

A

ANTHEM HOUSE

**A 900 E FORT AVE
BALTIMORE, MD 21230**

Inspired by Baltimore, a city steeped in national history and fueled by creative energy, Anthem House unites the old and the new, the iconic and the innovative. Thanks to an address in the heart of Locust Point, on the corner of East Fort Avenue and Lawrence Street, you'd be hard pressed to find a more convenient location in the city. Anthem House offers prime retail leasing within Baltimore, attracting a desirable demographic of residents and visitors.

Anthem House

+ A2

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RETAIL LEASING BY **klnb**

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LOCATION & DEMOGRAPHICS

PROPERTY HIGHLIGHTS

- 1,914 SF Available For Lease [2nd Gen Restaurant]
- 3,193 SF Available For Sale or For Lease [2nd Gen Restaurant]
- 66.K Visits per year & 34.8K Visitors [Placer.ai]
- Easy accessibility to I-95
- 292 Apartment Units

DEMOGRAPHICS

0.5-MILES	1-MILE	1.5-MILES
Population 6,623	25,819	45,677
Daytime Population 7,309	36,726	93,411
Households 3,498	14,206	24,770
Average HH Income \$212,750	\$180,746	\$161,683

TRAFFIC COUNTS

Key Hwy.....	16,040 ADT
E Fort Ave.....	3,652 ADT

JOIN THESE RETAILERS



LIMONCELLO





HARBOR PLACE DEVELOPMENT
300,000+ SF OF COMMERCIAL SPACE
19.7 AC PUBLIC SPACE
500 RESIDENTIAL UNITS

INNER HARBOR

HARBORPLACE

WAYWARD & PIZZA

FEDERAL HILL

RIVERSIDE PARK

ROYAL FARMS

Anthem House

LIMONCELLO

merritt clubs

LOCUST POINT

FORT MCHENRY

BALTIMORE PENINSULA
1.1 MILLION SF
MIXED-USE DEVELOPMENT

Giant
H&R BLOCK
WELLS FARGO
Great Clips
GNC LiveWell
UPS
DOLLAR TREE
SUBWAY
FIVE BELOW
SOUTHSIDE MARKETPLACE

Harris Teeter
SAMOS
CREEK ISLAND GRILL
IRON ROOSTER
PNC
DUNKIN'
FAS
THE SHOPS & OFFICES AT MCHENRY ROW

2 MARKET AERIAL

19,252 (2023 ADT)

5,772 (2023 ADT)

102,480 (2023 ADT)

24,635 (2023 ADT)

24,635 (2023 ADT)

121,275 (2023 ADT)

16,040 (2023 ADT)

9,830 (2023 ADT)

121,275 (2023 ADT)

CFB BANK ARENA

PRATT STREET POWER PLANT
Phillips
Hard Rock

HARBOR EAST
WHOLE FOODS
COURTYARD
Marriott
Starbucks
AT&T
J.CREW
alo
patagonia
southmoonunder
orangetheory

HARBOR POINT
CEREMONY
honeygrow
west elm

HISTORIC FELS POINT
BAR-CHINA
PENDRY
PRIMA
THE CHOPPER

NATIONAL AQUARIUM

sweetgreen
Nando's

PURE RAW JUICE

Order & Chaos

corepower YOGA

don't know

UNDER ARMOUR



16,040
[2023 ADT]

3,652
[2023 ADT]

16,040
[2023 ADT]

MedStar Health

corepower
YOGA

ROYAL
FARMS

7
ELEVEN

A2
Authentic House

PURE
JUICE

LIMONCELLO

LIMONCELLO
RESTAURANT

the Great Method

Authentic House

McDonald's

Starbucks

UPS

SUBWAY

SMOOTHIE KING

GOODYEAR

LoLo Pizzeria

Phenix

SHOONIE-VILLAGE

FIVE BELLW

Advance
Auto Parts

merriitt
clubs

LOCUST POINT
FIRE STATION

ROBERT E. SCHAUTZ, SR.
MEMORIAL FIELDS

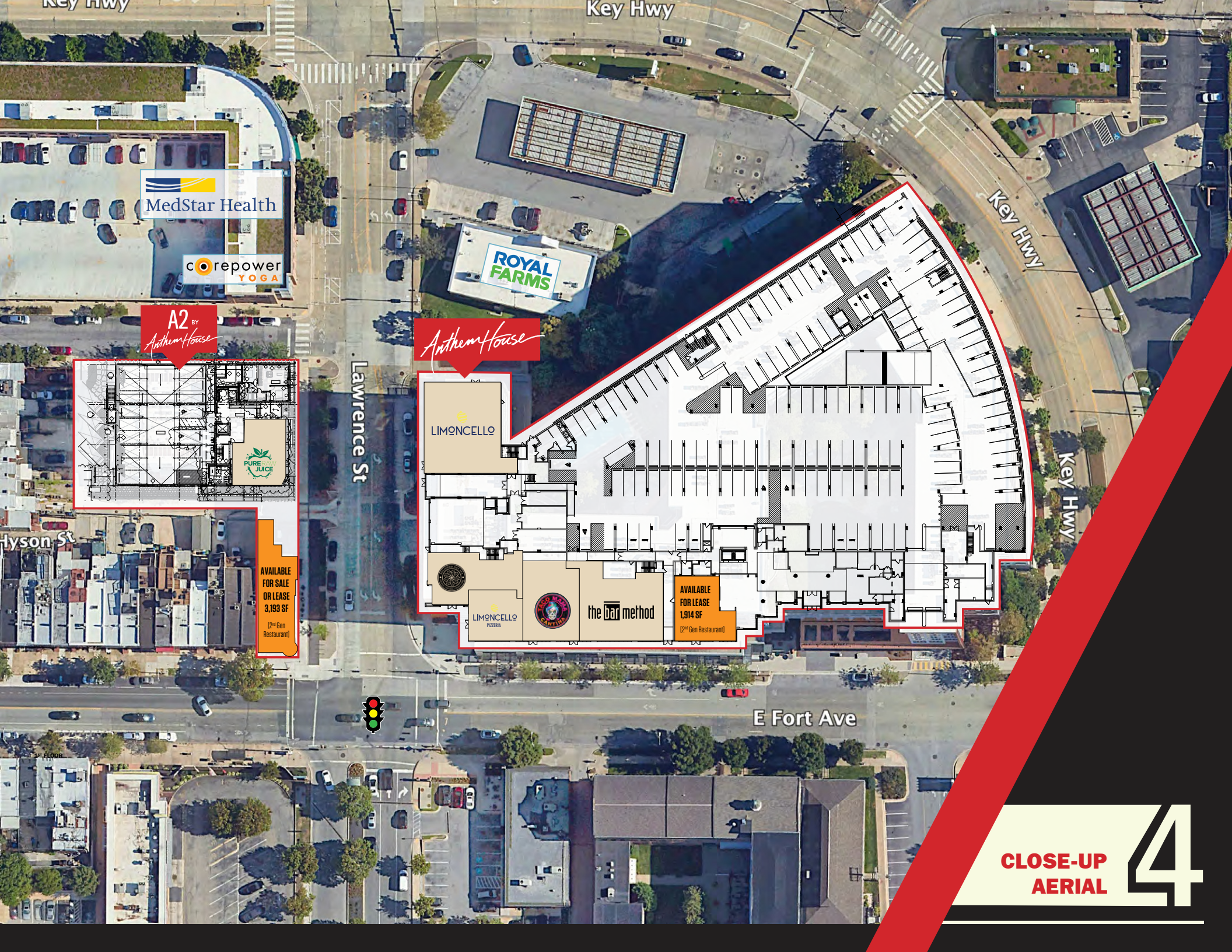
Giant

DALLAS
DEE

GNC

Harris Teeter
SAMOS
IRON ROOSTER
DUNKIN'
PNC
FAS

THE SHOPS & OFFICES
AT MCHENRY ROW



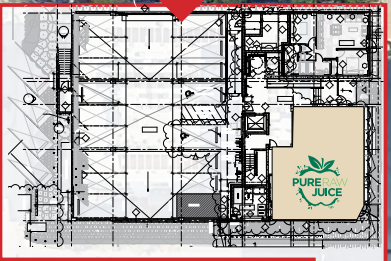
MedStar Health

corepower
YOGA

ROYAL
FARMS

A2
BY
Anthem House

Anthem House



LIMONCELLO

LIMONCELLO
PIZZERIA



the bar method

AVAILABLE
FOR LEASE
1,914 SF
(2nd Gen Restaurant)

AVAILABLE
FOR SALE
OR LEASE
3,193 SF
(2nd Gen
Restaurant)

Lawrence St

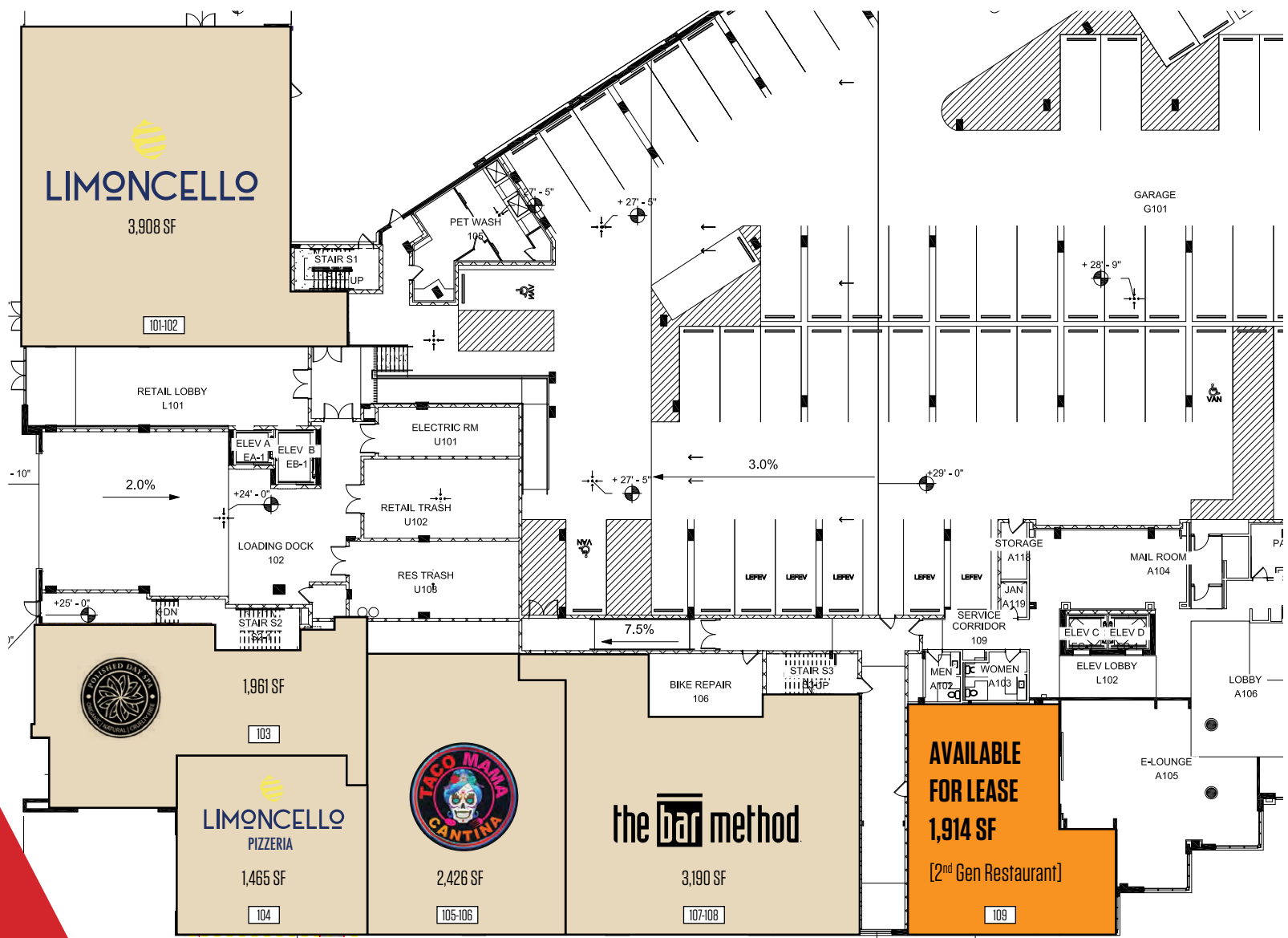
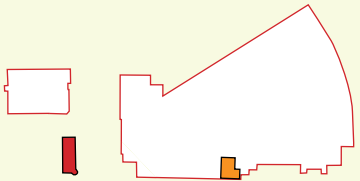
E Fort Ave

Key Hwy

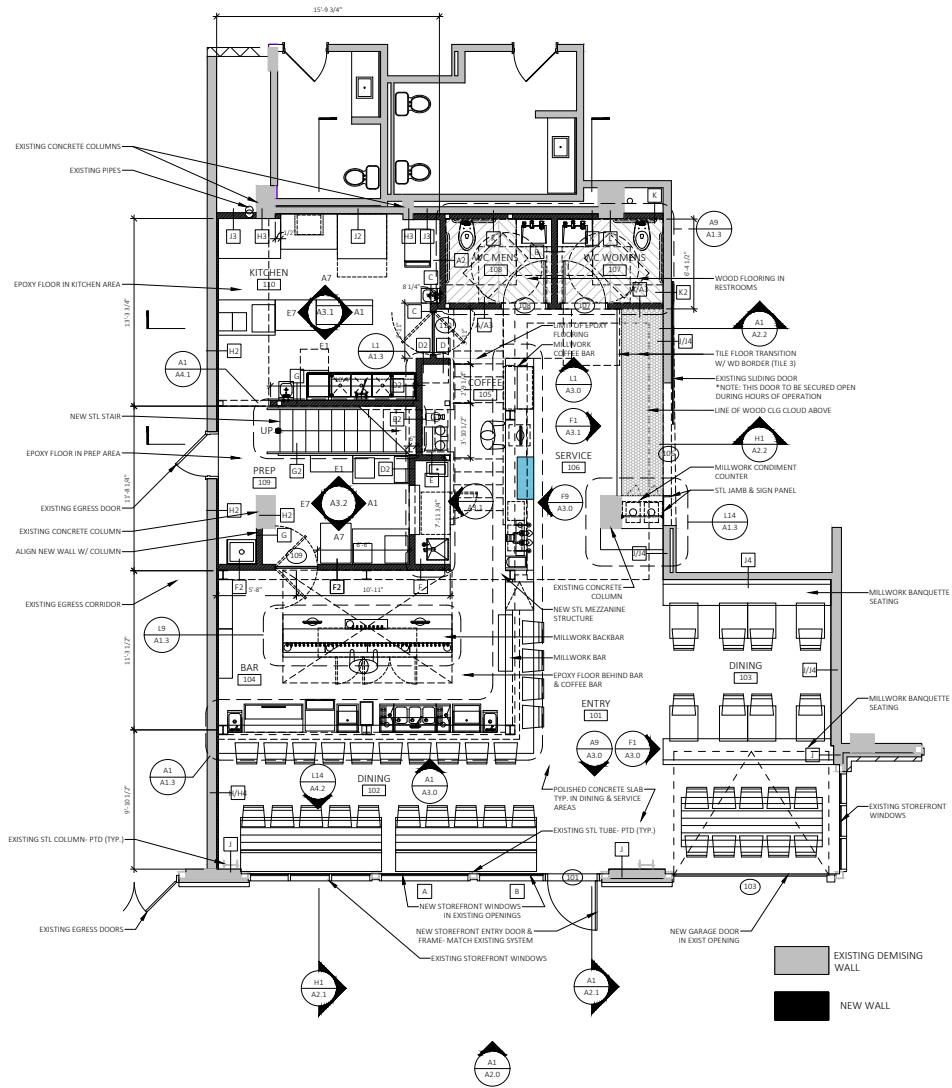
Key Hwy

CLOSE-UP
AERIAL

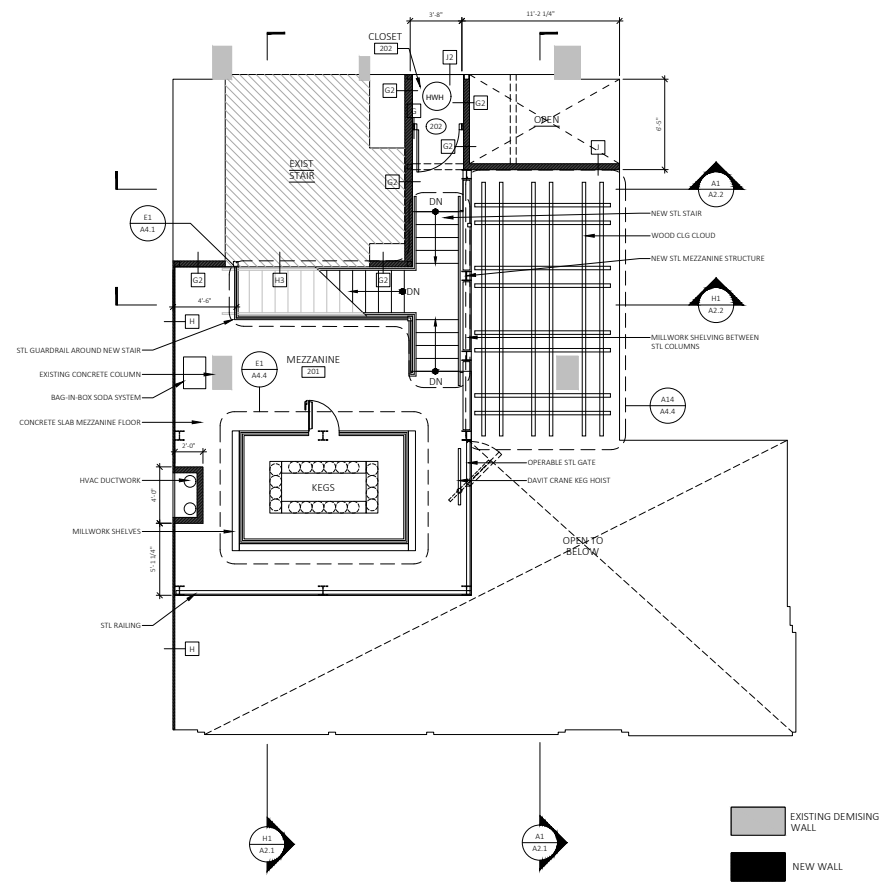
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5 ANTHEM HOUSE SITE PLAN



A1 GROUND LEVEL FLOOR PLAN
1/4"=1'-0" A1.0



A10 MEZZANINE LEVEL FLOOR PLAN
1/4"=1'-0" A1.0

5A ANTHEM HOUSE FLOOR PLAN

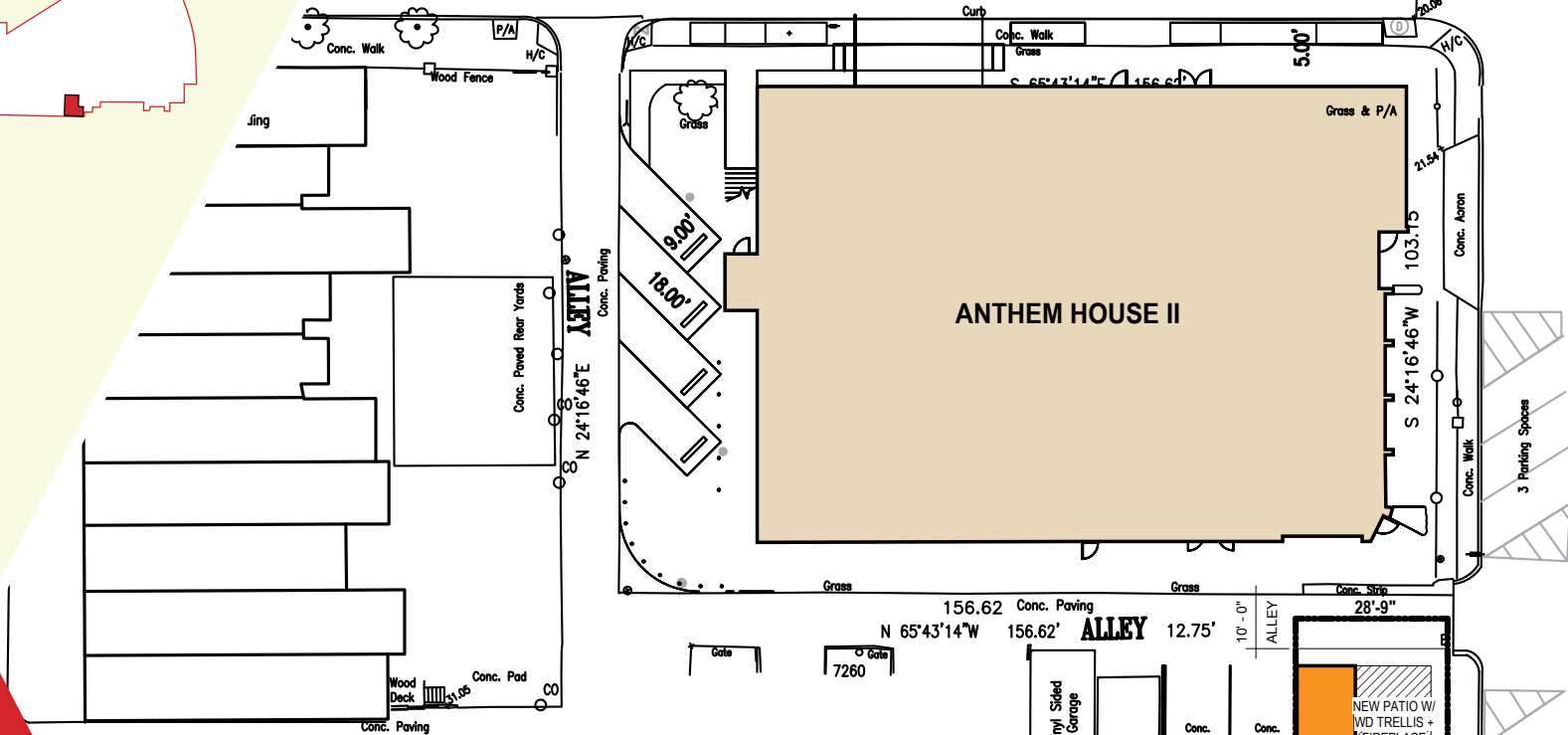
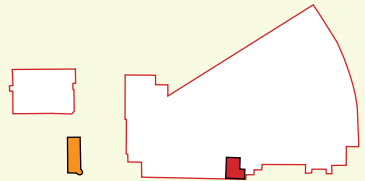


HARVEY STREET (47'-6.7" WIDE R/W)

Bituminous Paving

X

Bitum. Pav.
Conc. Pav.

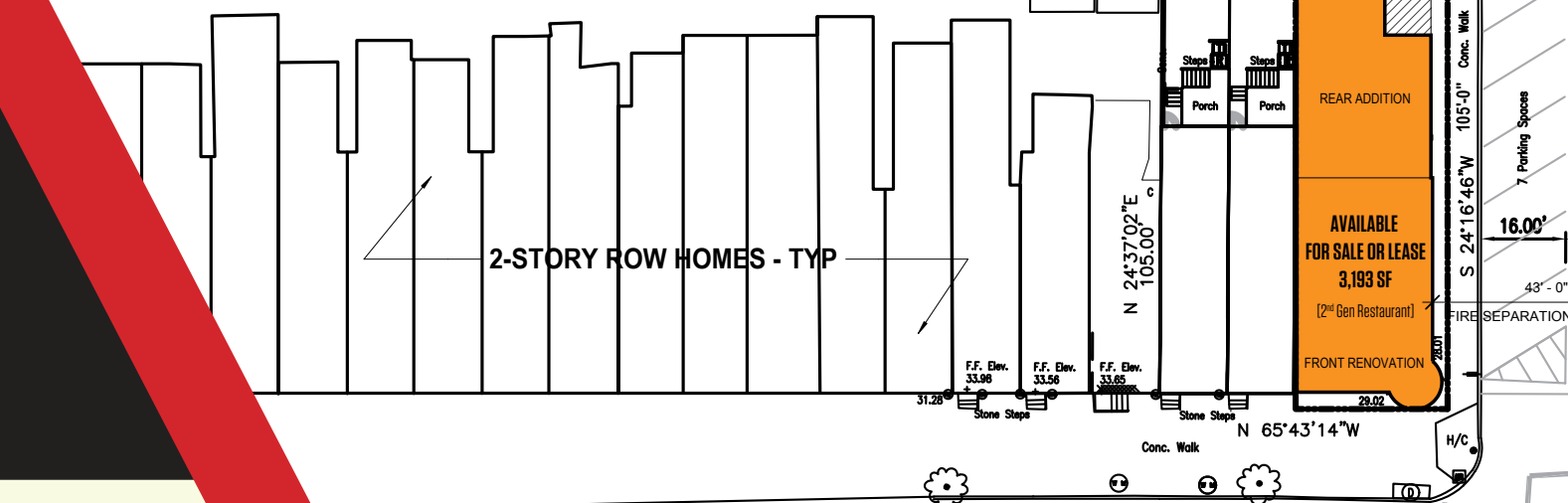


ANTHEM HOUSE II

3 Parking Spaces

ONLY

12.00'



2-STORY ROW HOMES - TYP

REAR ADDITION

**AVAILABLE FOR SALE OR LEASE
3,193 SF**

[2nd Gen Restaurant]

FRONT RENOVATION

7 Parking Spaces

16.00' 15.50' 12.00' 12.50'

43'-0" FIRE SEPARATION DISTANCE

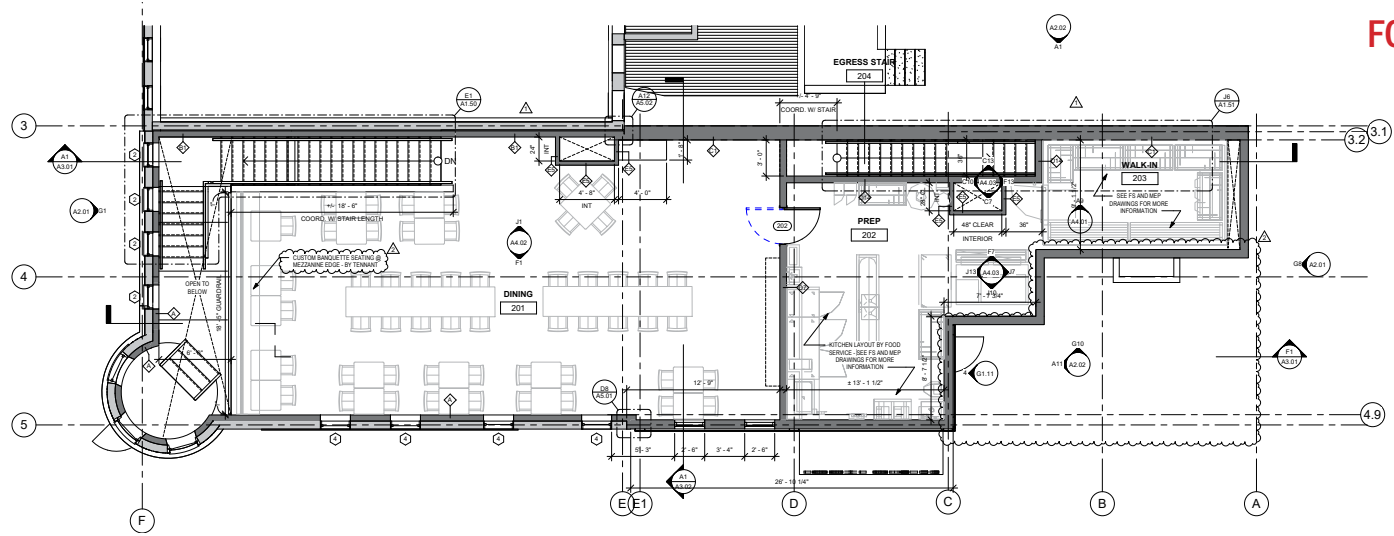
+/- CENTER OF ROAD

FORT AVENUE (82'-6" WIDE R/W)

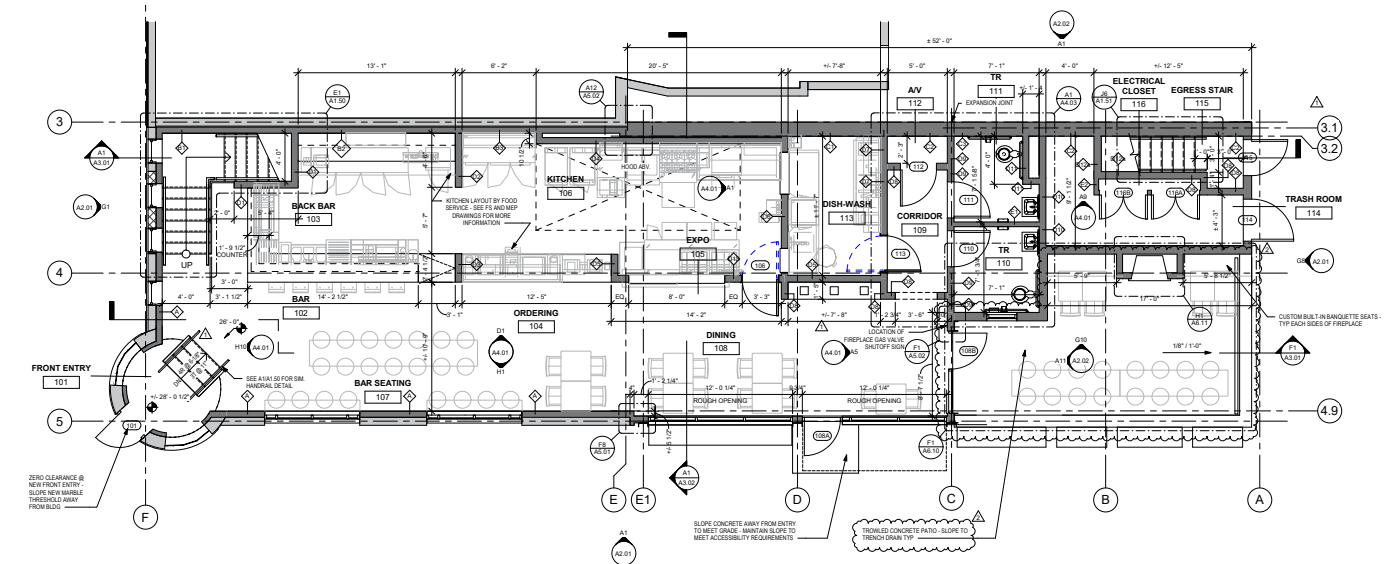
Bituminous Paving

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ANTHEM HOUSE 2 SITE PLAN



A1 NEW WORK PLAN - FLOOR 2
A1.02 1/4" = 1'-0"



A1 NEW WORK PLAN - FLOOR 1
A1.01 1/4" = 1'-0"

6A

ANTHEM HOUSE 2 FLOOR PLAN



Anthem House



klnb

Anthem House + A2

FOR MORE INFORMATION, CONTACT US

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