



AVALON

PROMINENT RETAIL OPPORTUNITY

AT THE GATEWAY TO BALTIMORE'S
LIFESTYLE NEIGHBORHOOD,
HARBOR EAST

NEIGHBORHOOD RETAILERS

WHOLE FOODS MARKET **SEPHORA**

Abercrombie & Fitch



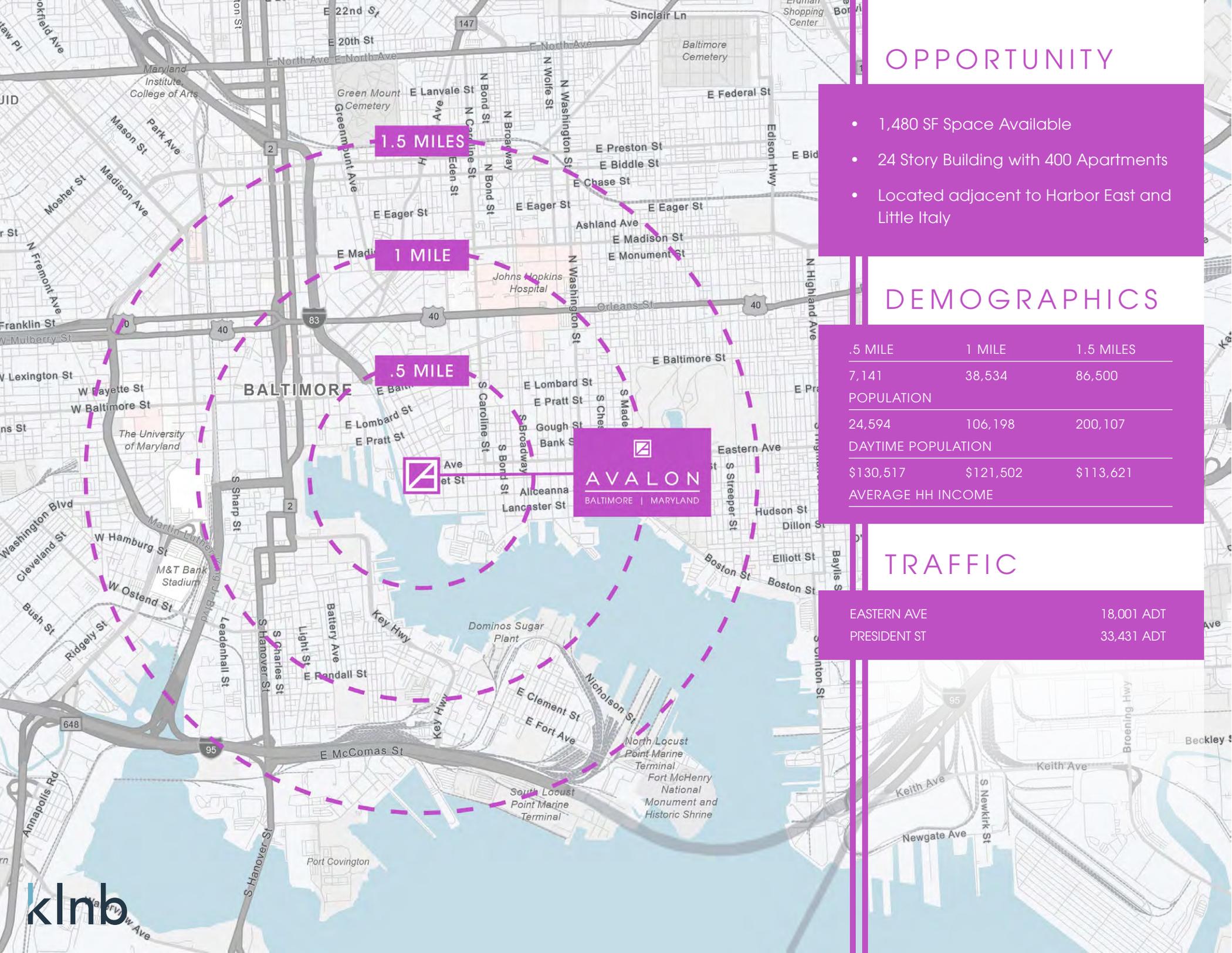
alo  **AT&T**  **sweetgreen**

THE OCEANAIRE
Seafood Room

Tagliata

KNEADS
H&S BAKERY

klnb



OPPORTUNITY

- 1,480 SF Space Available
- 24 Story Building with 400 Apartments
- Located adjacent to Harbor East and Little Italy

DEMOGRAPHICS

0.5 MILE	1 MILE	1.5 MILES
7,141	38,534	86,500
POPULATION		
24,594	106,198	200,107
DAYTIME POPULATION		
\$130,517	\$121,502	\$113,621
AVERAGE HH INCOME		

TRAFFIC

EASTERN AVE	18,001 ADT
PRESIDENT ST	33,431 ADT

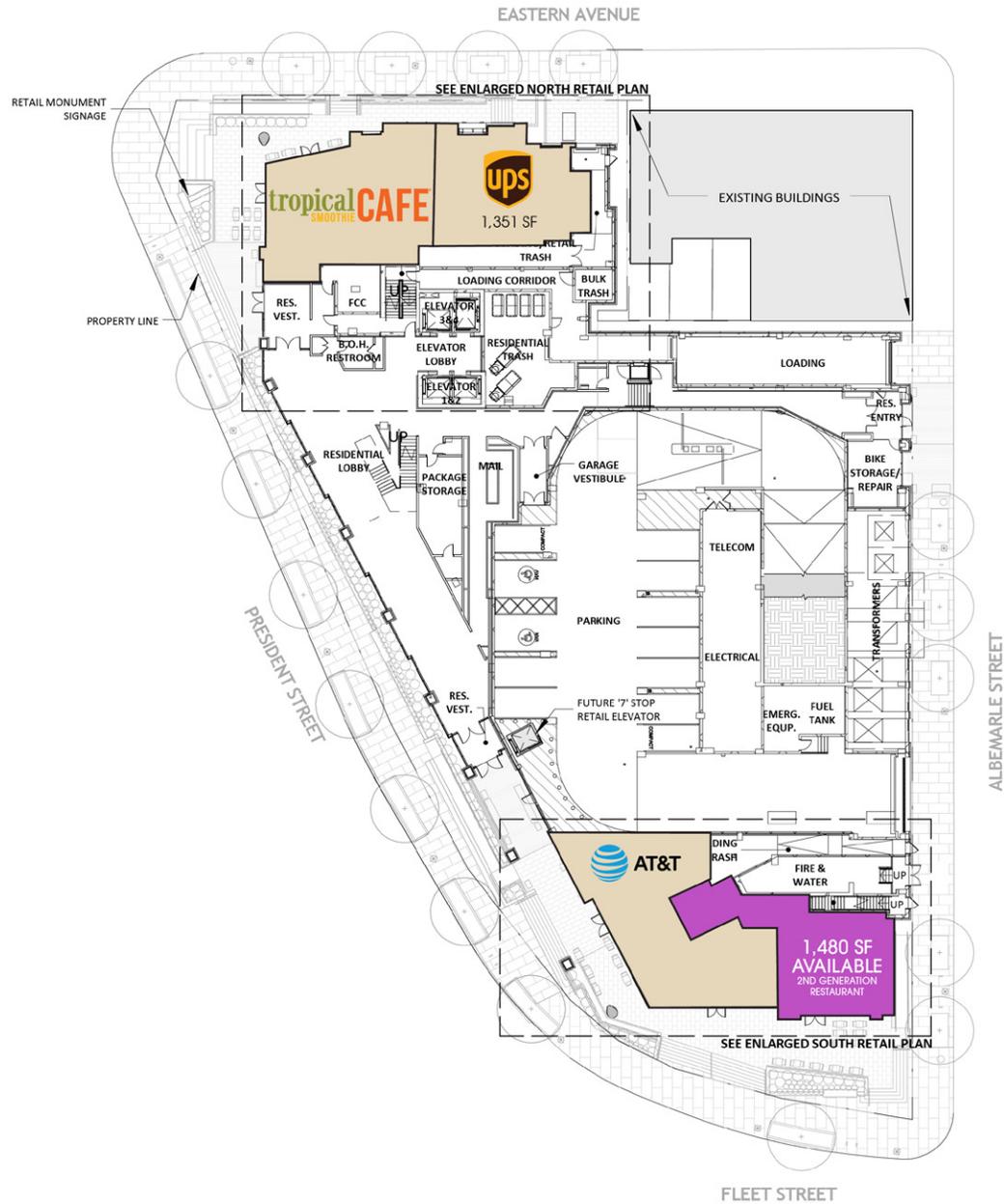
THE MARKET



THE NEIGHBORHOOD

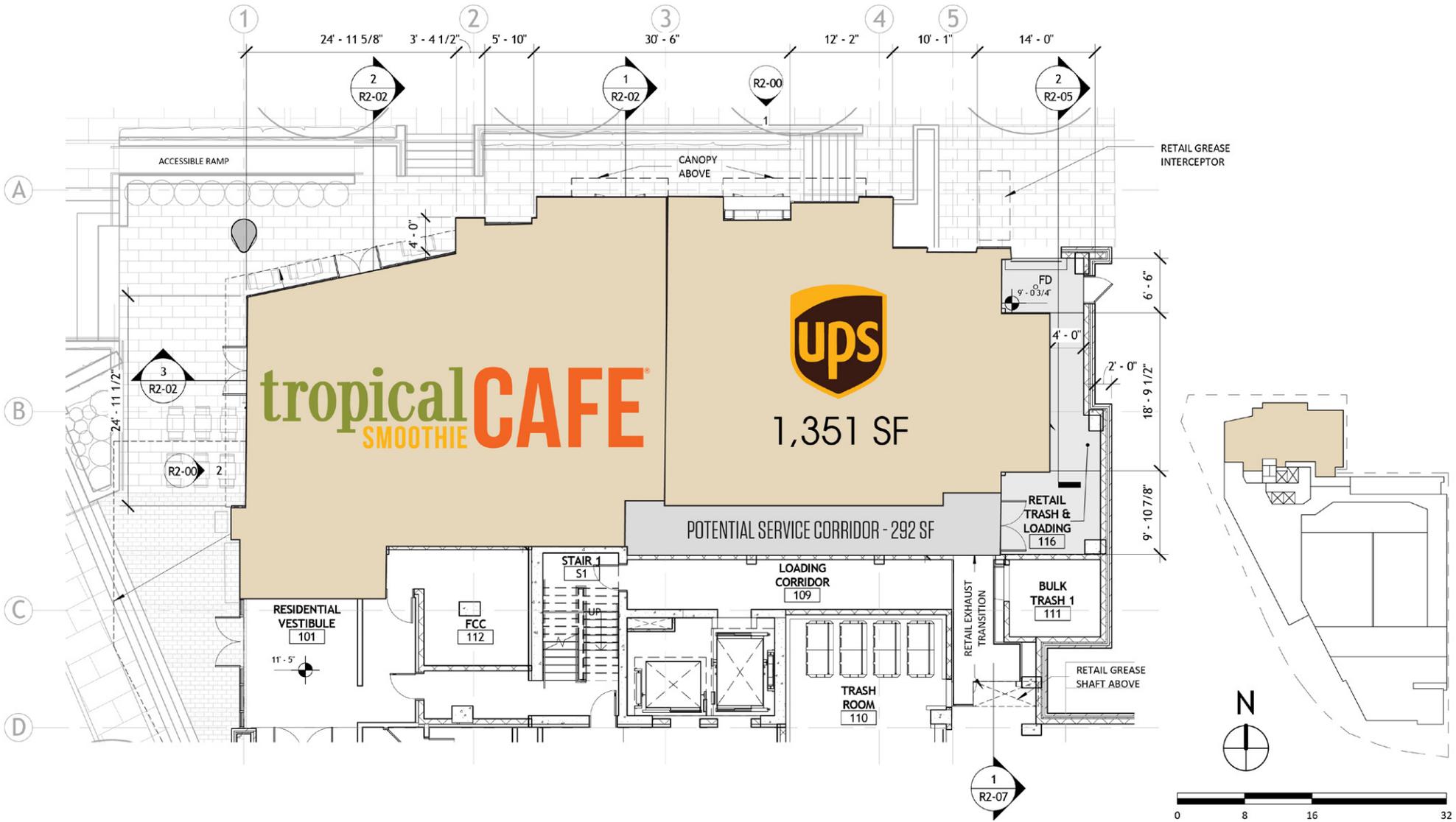


FULL SITE PLAN

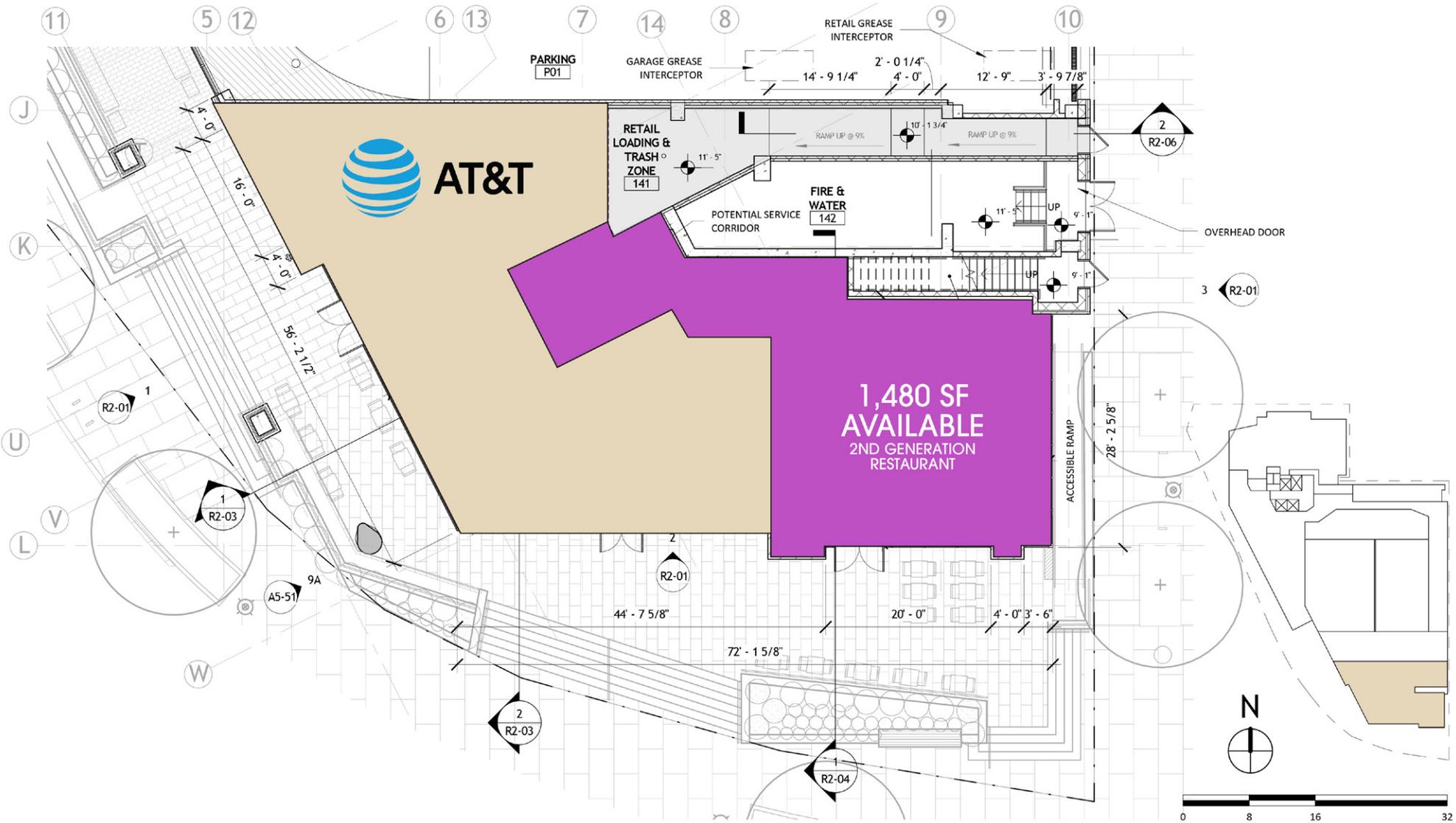


KEY	
	AVAILABLE
	AT LEASE
	LEASED

NORTH RETAIL SITE PLAN



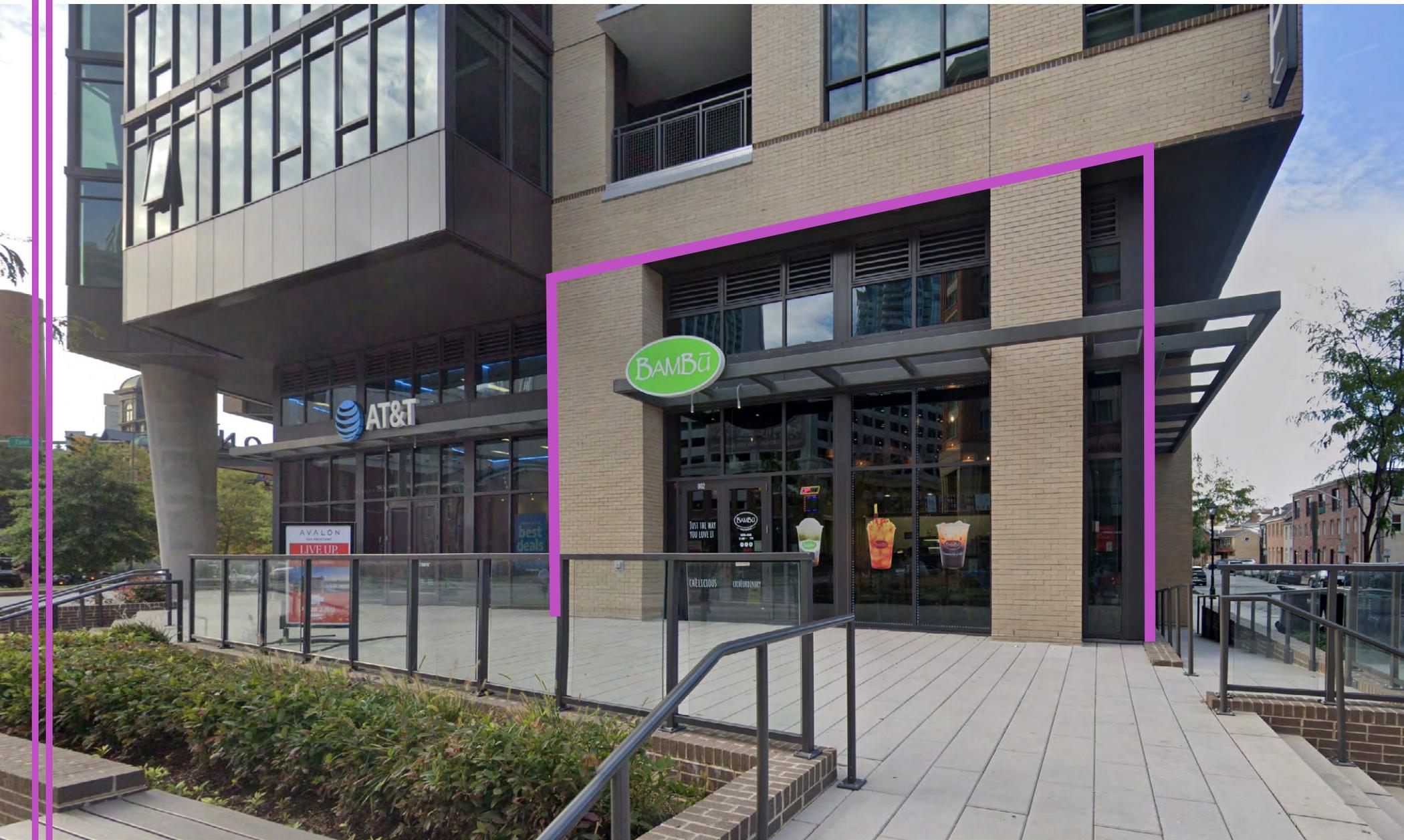
SOUTH RETAIL SITE PLAN



DISCREET LISTING - DO NOT DISTURB TENANT



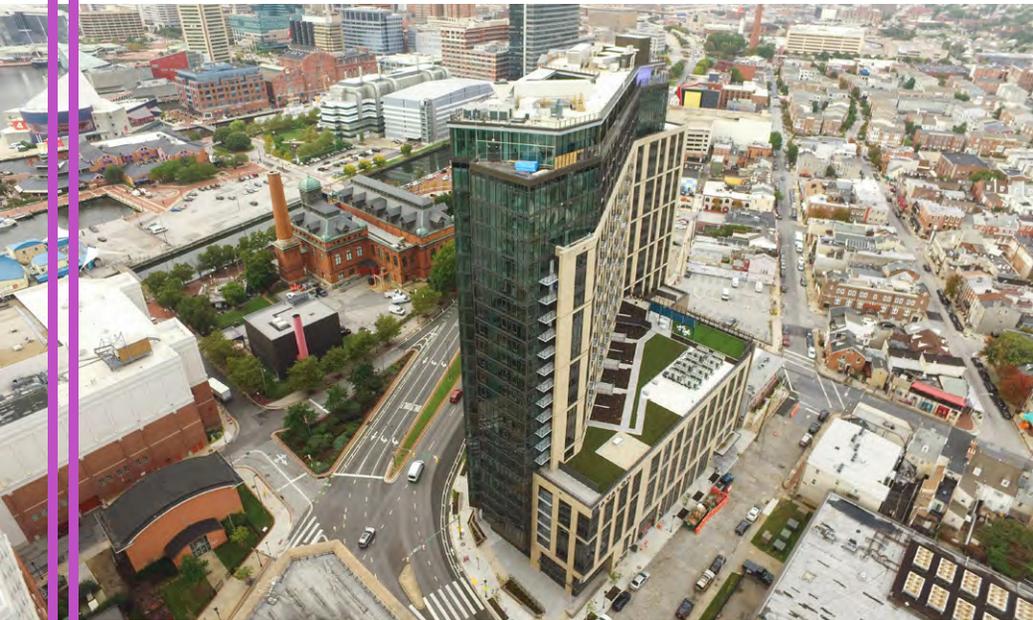
1,480 SF AVAILABLE - 2ND GENERATION RESTAURANT



DISCREET LISTING - DO NOT DISTURB TENANT

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THE PROPERTY





AVALON

BALTIMORE | MARYLAND

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