



414

**LIGHT
STREET**

UNIQUE RETAIL OPPORTUNITY

BALTIMORE | MARYLAND

414 LIGHT STREET

Unique Retail Opportunity

414 Light Street stands 44 stories high, making it the tallest residential building in both the city of Baltimore and state of Maryland. It is designed by renowned architecture firm Solomon Cordwell Buenz, boasting luxurious amenities and finishes throughout the building.

394
LUXURY
RESIDENTIAL
UNITS

**ON-SITE
PARKING**

12,000+ SF
RETAIL SPACE

RAMEN
UTSUHE

Facci

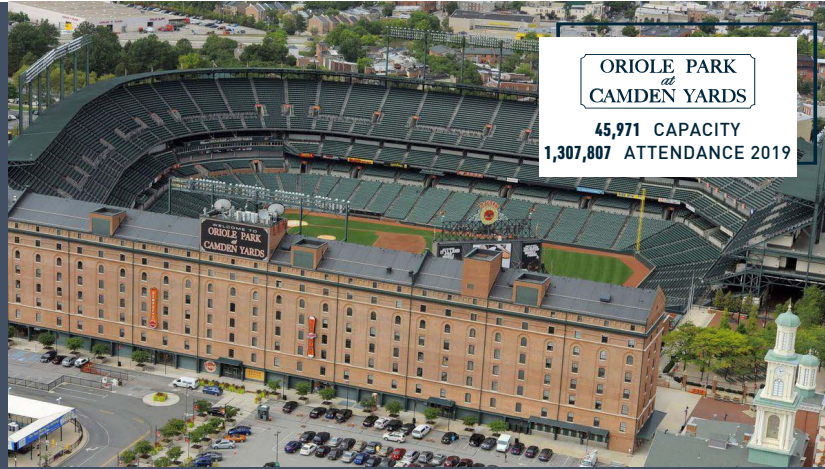
BALTIMORE HIGHLIGHTS



MSA CONTAINS
2.8 MIL
PEOPLE



M&T Bank
STADIUM
71,008 CAPACITY
70,602 AVG. GAME DAY
ATTENDANCE 2019



**ORIOLE PARK
at
CAMDEN YARDS**
45,971 CAPACITY
1,307,807 ATTENDANCE 2019



26.7 MIL
VISITORS IN
2019
SPENDING
\$5.9 BIL



**ROYAL
FARMS
ARENA**
800,000
ATTENDANCE 2019



POWER PLANT
8 M
VISITORS



Baltimore
Convention Center
140+ EVENTS
500,000+ ATTENDANCE
ANNUALLY

**Baltimore
Convention
Center**



**NATIONAL
AQUARIUM.**
1.2 M
VISITORS 2019



One of the
TOP 15
BEST
WATERFRONT
CITIES IN
THE WORLD

N.1 HOSPITAL IN THE NATION
(JOHN HOPKINS)

NEIGHBORHOOD

414 Light is located in the heart of Downtown Baltimore, nestled right between the dense, historic neighborhoods of Otterbein, Federal Hill and Locust Point and the bustling inner harbor and Baltimore central business district. The building is walking distance from each of these areas and surrounding venues such as the National Aquarium, M&T Bank Stadium, Oriole Park at Camden Yards, the Maryland Science Center amongst many others. Getting around town is very simple with access to the MARC Train, light rail and major highways.

DEMOGRAPHICS

.5 MILES	1 MILE	1.5 MILES
7,783	38,228	81,561
POPULATION		
45,974	136,223	199,304
DAYTIME POPULATION		
\$133,456	\$120,798	\$107,195
AVERAGE HH INCOME		

TRAFFIC

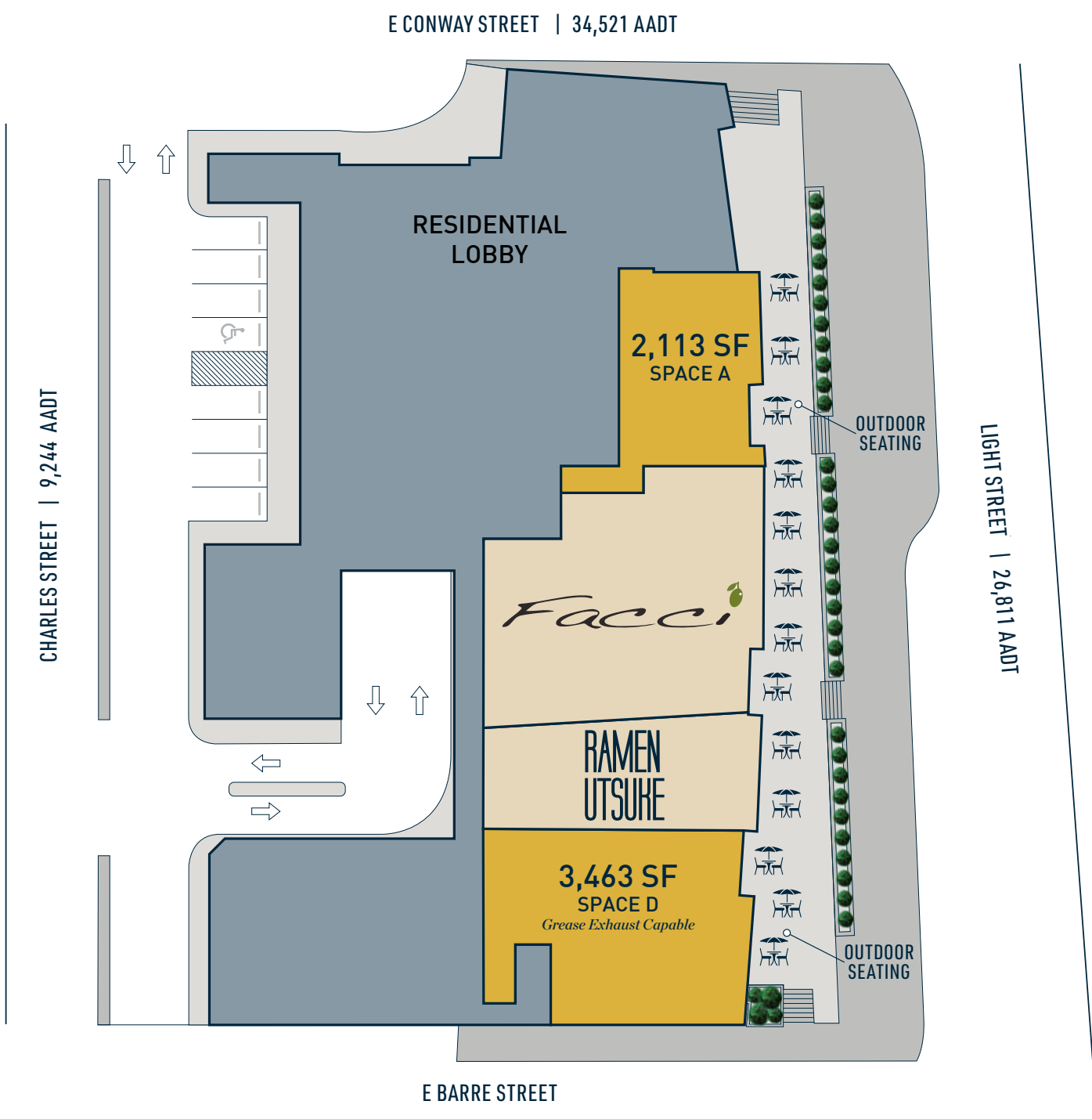
LIGHT STREET	26,811 AADT
E CONWAY STREET	34,521 AADT



THE MARKET

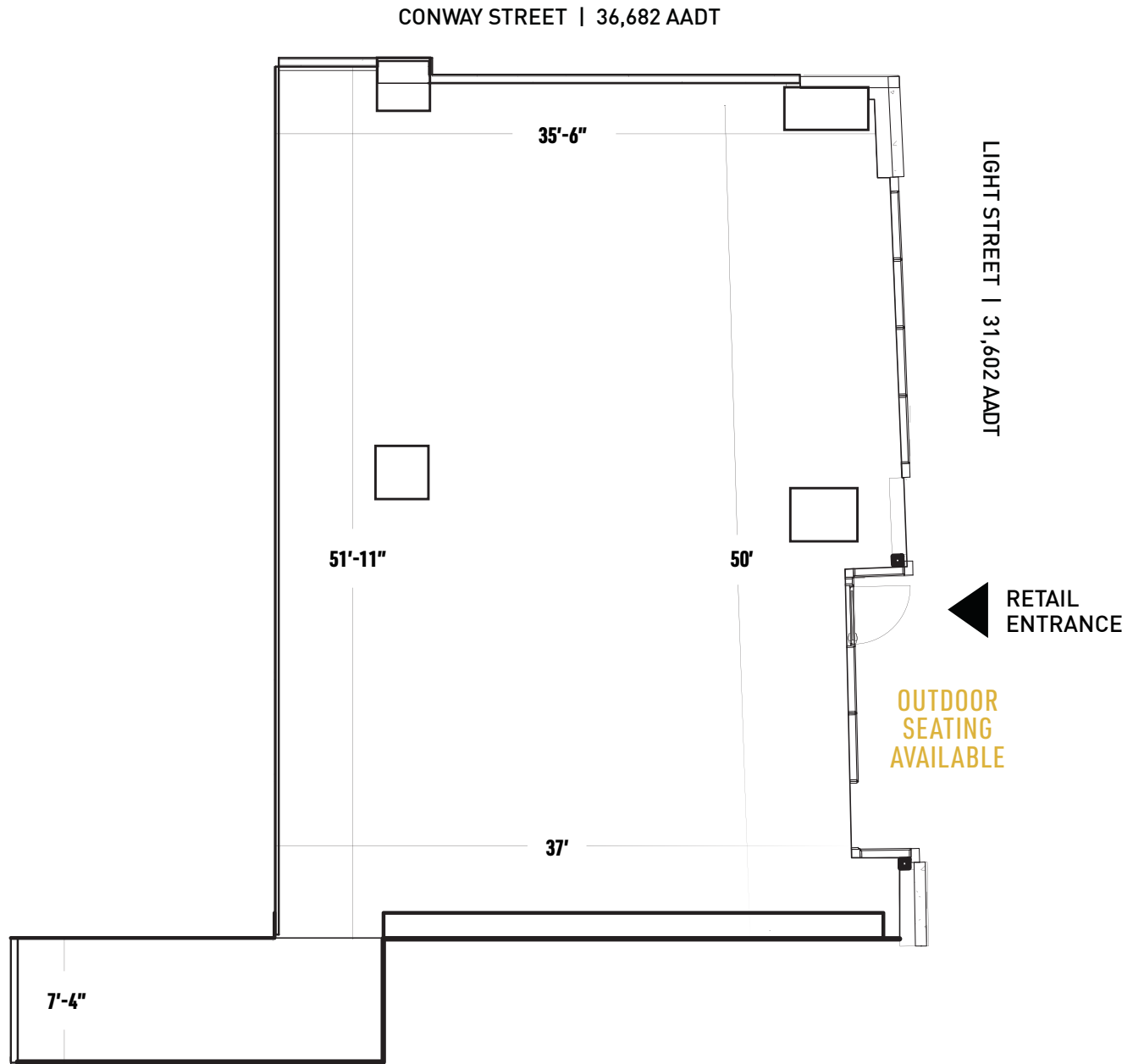


SITE PLAN



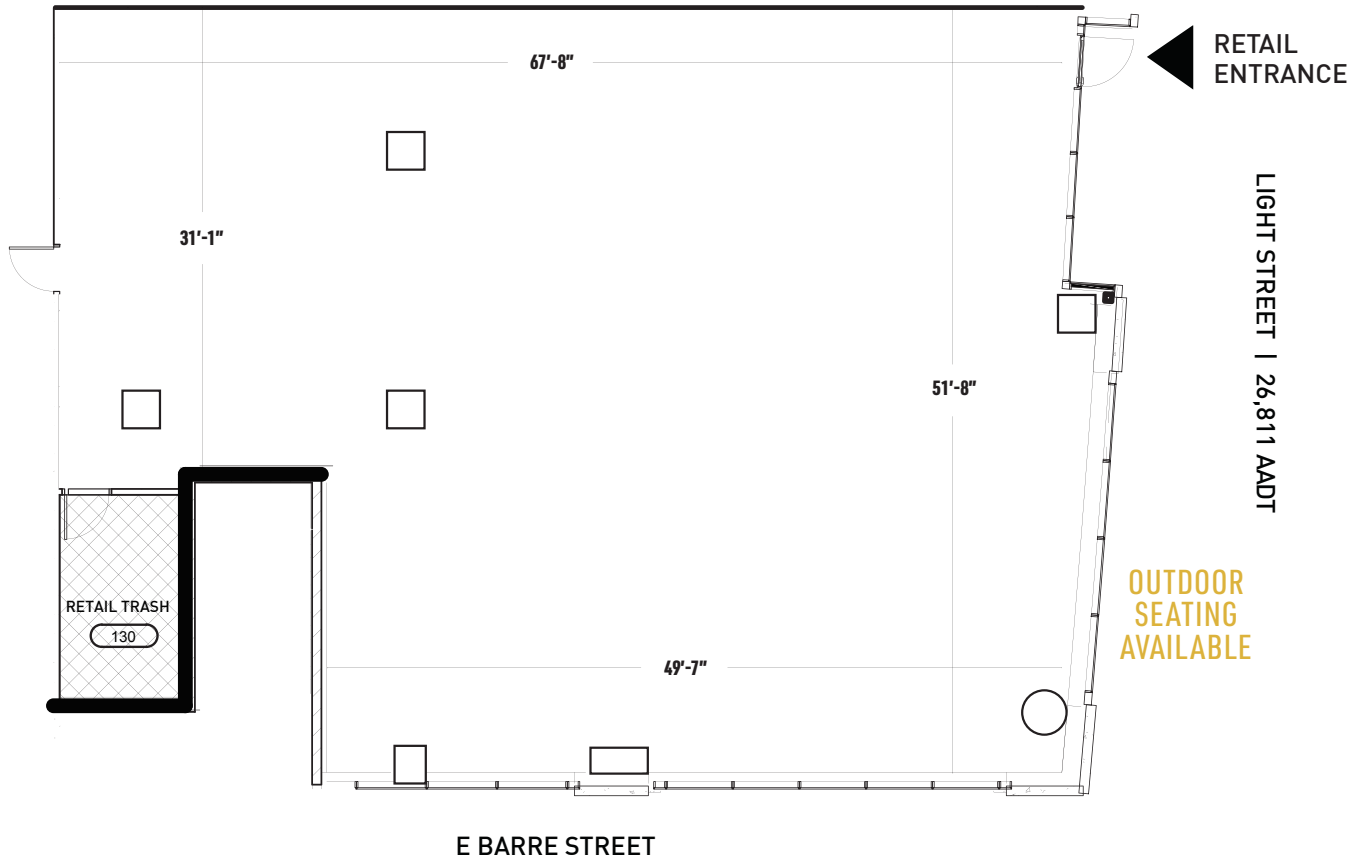
2,113 SF

SPACE A | RETAIL



3,463 SF

SPACE D | RETAIL
Grease Exhaust Capable



414 LIGHT STREET

BALTIMORE | MARYLAND

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