



AVALON

PROMINENT RETAIL OPPORTUNITY

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



klnb

NEIGHBORHOOD
RETAILERS



SEPHORA CHANEL

Abercrombie & Fitch

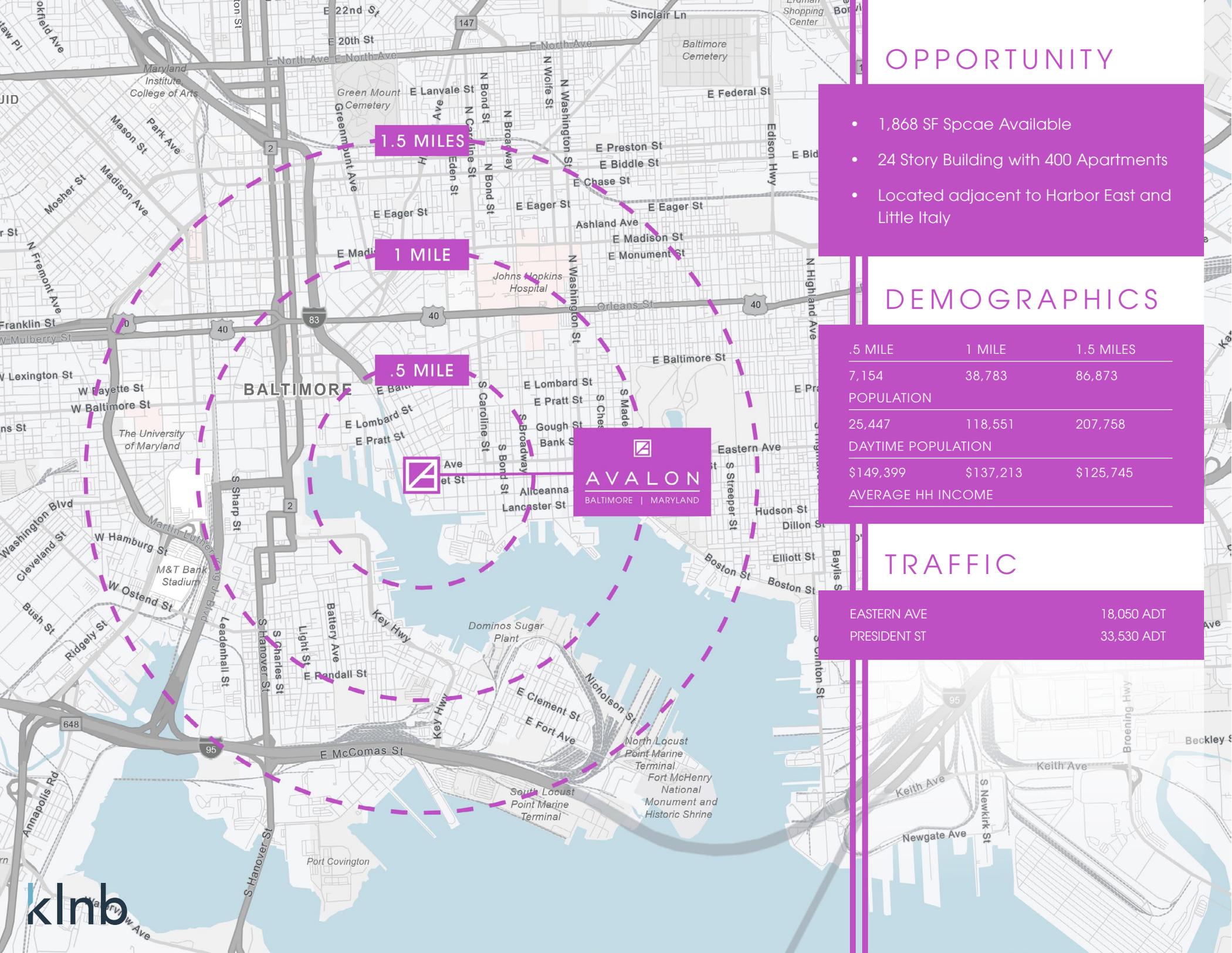


YOUR SIGN
HERE

Eastern Ave (18,050 ADT)

S President St (33,530 ADT)





OPPORTUNITY

- 1,868 SF Spcae Available
- 24 Story Building with 400 Apartments
- Located adjacent to Harbor East and Little Italy

DEMOGRAPHICS

0.5 MILE	1 MILE	1.5 MILES
7,154	38,783	86,873
POPULATION		
25,447	118,551	207,758
DAYTIME POPULATION		
\$149,399	\$137,213	\$125,745
AVERAGE HH INCOME		

TRAFFIC

EASTERN AVE	18,050 ADT
PRESIDENT ST	33,530 ADT

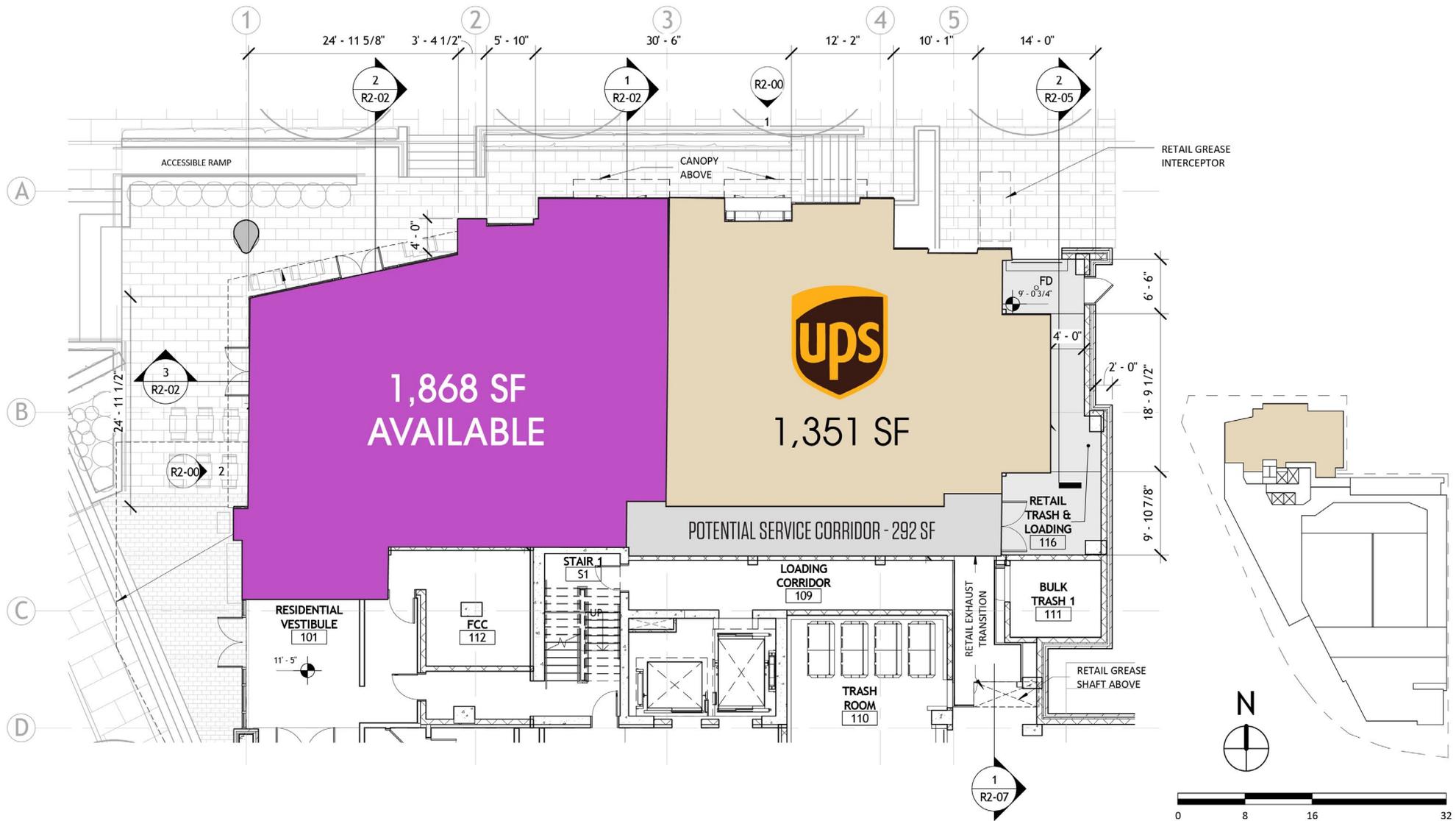
1.5 MILES

1 MILE

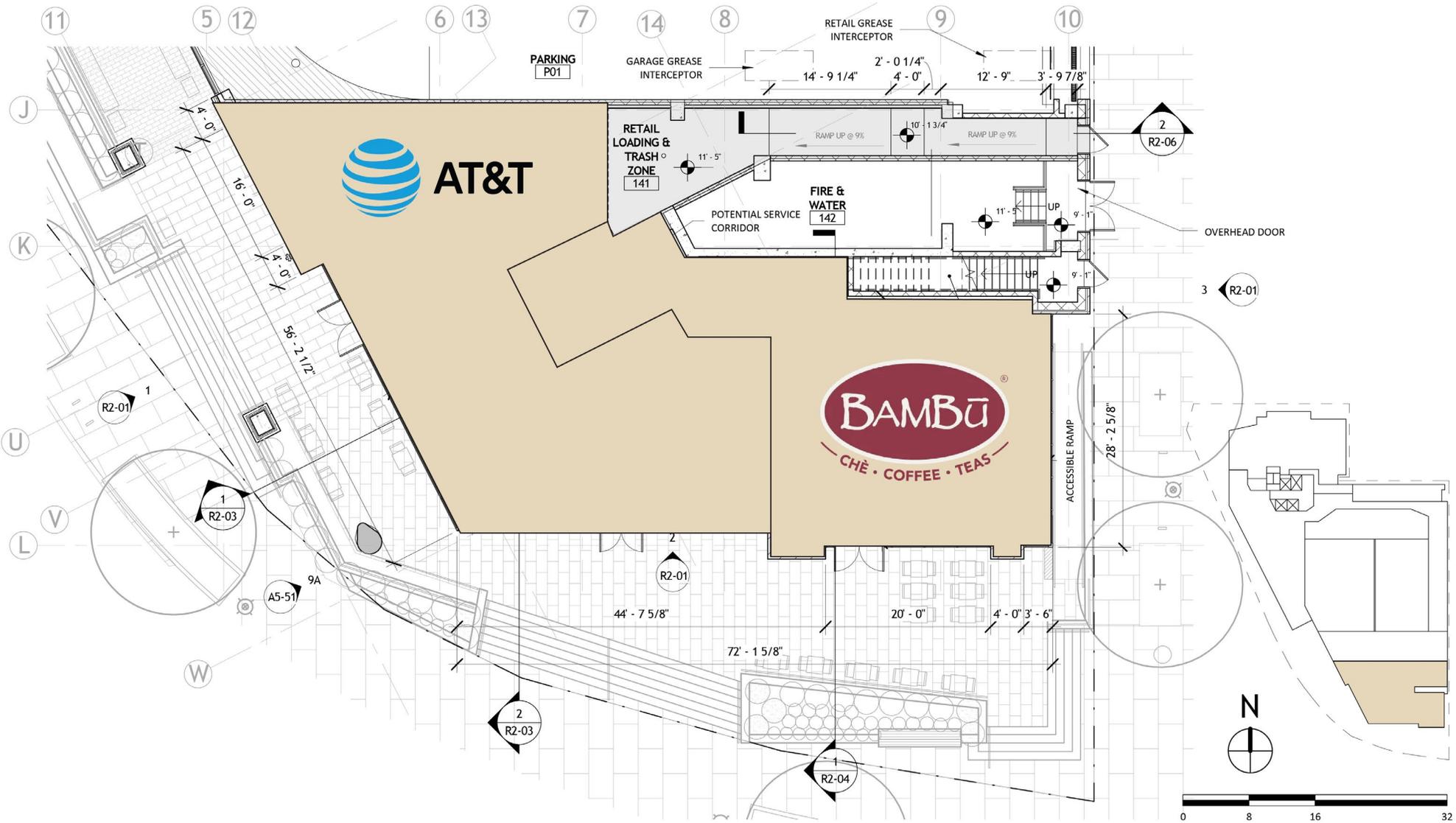
0.5 MILE

 **AVALON**
BALTIMORE | MARYLAND

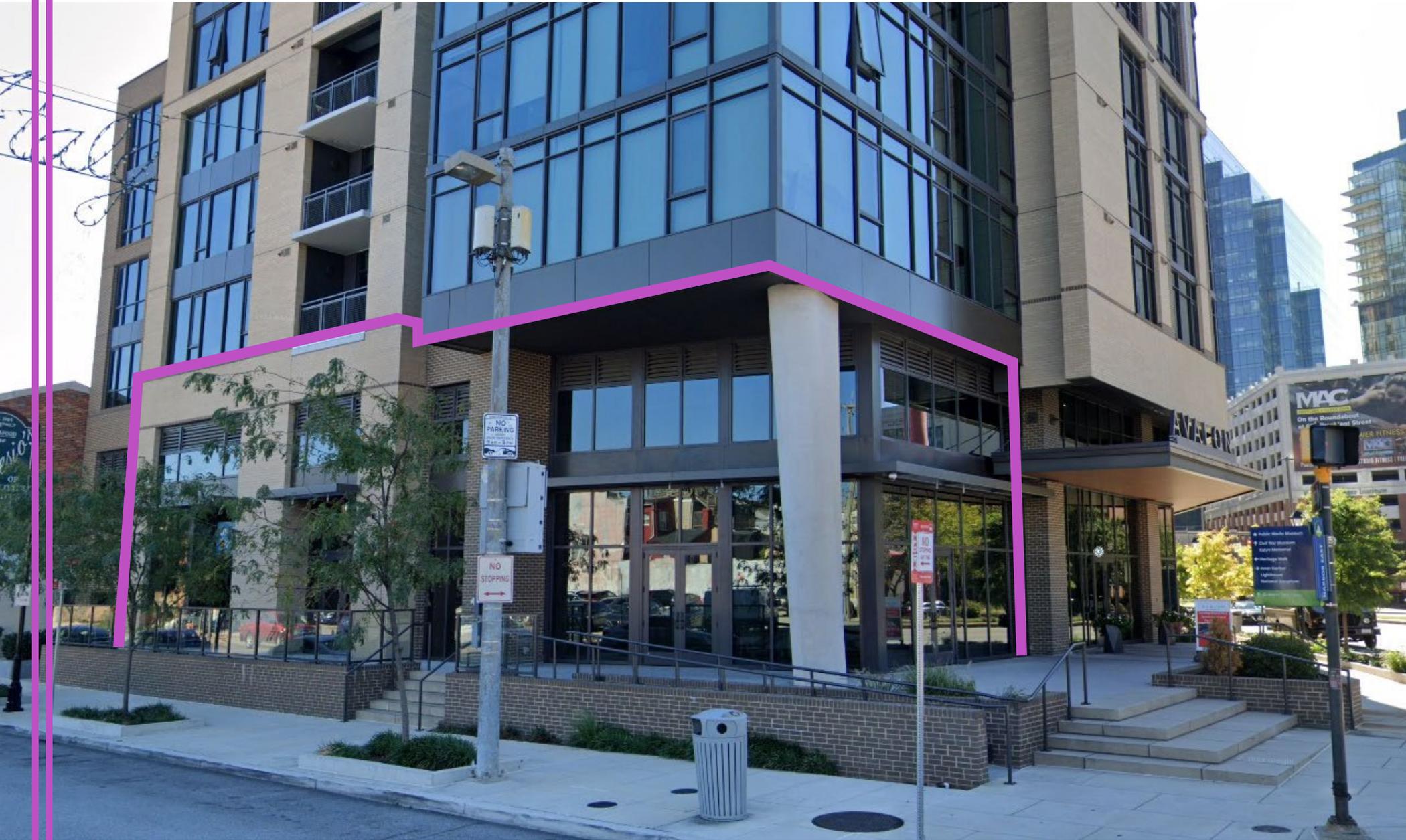
NORTH RETAIL SITE PLAN



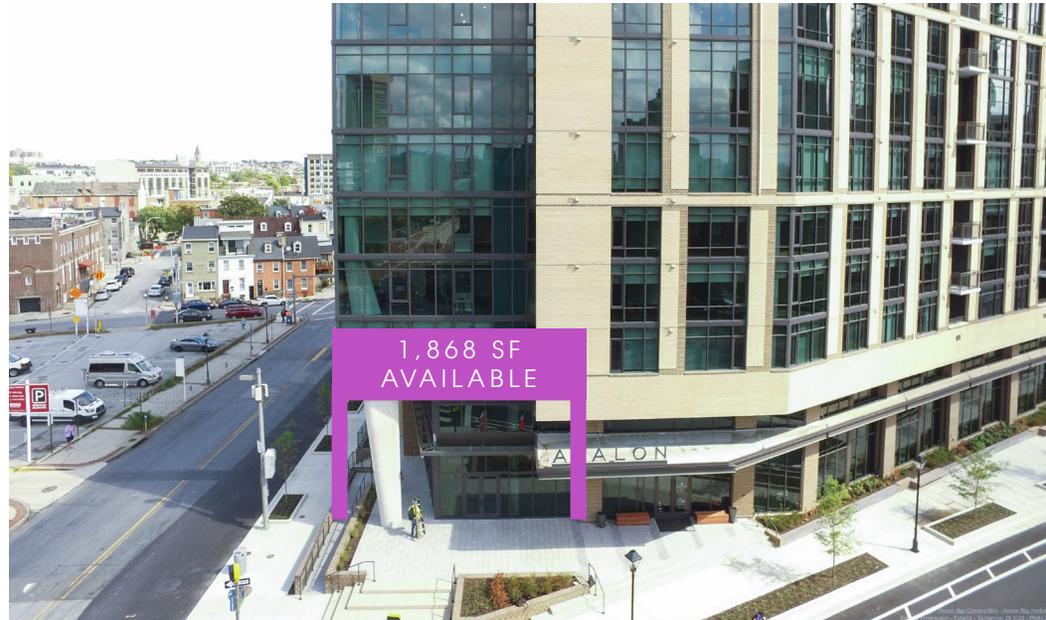
SOUTH RETAIL SITE PLAN



1,868 SF AVAILABLE



THE PROPERTY





AVALON

BALTIMORE | MARYLAND

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