

# ART HOUSE

1920 MARYLAND AVE, BALTIMORE, MD 21218

RETAIL SPACE  
FOR LEASE



**klnb**

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The ART House project will create a new 6-story mixed-use building on an existing surface parking lot in the heart of the Station North Arts & Entertainment District. This is located one-block off the North Avenue retail corridor in a transit-rich location proximal to (2) metros, an Amtrak station, and an abundance of bus routes and bike lanes. The building will consist of 5 stories of wood-framed residential construction, to include 160 apartment units overtop a concrete podium, which will house community gathering space, management offices, a telework lounge, a fitness center, and covered parking. The Art House project will facilitate a significant expansion of Graffiti Alley, adding 320 feet of creative space along the north wall of 19.5th Street. This project will not only enhance the artistic vibrancy of the area but also attract visitors from throughout the region, boosting local tourism and supporting the economic growth of the community. There will be 11,750 rentable square feet of commercial space which can accommodate a mix of artist studios, makerspace, and ground floor retail.



Graffiti Alley

Maryland Ave



Positioned prominently to the east, the available retail spaces offer a unique vantage point adjacent to the vibrant Graffiti Alley, with prime visibility from Maryland Avenue. Channel-lit signage, designed for pedestrian visibility, will be integrated into the metal bands above each storefront.



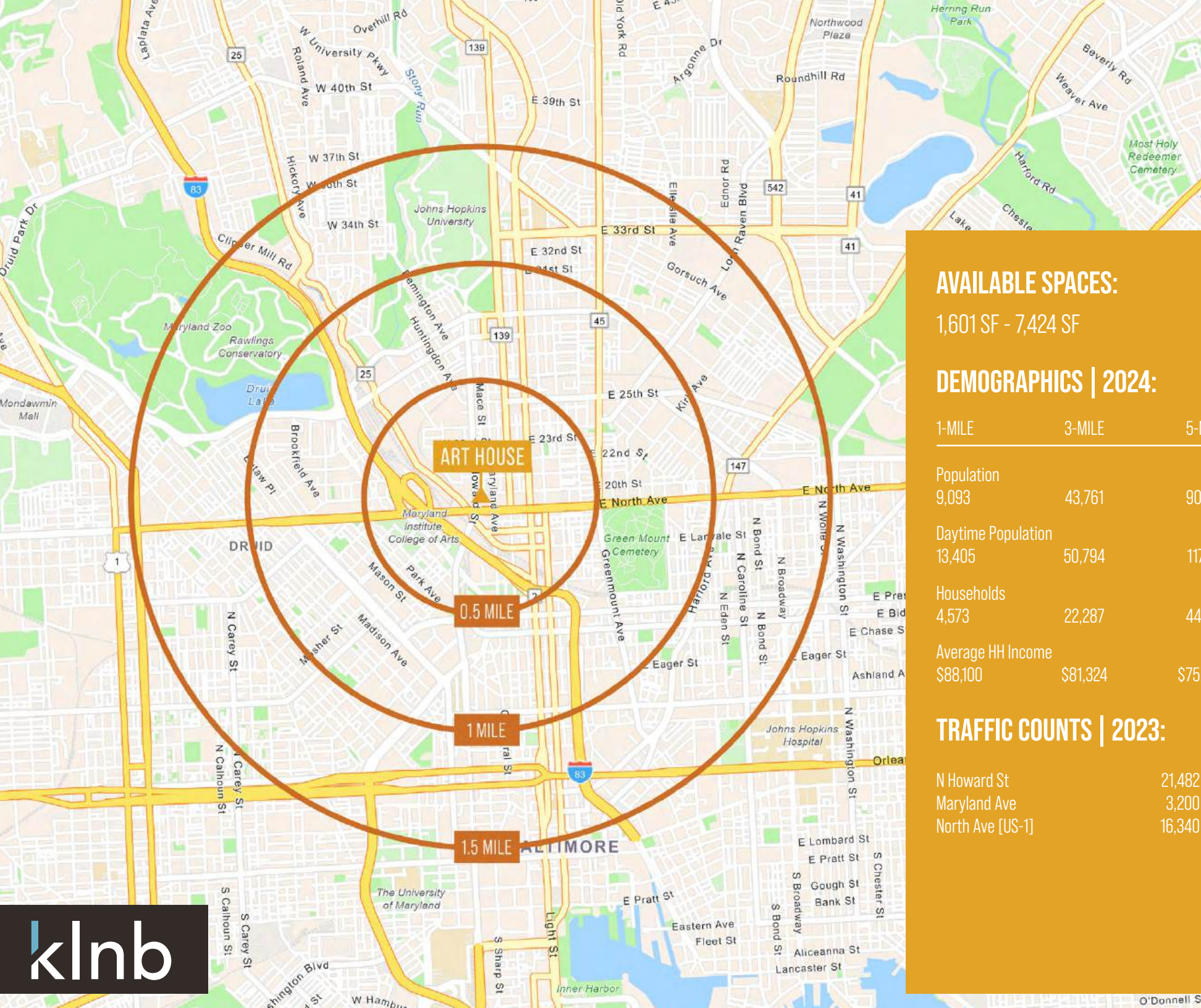
ART HOUSE

20<sup>th</sup> Street

N Howard Street

At the N Howard & 20th Street intersection, prominently placed signage opportunities offer excellent visibility for retail tenants. The high traffic count of 21,482 ADT ensures significant customer exposure.





**AVAILABLE SPACES:**

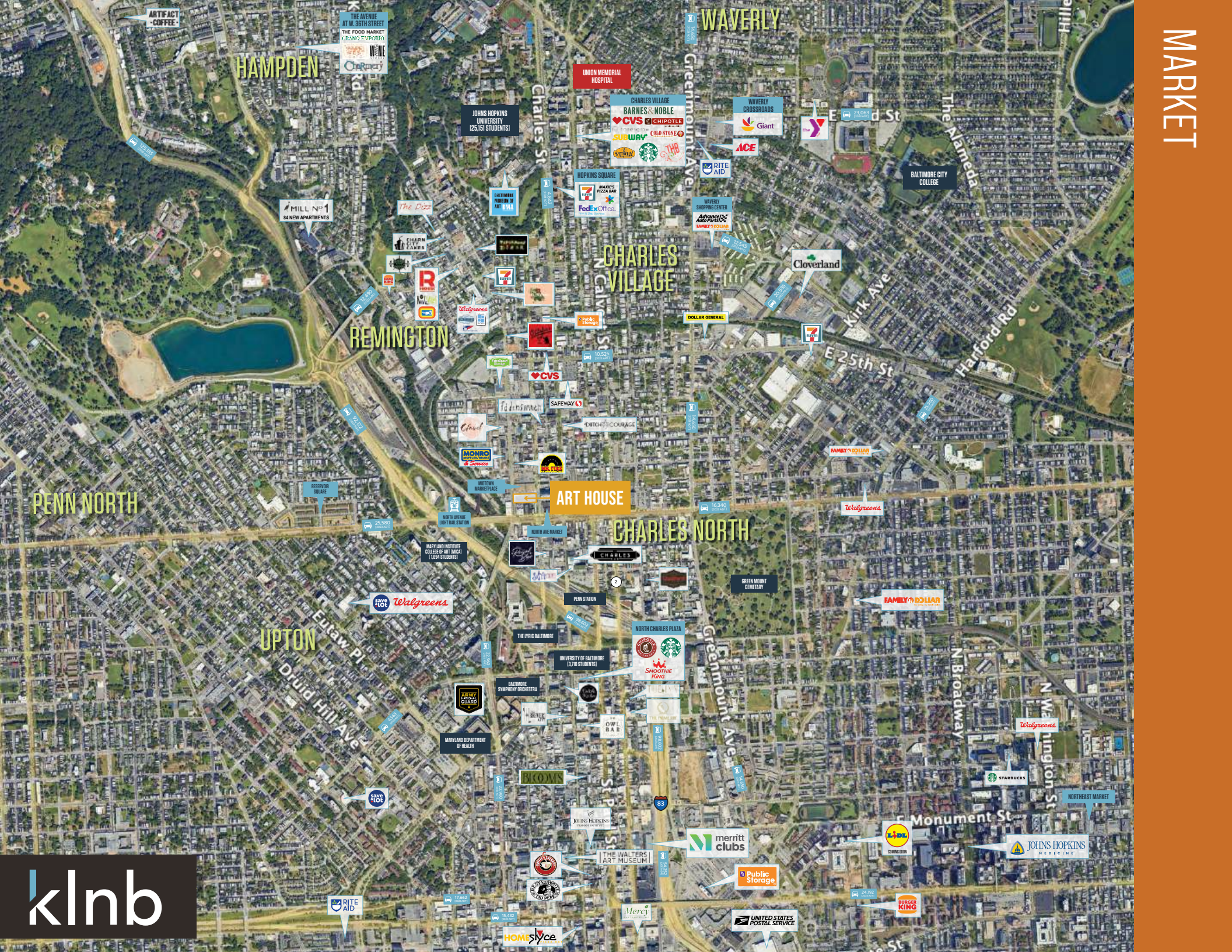
1,601 SF - 7,424 SF

**DEMOGRAPHICS | 2024:**

1-MILE	3-MILE	5-MILE
Population 9,093	43,761	90,891
Daytime Population 13,405	50,794	117,148
Households 4,573	22,287	44,001
Average HH Income \$88,100	\$81,324	\$75,679

**TRAFFIC COUNTS | 2023:**

N Howard St	21,482 ADT
Maryland Ave	3,200 ADT
North Ave [US-1]	16,340 ADT



HAMPDEN

WAVERLY

CHARLES VILLAGE

REMVINGTON

ART HOUSE

CHARLES NORTH

PENN NORTH

UPTON

ARTIFACT COFFEE

THE AVENUE AT W. 36TH STREET THE FOOD MARKET GRAND ESPORIO

MILL N°1 84 NEW APARTMENTS

UNION MEMORIAL HOSPITAL

CHARLES VILLAGE BARNES & NOBLE CVS CHIPOTLE SUBWAY COLD STONE STARBUCKS THE TUB

WAVERLY CROSSROADS Giant ACE

BALTIMORE CITY COLLEGE

HOPKINS SQUARE HOPKINS PIZZA BAR FedEx Office

WAVERLY SHOPPING CENTER Advance Auto Parts FAMILY DOLLAR

Cloverland

CHARM CUMER

BATIMARKA PAVILION OF ART TMA

WALGREENS

CVS

DOLLAR GENERAL

E 25th St

SAFEMWAY

WALGREENS

PENN NORTH

RESERVOIR SQUARE

ART HOUSE

WALGREENS

FAMILY DOLLAR

UPTON

MARYLAND INSTITUTE COLLEGE OF ART (MICA) 1,600 STUDENTS

CHARLES NORTH

GREEN MOUNT CEMETARY

FAMILY DOLLAR

WALGREENS

UNIVERSITY OF BALTIMORE (2,710 STUDENTS)

NORTH CHARLES PLAZA STARBUCKS SHREVE KING

FAMILY DOLLAR

UPTON

ARMY RESERVE CENTER

BALTIMORE SYMPHONY ORCHESTRA

UNIVERSITY OF BALTIMORE (2,710 STUDENTS)

NORTH CHARLES PLAZA STARBUCKS SHREVE KING

FAMILY DOLLAR

UPTON

MARYLAND DEPARTMENT OF HEALTH

BLOOM'S

JOHNS HOPKINS MEDICAL INSTITUTE

THE WALTERS ART MUSEUM

merritt clubs

LIDL

JOHNS HOPKINS MEDICINE

UPTON

RITE AID

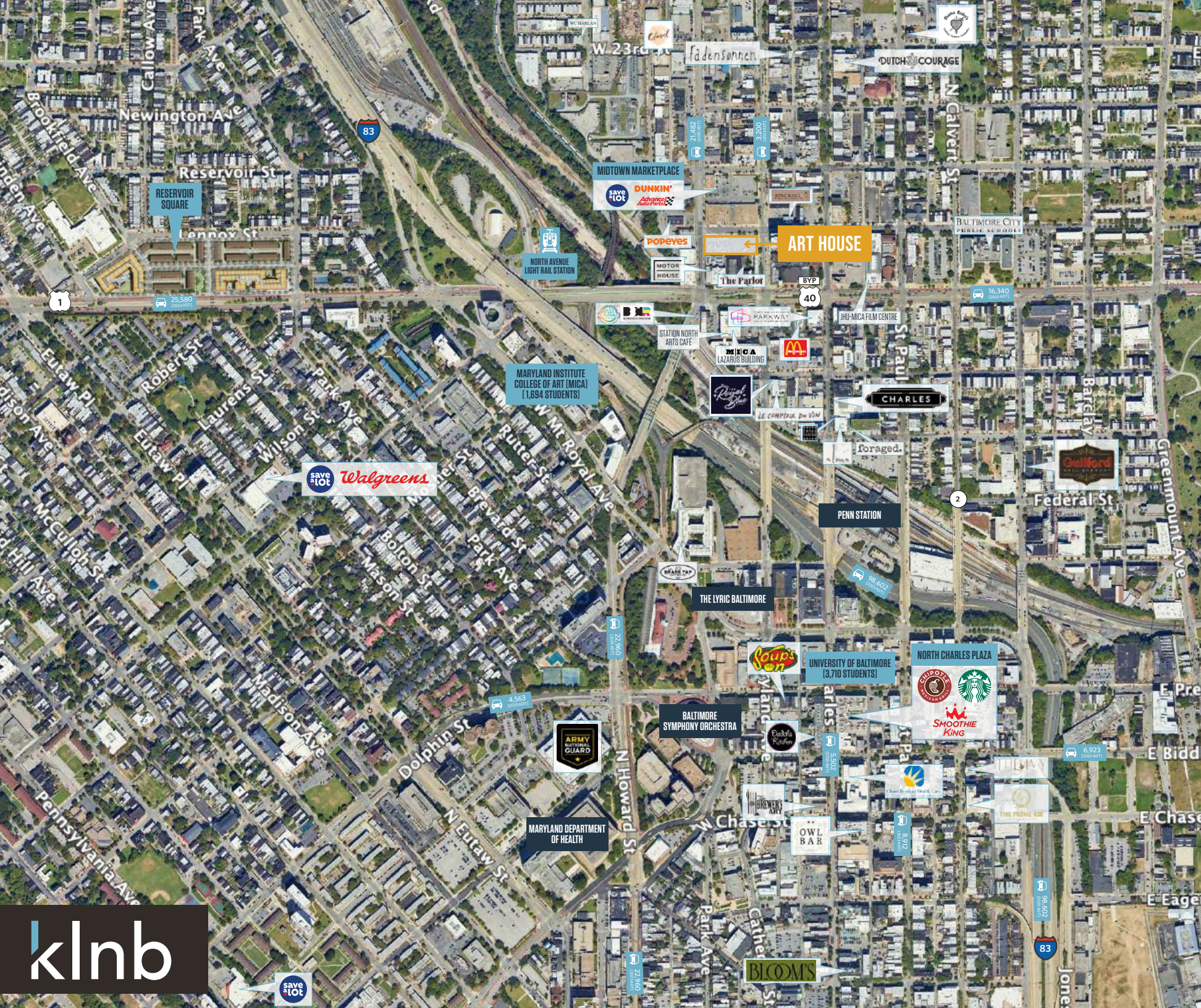
HOMESLYCE

Mercy

Public Storage

BURGER KING

UNITED STATES POSTAL SERVICE



RESERVOIR SQUARE

MIDTOWN MARKETPLACE  
save a lot  
DUNKIN'  
Advance  
America's  
Best  
Franchise

ART HOUSE

MARYLAND INSTITUTE  
COLLEGE OF ART (MICA)  
(1,694 STUDENTS)

save a lot  
Walgreens

PENN STATION

THE LYRIC BALTIMORE

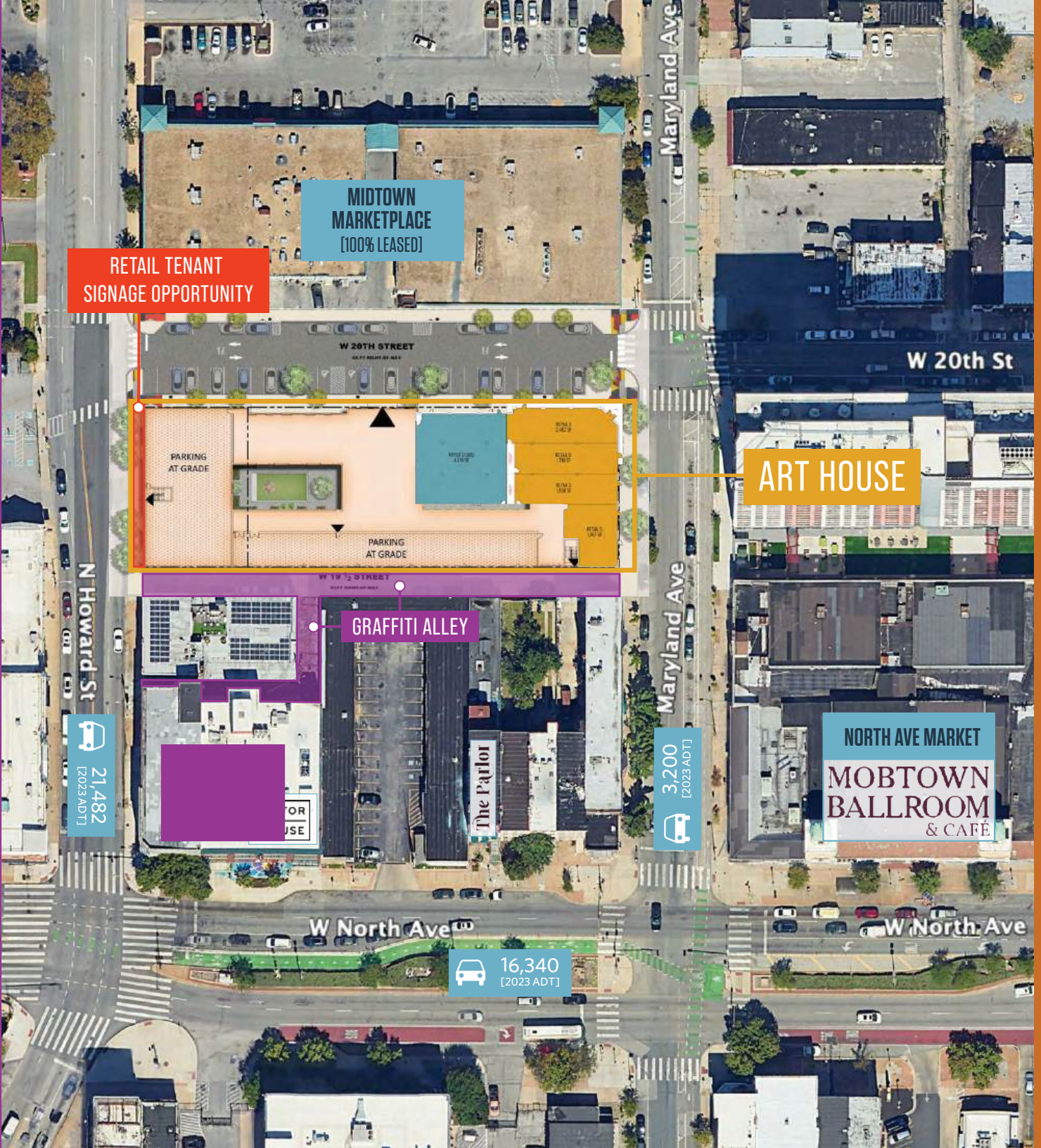
UNIVERSITY OF BALTIMORE  
(3,710 STUDENTS)

BALTIMORE  
SYMPHONY ORCHESTRA

MARYLAND DEPARTMENT  
OF HEALTH

NORTH CHARLES PLAZA  
STARBUCKS  
SMOOTHIE KING

BLOOMS



MIDTOWN MARKETPLACE  
[100% LEASED]

RETAIL TENANT  
SIGNAGE OPPORTUNITY

ART HOUSE

GRAFFITI ALLEY

21,482  
[2023 ADT]

3,200  
[2023 DDT]

16,340  
[2023 ADT]

NORTH AVE MARKET  
MOBTOWN  
BALLROOM  
& CAFE



MARYLAND AVE

3,200  
[2023 ADT]





ART HOUSE

W 20<sup>th</sup> Street

N Howard Street

PROPOSED BUILDING: 6 STORIES [68 FT]  
160 APARTMENT UNITS & 13,000 SF OF RETAIL



**AMTRAK**  
PENN STATION [8,000 DAILY RIDERS]

**UNIVERSITY OF BALTIMORE**  
[3,200 STUDENTS]

**MICA**  
[1,950 STUDENTS]

**ART HOUSE**

**GRAFFITI ALLEY**

The ART House's proximity to MICA, Penn Station, and the University of Baltimore will ensure high visibility and attract a substantial audience.

**MICA**  
(1,950 STUDENTS)

98,602  
(2023 ADT)



W North Ave

21,482  
(2023 ADT)

**ART HOUSE**

N Howard St

Located near I-83, the ART House will benefit from easy access for artists, visitors, and event attendees, increasing its visibility and solidifying its role as a Baltimore destination.

# ART HOUSE

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