

FOR LEASE

814 S BROADWAY #C1, BALTIMORE, MD 21231



Turnkey bar and restaurant in Historic
Fells Point at the William Fell Hilton
Tapestry Property

Treva Ghattas

301.991.6334

treva@hyattcommercial.com

Laurie Murphy-Zuiderhof

443.756.5102

Laurie@hyattcommercial.com

HIGHLIGHTS

- Second-generation restaurant space
- Connected to William Fell Hotel – Tapestry Collection by Hilton
- License for Beer, wine, liquor 7 days a week , 6am-2am
- Modern fixtures and finishes, move-in ready
- Spacious layout with ample natural light and historic charm
- Ideal for dynamic culinary experience, including breakfast and brunch
- Prominent corner storefront with high visibility
- Walkable to popular attractions and vibrant office district



OFFERING



FOR LEASE

RETAIL PROPERTY

Building Size	2,325 SF
Price	\$40 SF/yr (NNN)
Zoning	C-1-E

SPACES	SPACE SIZE
William Fell Tavern	2,325 SF



INTERIOR PHOTOS



RETAILER MAP



2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	31,106	195,862	466,213
Households	16,441	94,170	203,849
Average Household Size	1.9	2.1	2.3
Average Age	35.2	35.8	36.9
Average Household Income	\$145,576	\$92,267	\$84,517



466,213

Population



2.3

Average HH Size



36.9

Average Age



\$84,517

Average HH Income

HAMPDEN

Rosedale

Baltimore

Catonsville

licott City

Dundalk

HALETHORPE

Brooklyn Park

Linthicum
Heights

CONSUMER SPENDING SUMMARY

[VIEW FULL REPORT](#)

812 S Broadway, Baltimore, MD 21231



TOTAL CONSUMER SPENDING (5-MILE)
\$4.99B
Annual Spending



POPULATION WITHIN 5 MILES
220,925
Est. 2025



HOUSEHOLDS WITHIN 5 MILES
105,280
Est. 2025

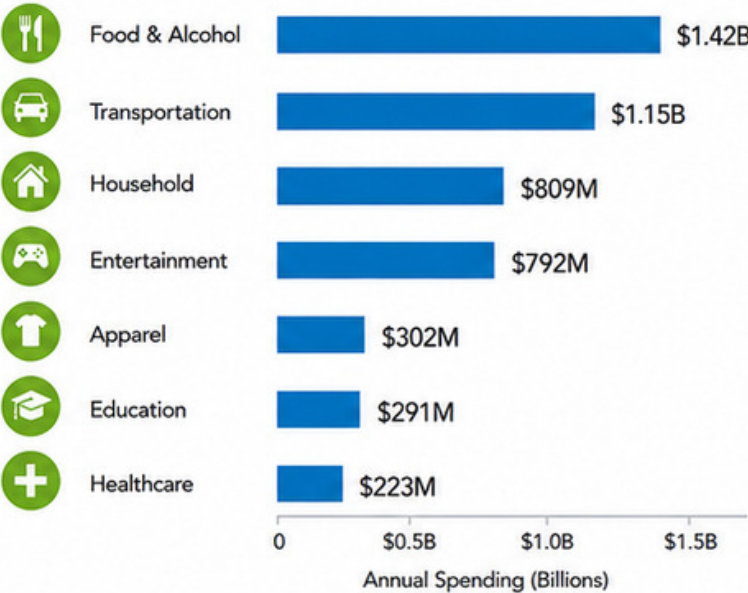


AVERAGE HOUSEHOLD INCOME
\$110,280
Within 5 Miles



BUILDING SIZE (GLA)
6,000 SF
General Retail

CONSUMER SPENDING BY CATEGORY (ANNUAL SPENDING \$000s)



Total Specified Consumer Spending within 5 miles: **\$4.99 Billion**

CONSUMER SPENDING HIGHLIGHTS



TOTAL ANNUAL SPENDING
\$4.99 BILLION
Within 5 Miles

TOP SPENDING CATEGORIES

- Food & Alcohol \$1.42B
- Transportation \$1.15B
- Household \$809M



RETAIL DEMAND SNAPSHOT
The 5-mile trade area demonstrates strong consumer spending across key retail categories, with \$4.99 billion in total annual expenditures and an average household income of \$110,280.

SPENDING DRIVERS



FOOD & BEVERAGE MARKET
\$1.42 BILLION
High spending on food at home, food away from home, and alcoholic beverages.



TRANSPORTATION SPENDING
\$1.15 BILLION
Significant investment in vehicle purchases, gasoline, and transportation expenses.



EDUCATION & FAMILY DEMAND
\$291 MILLION
Strong spending on education and fees, supporting family-oriented retail needs.



HEALTHCARE SPENDING
\$223 MILLION
Consistent spending on medical services, prescriptions, and healthcare supplies.



STRONG CONSUMER BASE
220,925 residents within 5 miles provide a solid customer base.



HIGH SPENDING POWER
\$4.99 billion in total annual consumer spending within 5 miles.



RETAIL CORRIDOR LOCATION
Located in a vibrant retail corridor with high visibility and accessibility.



ESTABLISHED NEIGHBORHOODS
Dense, established neighborhoods drive consistent demand for retail and services.



DIVERSE SPENDING CATEGORIES
Broad spending across key categories supports a wide range of retail opportunities.

CONTACT

HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401



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treva@hyattcommercial.com

Laurie Murphy-Zuiderhof

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