

# 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

- 3,801 SF Under Contract [2<sup>nd</sup> Gen Restaurant]
- 3,350 SF Available [2<sup>nd</sup> Gen Fitness]
- 60.8K Visits per year & 30.3K Visitors [Placer.ai]
- Easy accessibility to I-95
- 292 Apartment Units

### DEMOGRAPHICS

0.5-MILES	1-MILE	1.5-MILES
Population 6,585	25,882	46,283
Daytime Population 7,604	36,923	91,783
Households 3,557	14,654	25,616
Average HH Income \$184,323	\$157,552	\$142,585

### TRAFFIC COUNTS

Key Hwy.....	15,991 ADT
E Fort Ave.....	3,643 ADT

### JOIN THESE RETAILERS



LIMONCELLO



# 2

## MARKET AERIAL



**CFGBANK ARENA**

**45,971 SEATS**  
**2.28M ANNUAL VISITORS**

**HARBOR PLACE DEVELOPMENT**  
300,000+ SF OF COMMERCIAL SPACE  
18.7 AC PUBLIC SPACE  
900 RESIDENTIAL UNITS

**INNER HARBOR**

**NATIONAL AQUARIUM**

**HARBOR EAST**  
WHOLE FOODS  
COURTYARD  
Marriott  
AT&T  
J.CREW  
alo  
patagonia  
sweetgreen  
DUNKIN'  
Nando's

**HARBOR POINT**  
CEREMONY  
honeygrow  
west elm

**HISTORIC FELLS POINT**  
BARCELONA  
PENDRY  
WATERFRONT  
PRIMA  
THE CHOPPER

**71,008 SEATS**

**TOPGOLF**  
90+ ALL-WEATHER BAYS

**HORSESHOE CASINO BALTIMORE**

**&pizza**

**LIV'S TAVERN**

**don't know?**

**corepower YOGA**

**ROYAL FARMS**

**Armeny House**  
LIMONCELLI

**COPPER & SHARK**

**merritt clubs**

**LOCUST POINT**

**FORT MCHENRY**

**BALTIMORE PENINSULA**  
1.1 MILLION SF  
MIXED-USE DEVELOPMENT

**eggSPECTION RYE STREET TAVERN**  
Molly's  
Sluffy Dog  
URBANO  
M&T Bank

**Giant**  
H&R BLOCK  
Great Clips  
UPS  
GNC Live Well.  
DOLLAR TREE  
SUBWAY  
five BELOW  
SOUTHSIDE MARKETPLACE

**Harris Teeter**  
**DUNKIN'**  
FAS  
SAMOS  
GREEN ISLAND CIBOL  
THE BAGELRY AND DELI  
THE SHOPPES & OFFICES AT MCHENRY ROW

**UNDER ARMOUR**  
WORLD HQ & BRAND HOUSE



15,991  
[2024 ADT]

3,643  
[2024 ADT]

15,991  
[2024 ADT]

SOUTHSIDE  
MARKETPLACE

LOCUST POINT  
FIRE STATION

ROBERT E. SCHAUTZ, SR.  
MEMORIAL FIELDS

Harris Teeter SAMOS  
IRON ROOSTER PNC  
DUNKIN' F45  
THE SHoppes & OFFICES  
AT MCHENRY ROW

MedStar Health

corepower  
YOGA

ROYAL  
FARMS

7  
ELEVEN

A2  
Authentic House

LIMONCELLO

LIMONCELLO  
RESTAURANT

meritt  
clubs

ups

SUBWAY

SMOOTHIE  
KING

GOODYEAR

LoLo Pizzeria

Phenix  
CATERING

SHERWIN-WILLIAMS

FIVE BEL'W

Advance  
Auto Parts

Giant

DALLAS  
BBQ

GNC

McDonald's

Starbucks

Starbucks

SMOOTHIE  
KING

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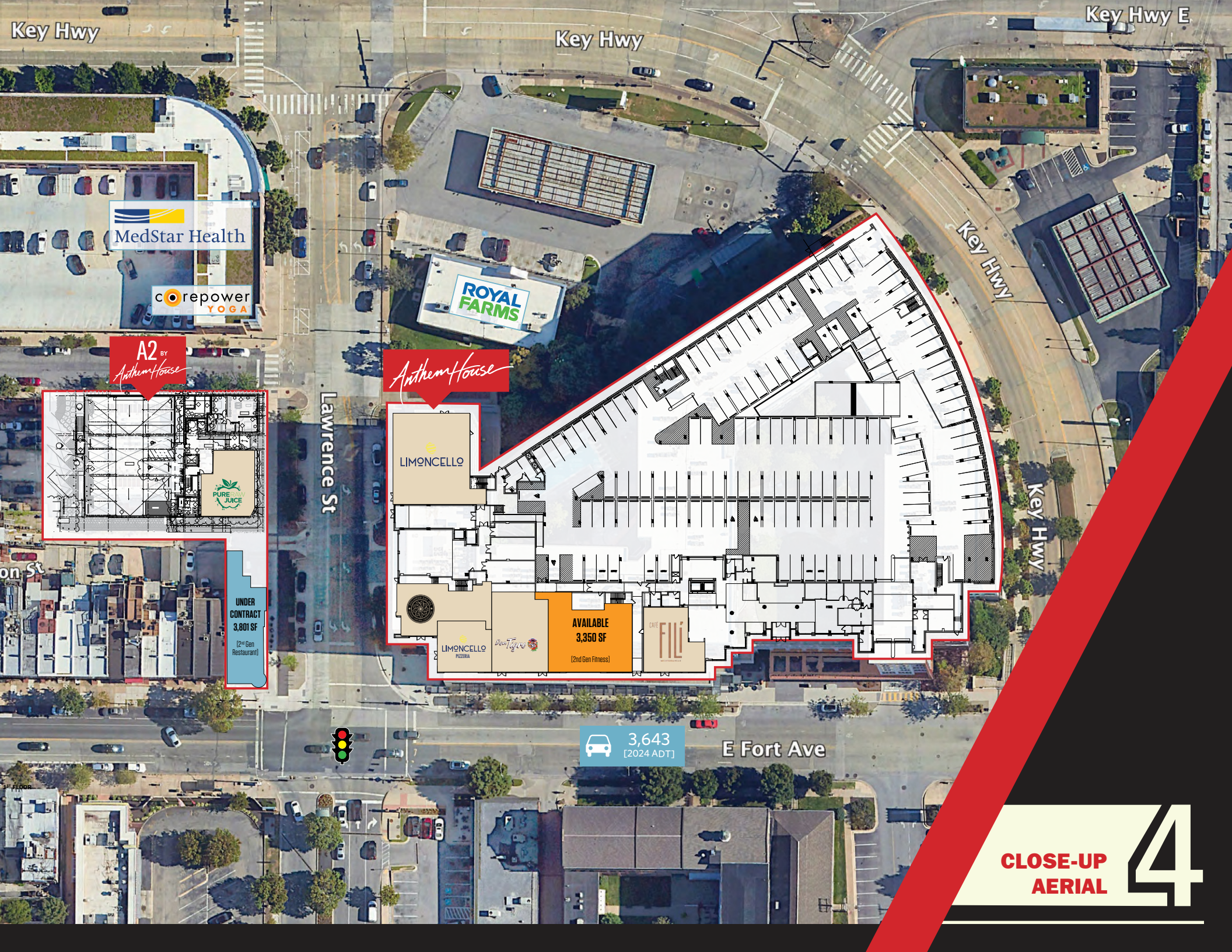
Giant

DALLAS  
BBQ

GNC

McDonald's

Starbucks



Key Hwy E

Key Hwy

Key Hwy

Key Hwy

Key Hwy

Lawrence St

E Fort Ave

MedStar Health

corepower YOGA

ROYAL FARMS

A2 BY Anthem House

Anthem House

LIMONCELLO

AVAILABLE 3,350 SF (2nd Gen Fitness)

LIMONCELLO PIZZERIA

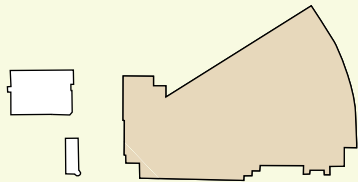
CAFE FILL

UNDER CONTRACT 3,801 SF (2nd Gen Restaurant)

3,643 [2024 ADT]

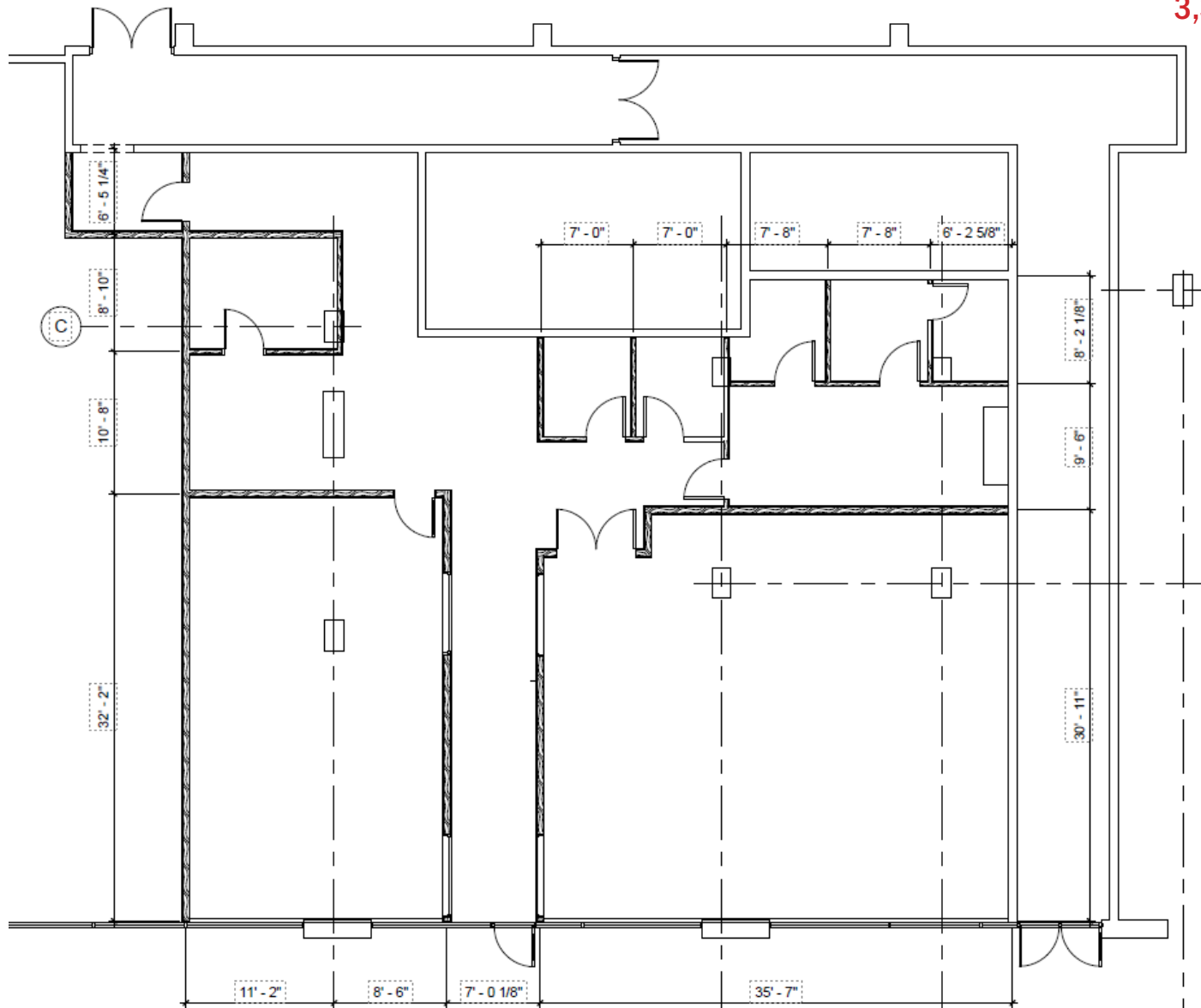
CLOSE-UP AERIAL

4



# 5 ANTHEM HOUSE SITE PLAN

3,350 SF FOR LEASE

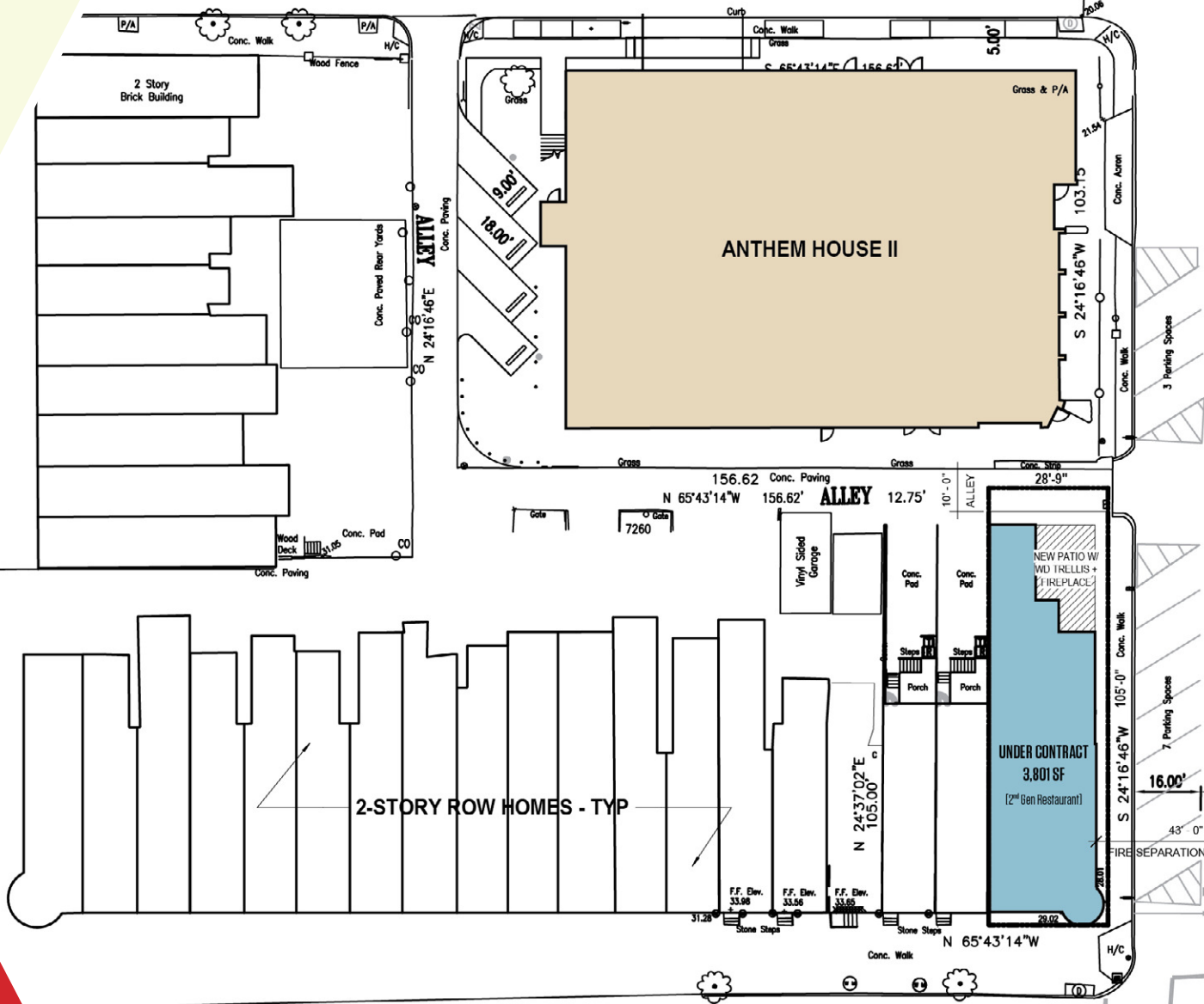


5A

SPACE B3  
FLOOR PLAN



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



**6 ANTHEM HOUSE 2 SITE PLAN**

*Anthem House*



# Anthem House + A2

FOR MORE INFORMATION, CONTACT US

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