

kl**nb**

Amanda DeVinney
adevinney@kl**nb**.com
443-632-2045

Matt Copeland
mcpeland@kl**nb**.com
443-632-2051

100 West Road, Suite 505
Towson, MD 21204
[kl**nb**.com](http://klnb.com)

13,385 SF

1414
KEY HWY

RETAIL FOR LEASE

Highly visible retail space available along Baltimore's Key Highway (15,991 ADT)
Situated at the gateway to Federal Hill, Locust Point and Inner Harbor South
Convenient access to I-95 (133,664 ADT) and Baltimore Peninsula
Retail Space available beneath Class A Creative Office in adaptive "King Syrup" historic warehouse building
Multiple demising scenarios available (2,831 - 7,218 SF)

JOIN

ROYAL
FARMS



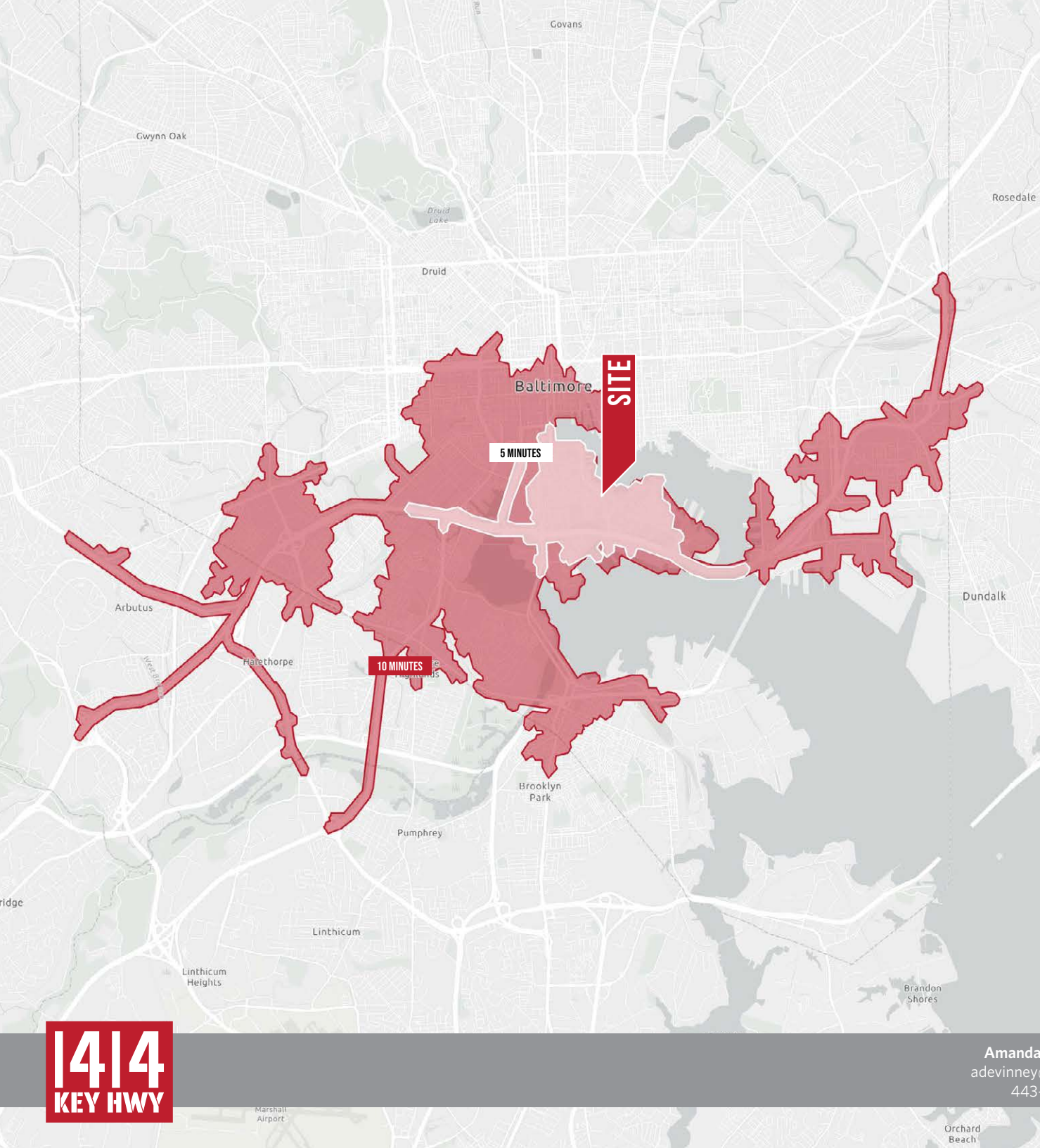
MedStar Health

LIMONCELLO

corepower
YOGA

the bar method

OX
& Chaos
coffee.



DEMOGRAPHICS | 2025

5 MINUTES 10 MINUTES

Population	20,458	77,561
Daytime Population	23,191	163,978
Households	11,088	37,377
Average Household Income	\$163,277	\$102,979

TRAFFIC COUNTS | 2024

Key Highway	15,991 ADT
East Fort Ave	3,643 ADT
I-95	133,664 ADT

DEMISING OPTIONS

Option 1:

6,167 SF Retail | 7,218 SF Retail

Option 2:

5,920 SF Retail | 7,465 SF Flex/Office

Option 3:

2,831 SF Retail | 3,089 SF Retail
7,465 SF Flex/Office

Full Space: 13,385 SF

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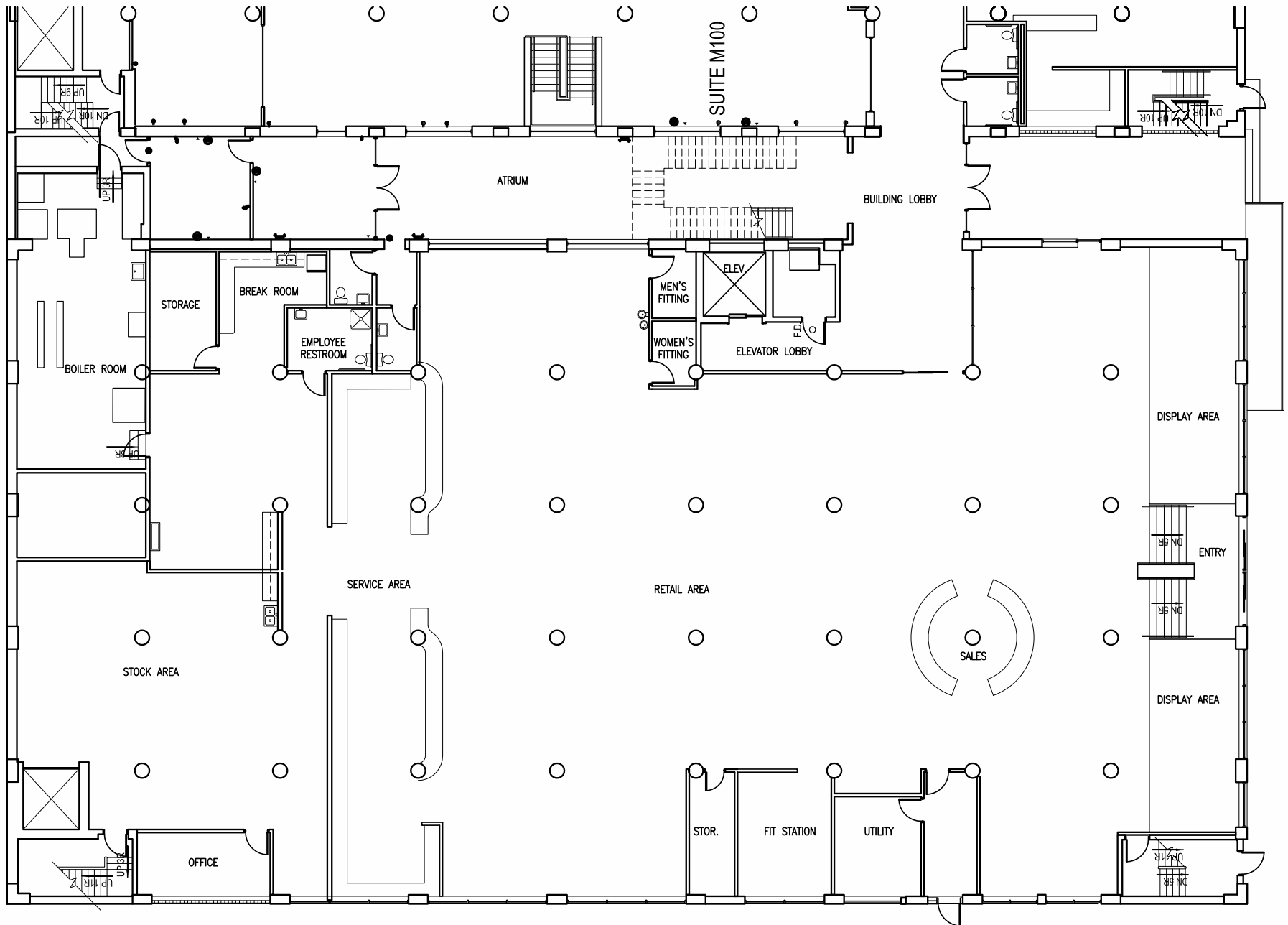
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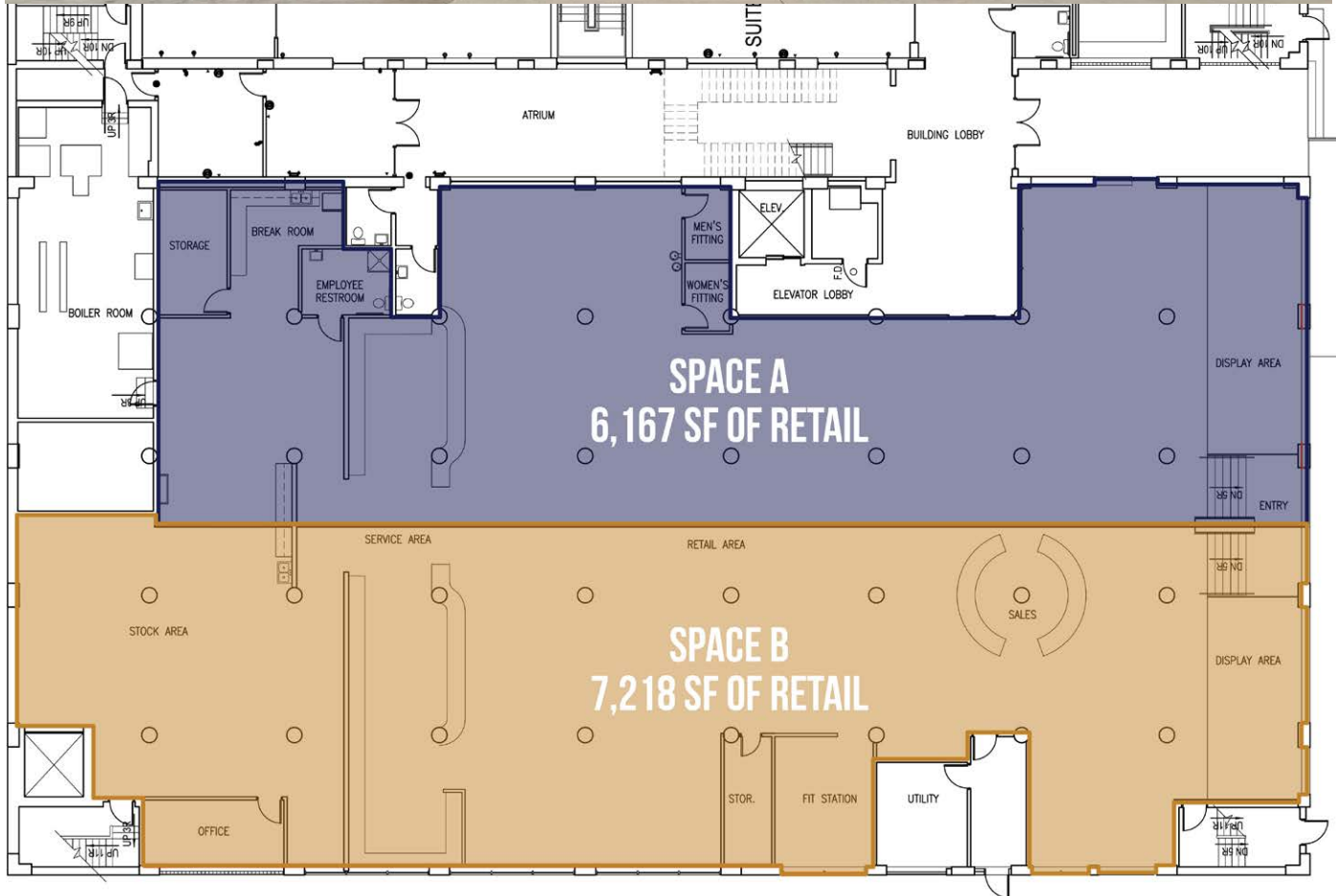


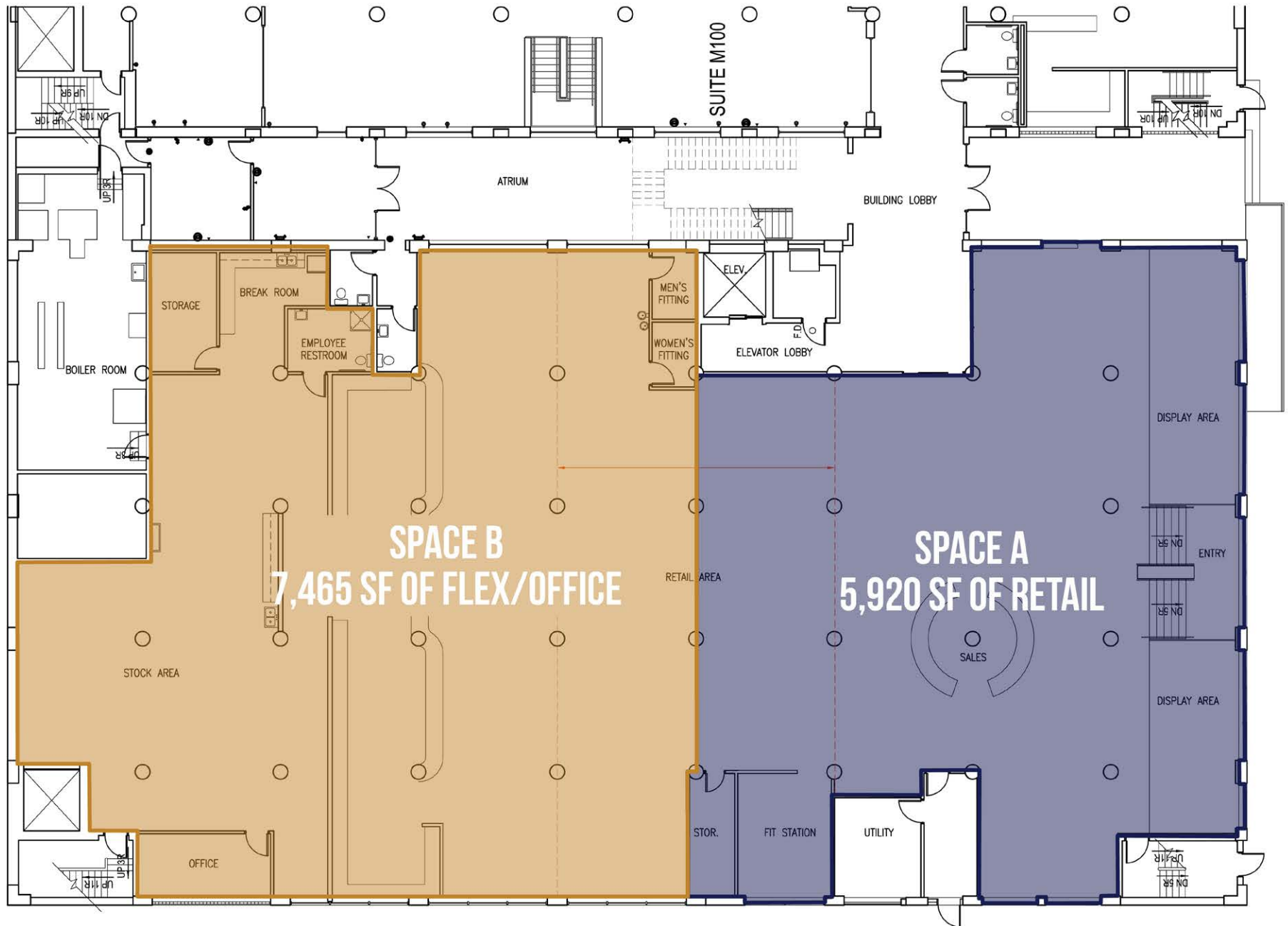


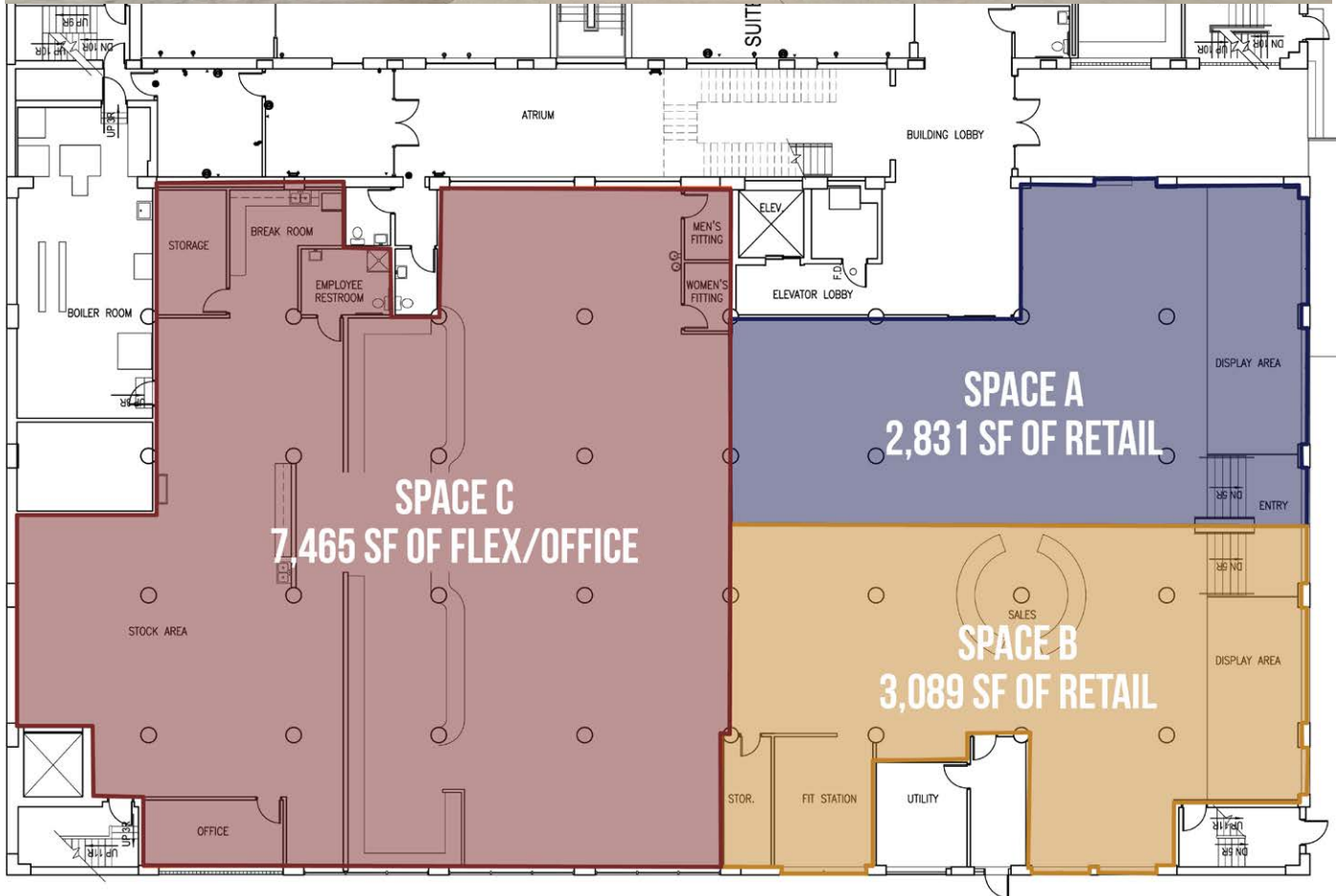
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FOR MORE INFORMATION, PLEASE CONTACT:

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