hopkins University, Johns Hopkins Hospital, and the suburbs of Baltimore City. Mt. Vernon remains one of the most densely populated areas in Baltimore City, with a wide array of housing options for residents. The subject retail storefronts face Paca Street (295), and they are directly adjacent to the heavily trafficked Route-40 (Franklin Street).

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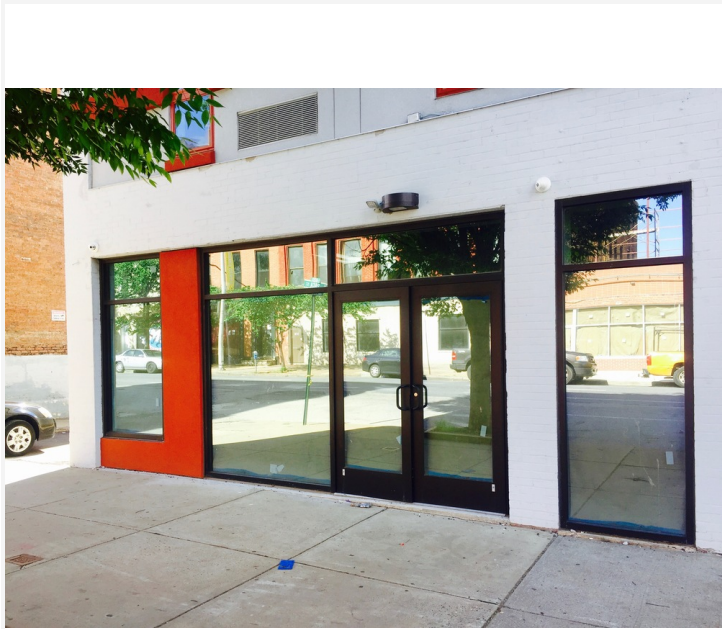
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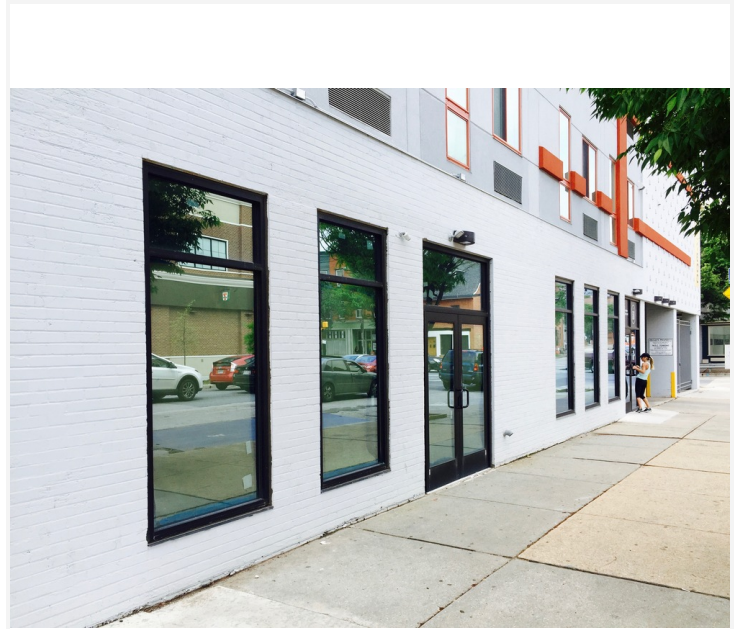
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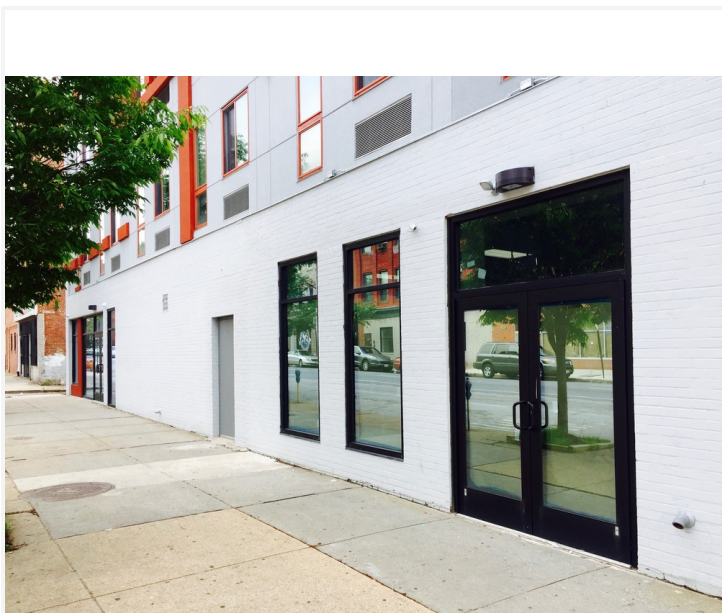
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Unit #1 Storefront



Unit #2 Storefront



Unit #1 (left) & Unit #2 (left)



Street Level Retail

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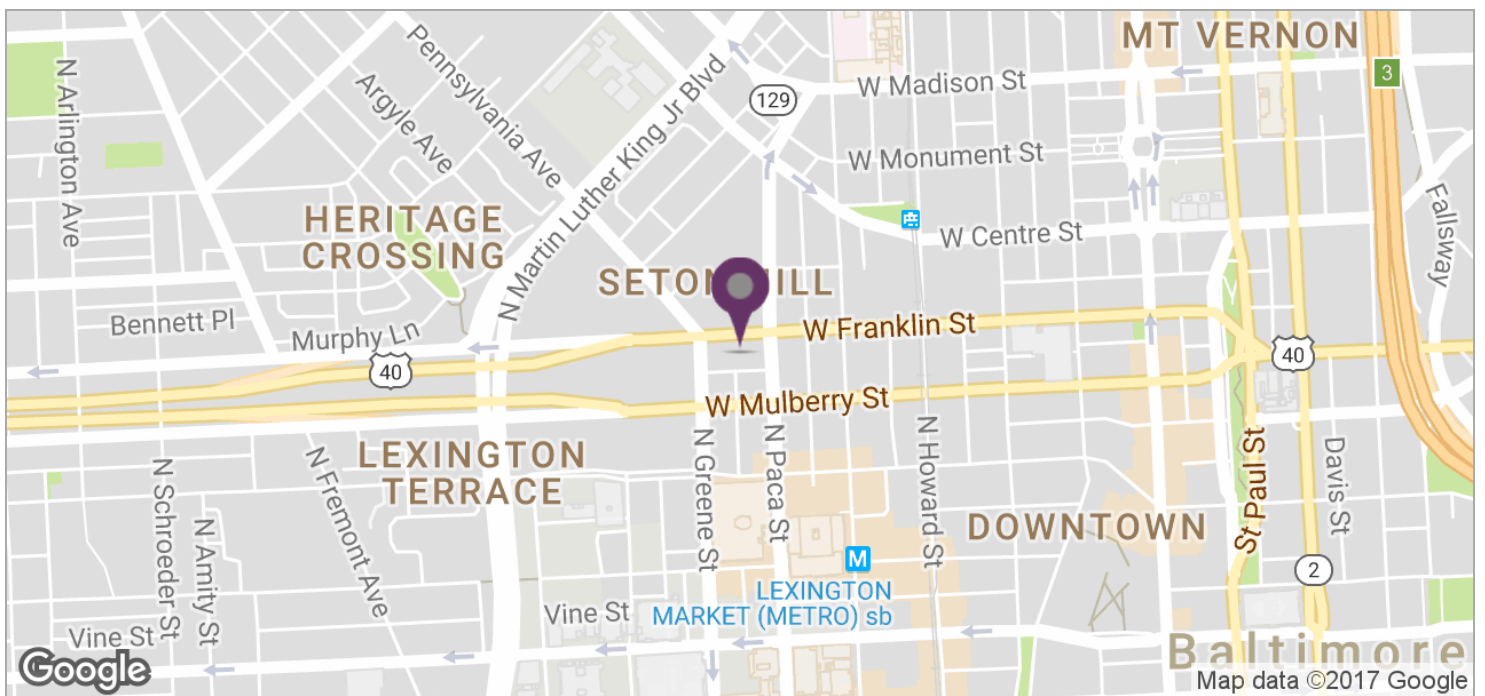
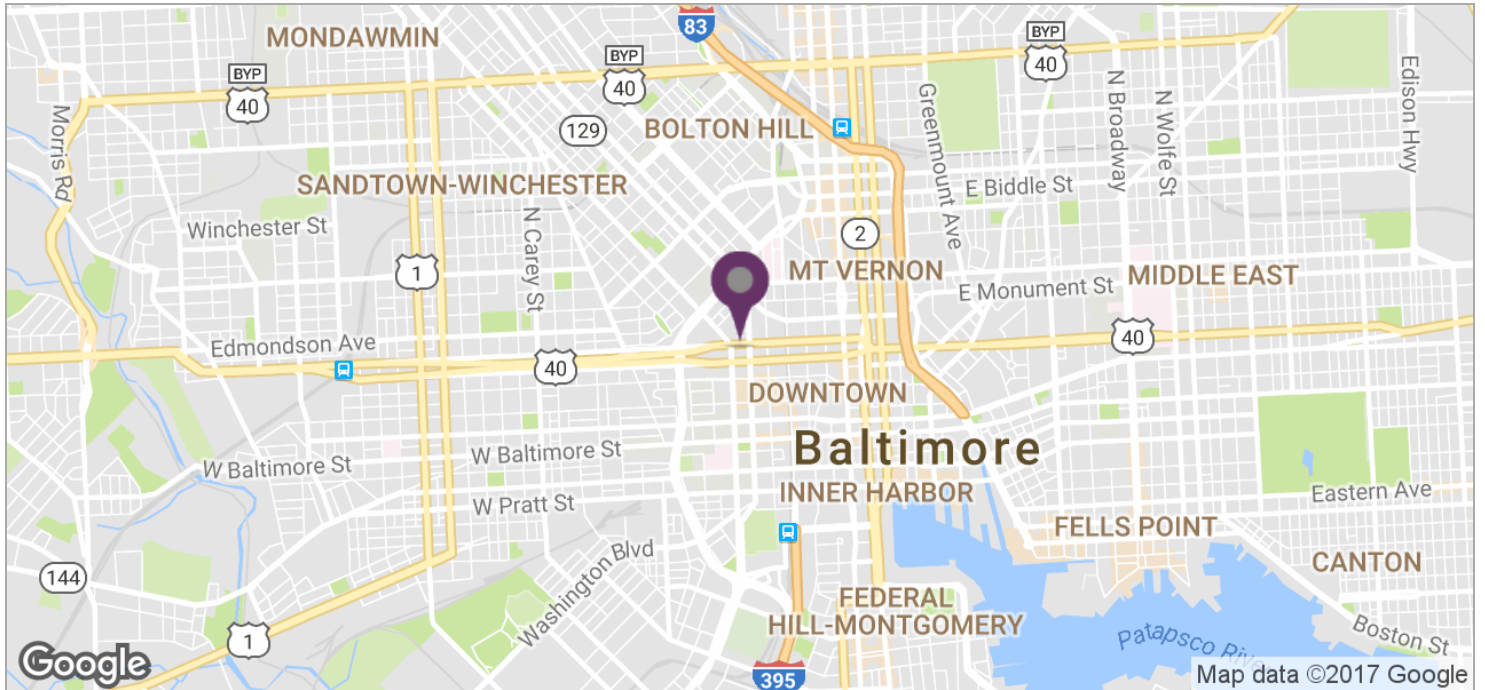
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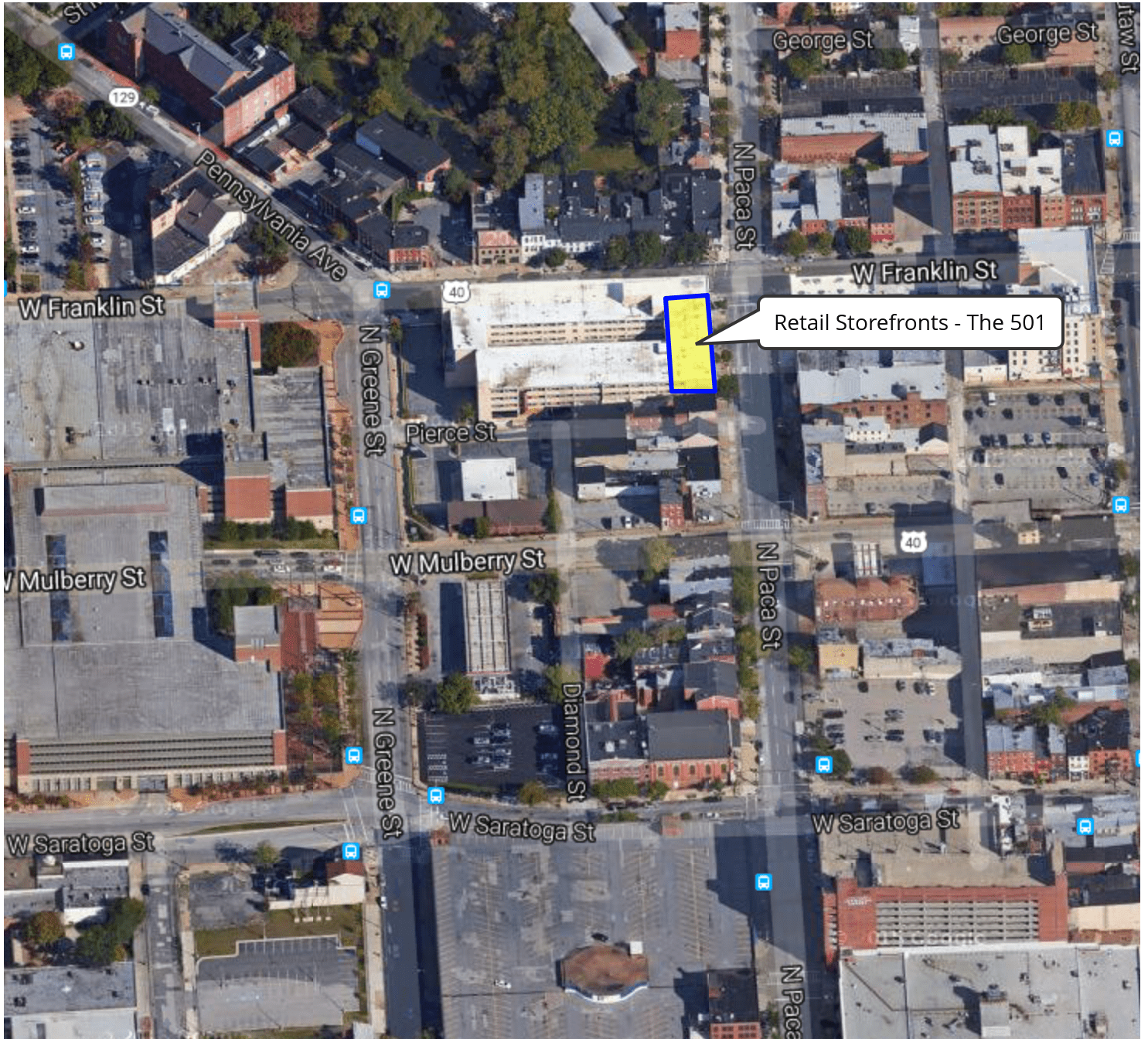
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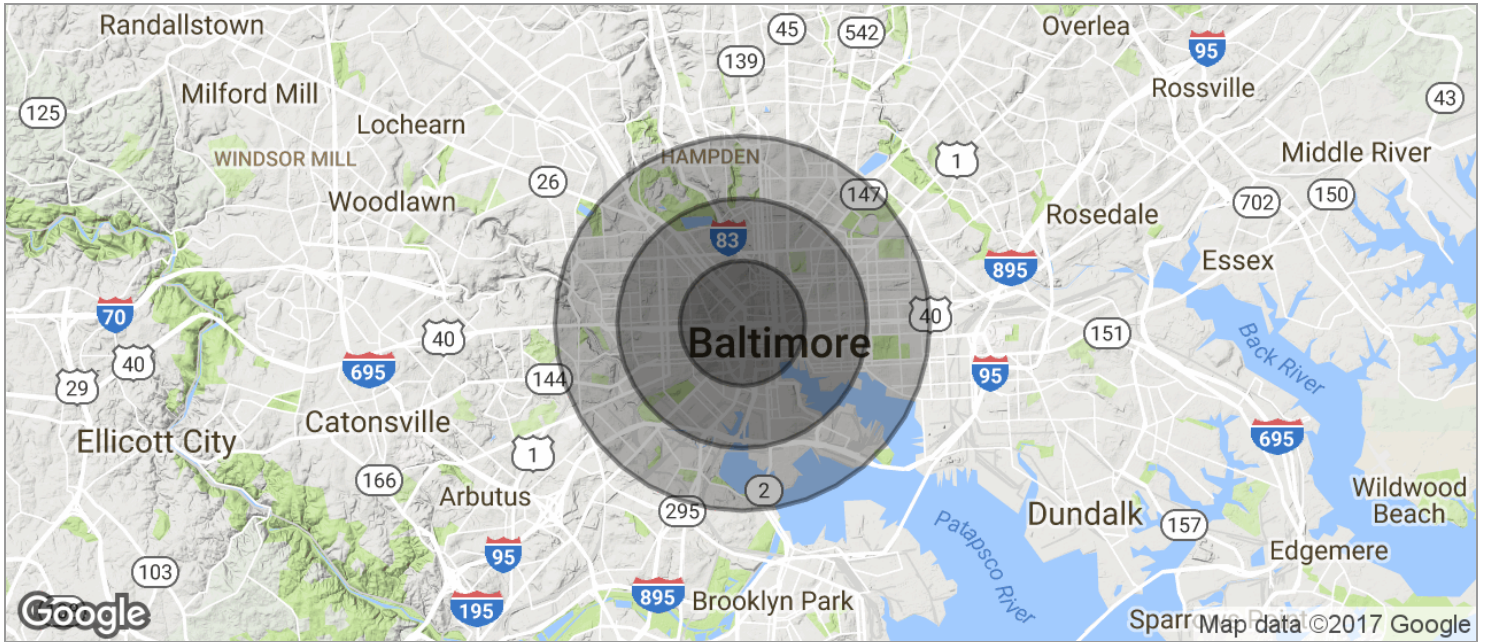
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	43,079	153,436	283,852
MEDIAN AGE	31.3	33.0	33.7
MEDIAN AGE (MALE)	30.2	32.0	32.7
MEDIAN AGE (FEMALE)	31.7	33.4	34.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	21,030	63,256	112,989
# OF PERSONS PER HH	2.0	2.4	2.5
AVERAGE HH INCOME	\$46,005	\$49,069	\$52,183
AVERAGE HOUSE VALUE	\$330,071	\$278,413	\$246,674

\* Demographic data derived from 2010 US Census

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## The 501, contemporary apartment homes in Downtown Baltimore.

Experience modern living, sleek design and urban convenience, as a resident at The 501. Located steps from The University of Maryland campus, and a short stroll to the restaurants, shops and nightlife of downtown and the Inner Harbor. Enjoy easy access to the local metro and Zip Car as well. Each amenity space has been thoughtfully designed to cater to the lifestyle of our residents.

*Contact us today at 410.314.1600 to schedule a personal tour, for pricing & availability!*

*Looking for a roommate? We can help, ask us about it!*

### **Features & Amenities:**

- Luxury studio, one & two bedroom apartment homes
- Resident lounge
- Fitness center
- Open-air courtyard with Al Fresco dining
- Resource center with copy machines
- State of the art laundry suites on each floor
- On-site parking available
- Free Wi-Fi
- Gourmet kitchen
- Furnished apartments available\*

*\*Some restrictions apply, please call for details.*



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