

# 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**

# 1

## LOCATION & DEMOGRAPHICS

### PROPERTY HIGHLIGHTS

- 1,914 SF Available For Lease [2<sup>nd</sup> Gen Restaurant]
- 3,801 SF Available For Sale or For Lease [2<sup>nd</sup> 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







**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**

**LOCUST POINT**

**FORT MCHENRY**

102,480 (2023 ADT)

19,252 (2023 ADT)

16,040 (2023 ADT)

24,635 (2023 ADT)

121,275 (2023 ADT)

9,830 (2023 ADT)

121,275 (2023 ADT)

# 2 MARKET AERIAL

**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**  
GREEK ISLAND GRILL  
**IRON ROOSTER**  
**PNC**  
**DUNKIN'**  
**FAS**  
**THE SHOPS & OFFICES AT MCHENRY ROW**

**UNDER ARMOUR**

**ROYAL FARMS**

**LIMONCELLO**

**merritt clubs**

**Anthem House**

**PURE RAW JUICE**

**corepower YOGA**

**Order&Chaos**

**don't know?**

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

**HARBOR POINT**  
**CEREMONY**  
**honeygrow**  
**west elm**  
**Eastern Ave**

**HISTORIC FELS POINT**  
**BAR-CHINA**  
**PENDRY**  
**WATERFRONT**  
**PRIMA**  
**Depo**  
**THE CHOPPER**

**sweetgreen**  
**Nando's**

**NATIONAL AQUARIUM**

**Chesapeake Factory**  
**MASONS**  
Robotic Years

**PRATT STREET POWER PLANT**  
**Phillips**  
**Hard Rock**

**CFG BANK ARENA**

33,992 (2023 ADT)

55,772 (2023 ADT)

**Russell St**

**W Osmond St**

**Scott St**

**S Greene St**

**S Paca St**

**W Baltimore St**

**Light St**

**Charles St**

**Key Hwy**

**Key Hwy**

**Eastern Ave**

**Boston St**

**S**





16,040  
[2023 ADT]

3,652  
[2023 ADT]

16,040  
[2023 ADT]

MedStar Health

corepower  
YOGA

ROYAL  
FARMS

7  
ELEVEN

A2  
Authentic House

LIMONCELLO

LIMONCELLO  
RESTAURANT

the bar method

Authentic House

McDonald's

Starbucks

LOCUST POINT  
FIRE STATION

ROBERT E. SCHAUTZ, SR.  
MEMORIAL FIELDS

UPS

SUBWAY

SMOOTHIE  
KING

GOODYEAR

LoLo Pizzeria

Phenix

SHANNON-VILLAGE

FIVE BELT

Advance  
Auto Parts

meritt  
clubs

Harris Teeter

SAMOS  
CREEK ISLAND CHILL

IRON ROOSTER  
LOCAL ROASTED CHICKEN

PNC

DUNKIN'

F45

M

THE SHOPS & OFFICES  
AT MCHENRY ROW

Giant

DALLA BEE

GNC

Key Hwy

Key Hwy

Key Hwy E

Harvey St

Boyle St

Boyle St

Lawrence St

E Fort Ave

E Fort Ave

Stack Street

E Heath St

Webster St

Woodall St

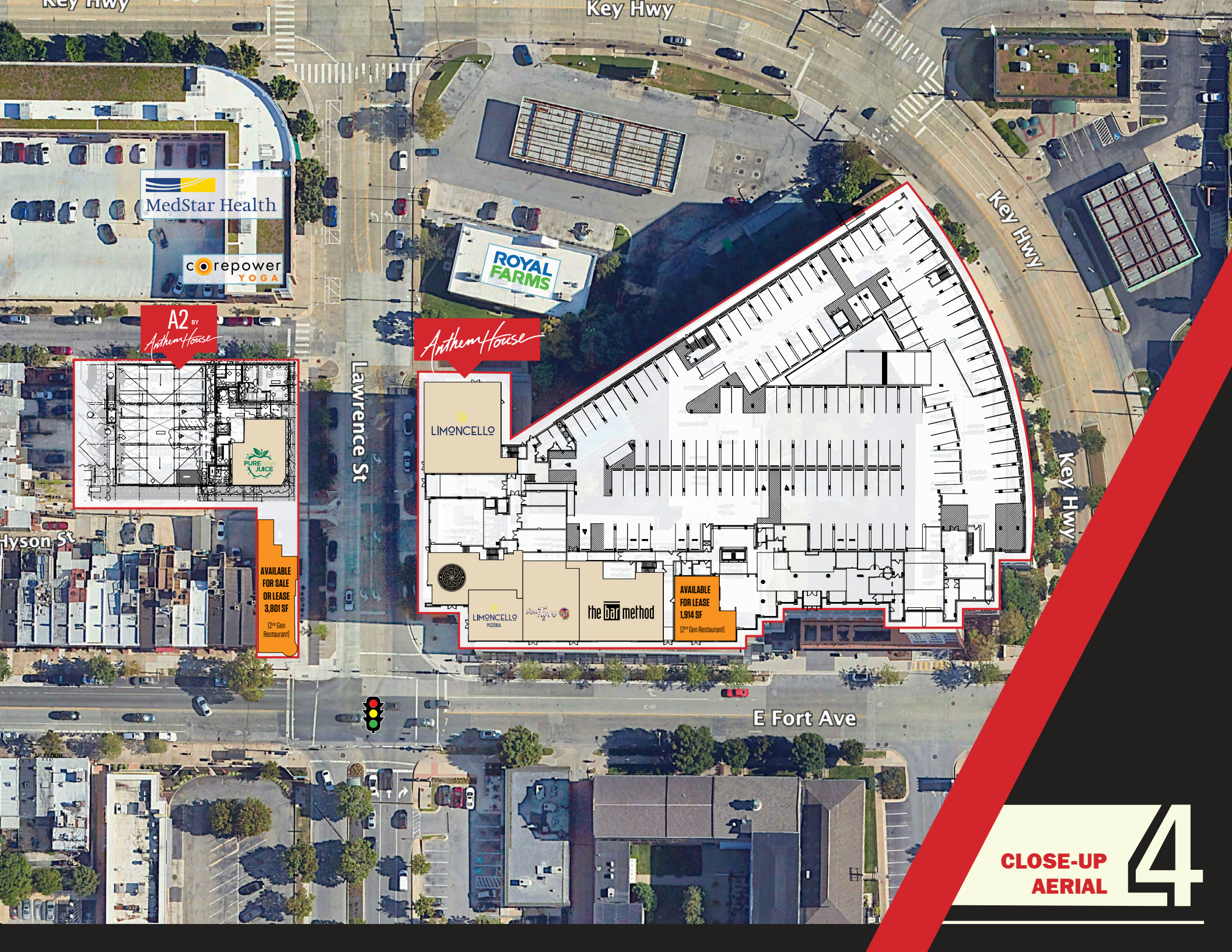
Woodall St

Porter St

Porter St

Porter St





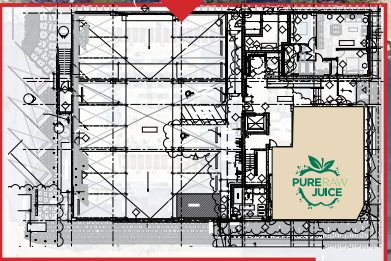
MedStar Health

corepower  
YOGA

ROYAL  
FARMS

A2  
BY  
Anthem House

Anthem House



Lawrence St

LIMONCELLO

LIMONCELLO  
PIZZERIA

the bar method

AVAILABLE  
FOR LEASE  
1,914 SF  
(2<sup>nd</sup> Gen Restaurant)

AVAILABLE  
FOR SALE  
OR LEASE  
3,801 SF  
(2<sup>nd</sup> Gen  
Restaurant)

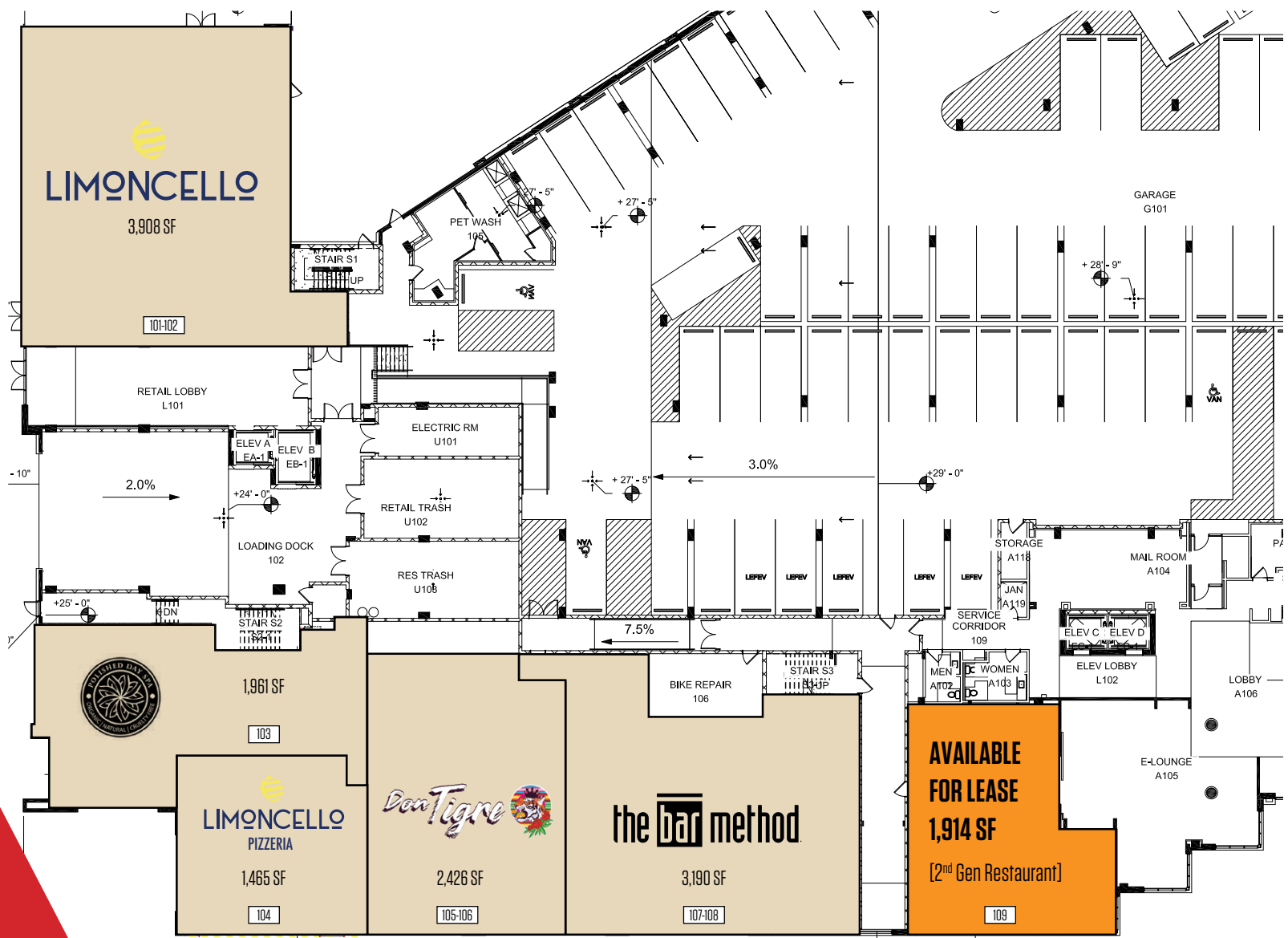
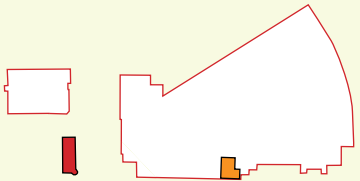
E Fort Ave

Key Hwy

CLOSE-UP  
AERIAL

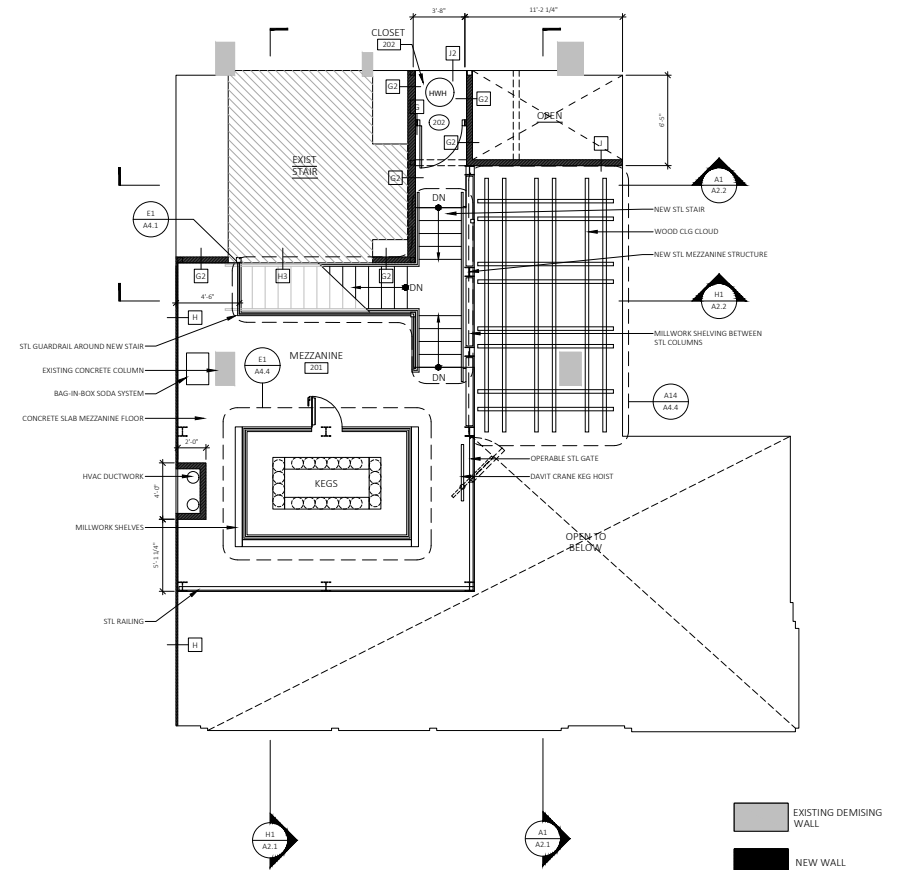
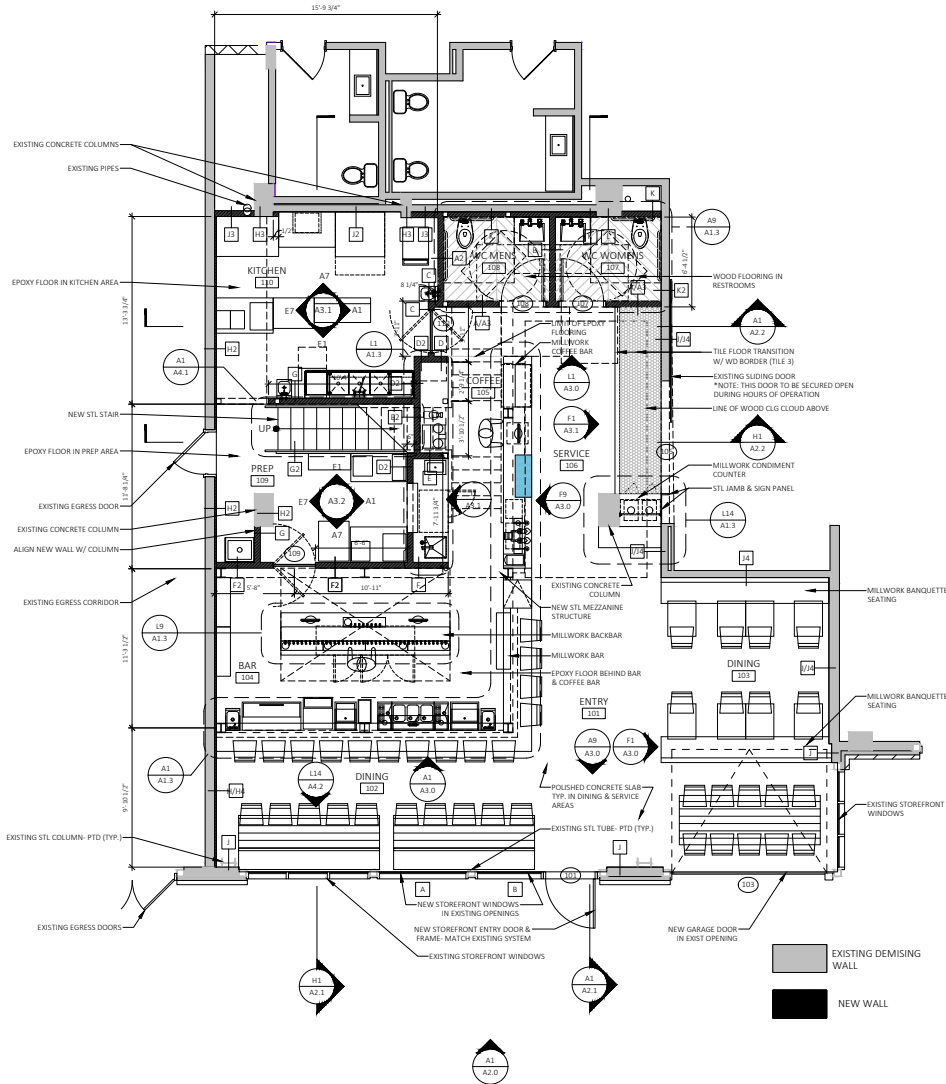
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**5 ANTHEM HOUSE SITE PLAN**





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**



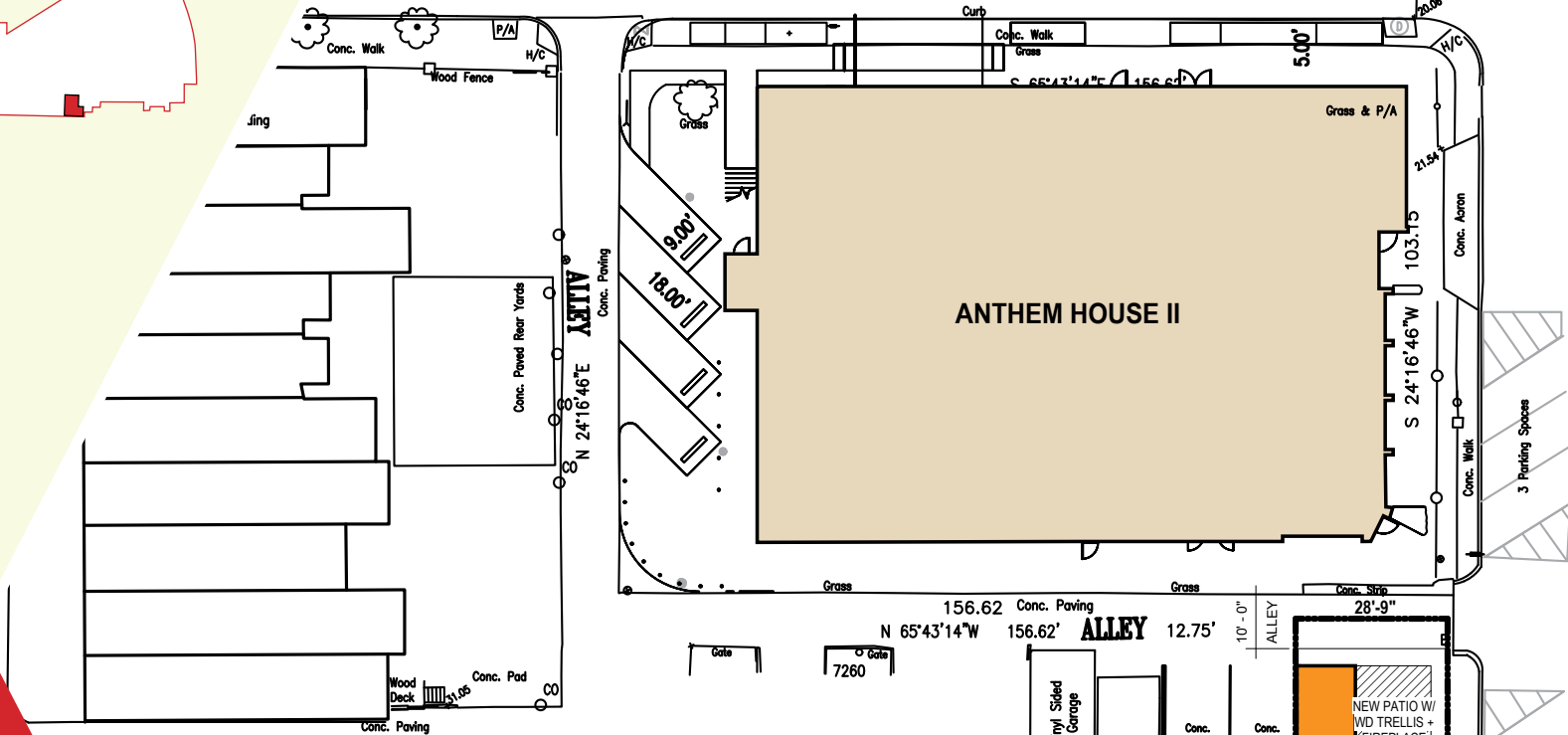
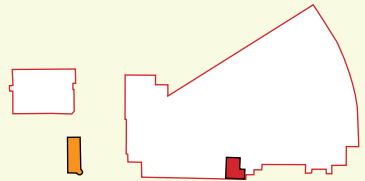


**HARVEY STREET (47'-6.7" WIDE R/W)**

Bituminous Paving

X

Bitum. Pav.  
Conc. Pav.



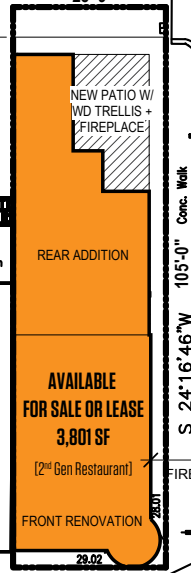
**ANTHEM HOUSE II**

**ALLEY**

**ALLEY**



**2-STORY ROW HOMES - TYP**



REAR ADDITION

AVAILABLE FOR SALE OR LEASE  
3,801 SF

[2<sup>nd</sup> Gen Restaurant]

FRONT RENOVATION

**LAWRENCE STREET (91'-4.5" WIDE R/W)**

ONLY

Conc. Paving

12.00'

3 Parking Spaces

7 Parking Spaces

16.00'

15.50'

12.00'

12.50'

43'-0"

FIRE SEPARATION DISTANCE

+/- CENTER OF ROAD

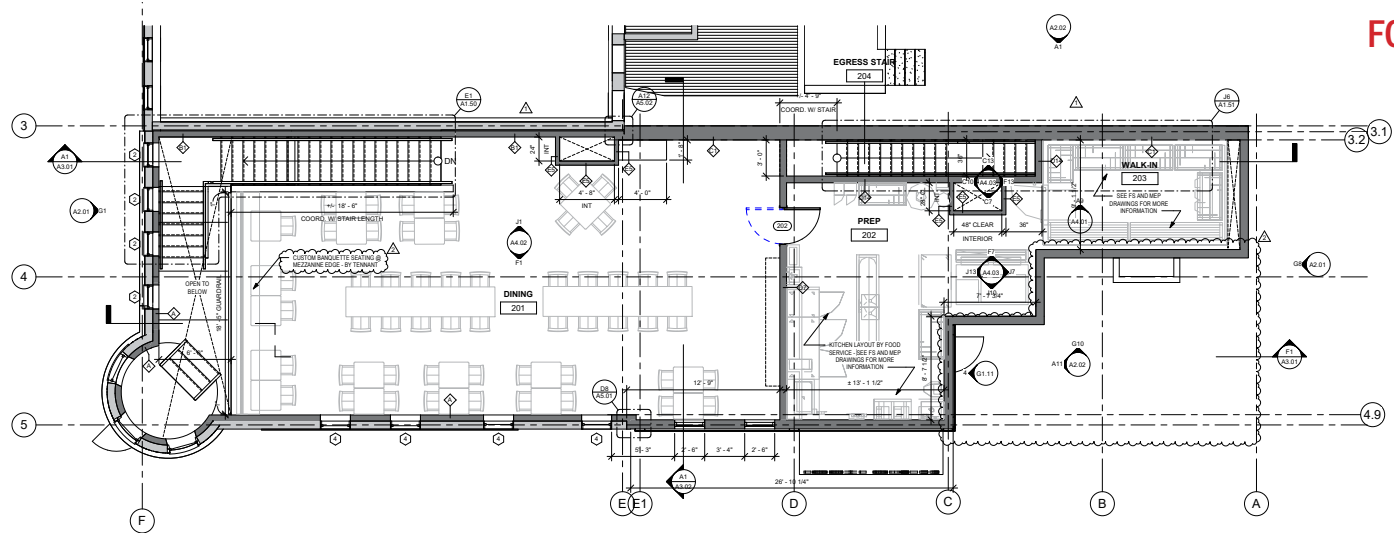
**FORT AVENUE (82'-6" WIDE R/W)**

Bituminous Paving

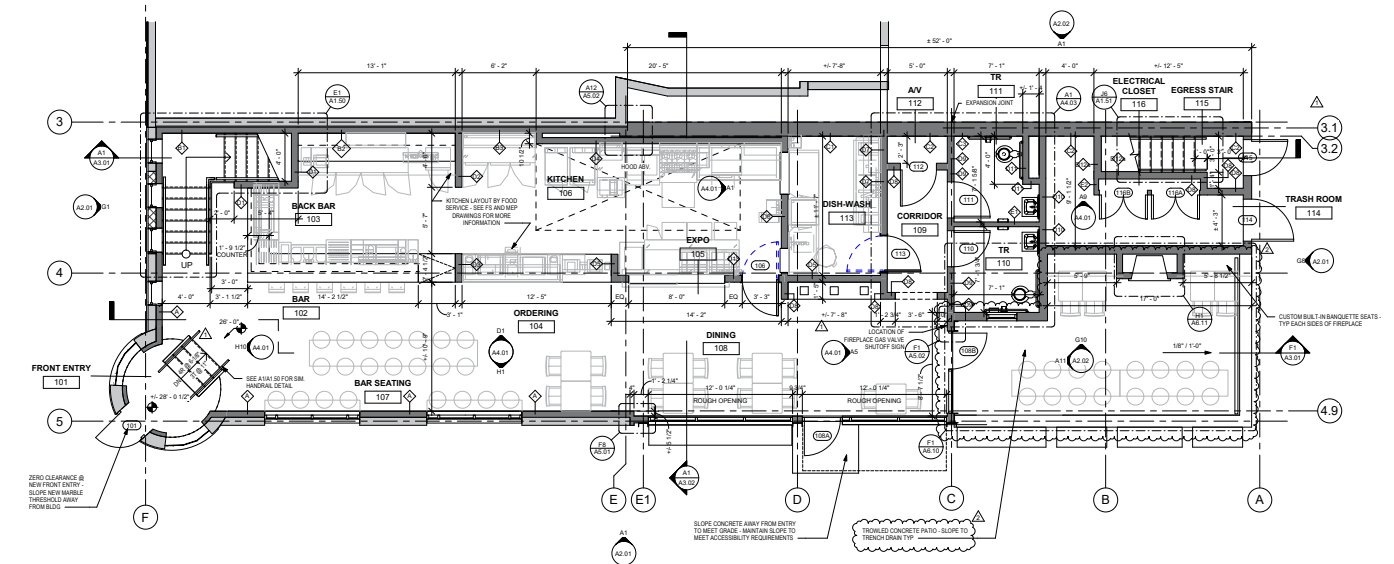
**6**

**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"

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## ANTHEM HOUSE 2 FLOOR PLAN





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# Anthem House + A2

FOR MORE INFORMATION, CONTACT US

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