

1400 ALICEANNA ST

Baltimore, MD 21231



Michael Ginsburg
mginsburg@klnb.com
443-632-2041

Joe Botzler
jbotzler@klnb.com
410-226-2703

Jeff Bach
jbach@klnb.com
410-357-6944

klnb

1400 ALICEANNA ST

Baltimore, MD 21231

RETAIL FOR LEASE

- Up to 10,000 SF +/- of new construction retail available
- 100 luxury boutique apartments above
- Estimated delivery Q1 2027

Nearby Retailers:

 lululemon

SEPHORA

patagonia

CHASE

honeygrow



alo

CVS



klnb

DEMOGRAPHICS

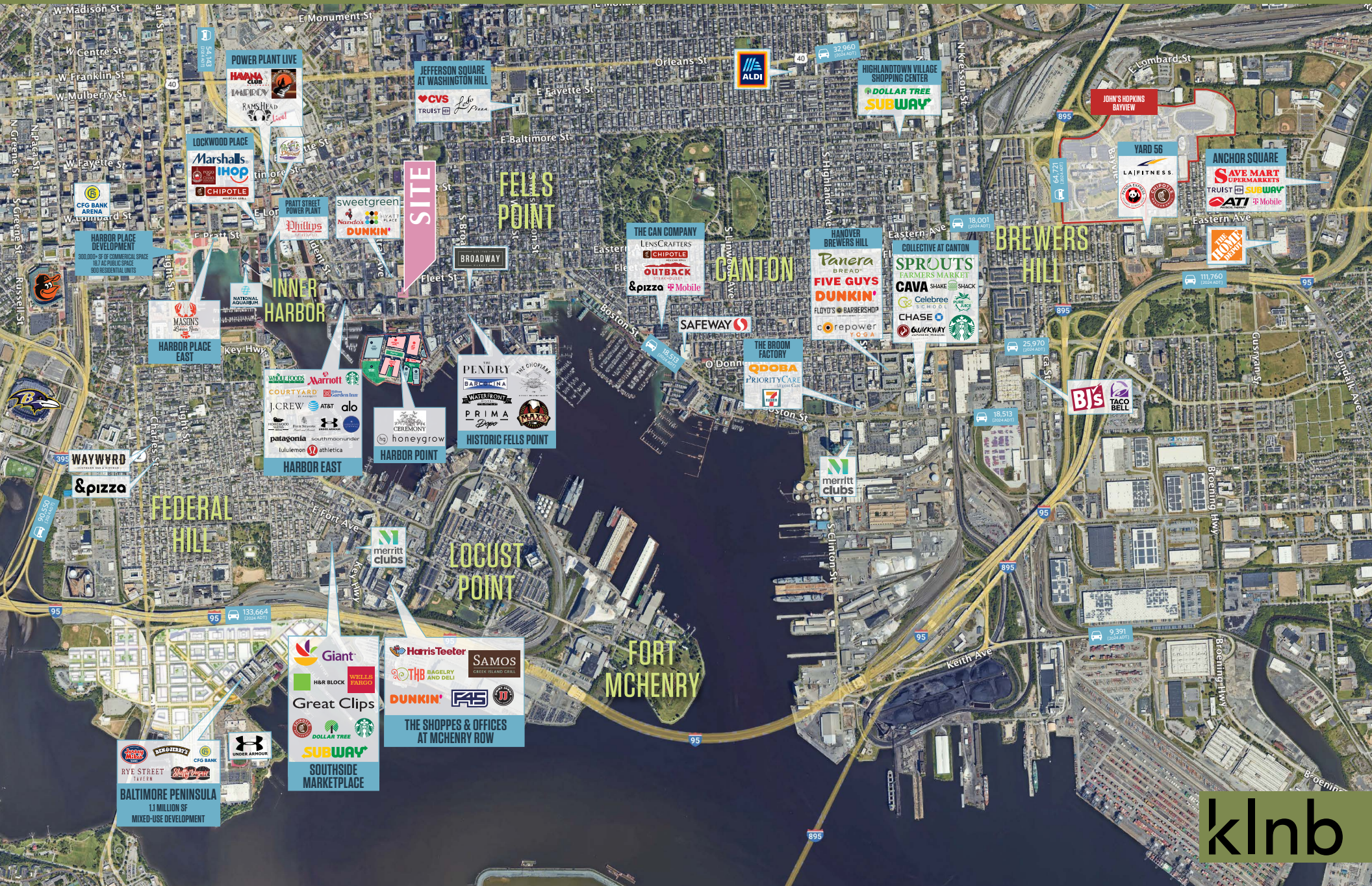
	.5 Mile	1 Mile	1.5 Mile
Population	9,711	37,116	87,105
Daytime Population	19,131	90,010	190,117
Households	5,671	20,865	45,772
Average Household Income	\$132,755	\$131,270	\$120,384



Traffic Counts | 2024

Fleet St	12,631 ADT
Aliceanna St	9,801 ADT
S Central Ave	3,123 ADT

MARKET AERIAL



SITE

FELLS POINT

CANTON

BREWERS HILL

FEDERAL HILL

LOCUST POINT

FORT MCHERRY

BALTIMORE PENINSULA
1.1 MILLION SF
MIXED-USE DEVELOPMENT

Giant
H&R BLOCK
WELLS FARGO
Great Clips
DOLLAR TREE
STARBUCKS
SUBWAY
SOUTHSIDE MARKETPLACE

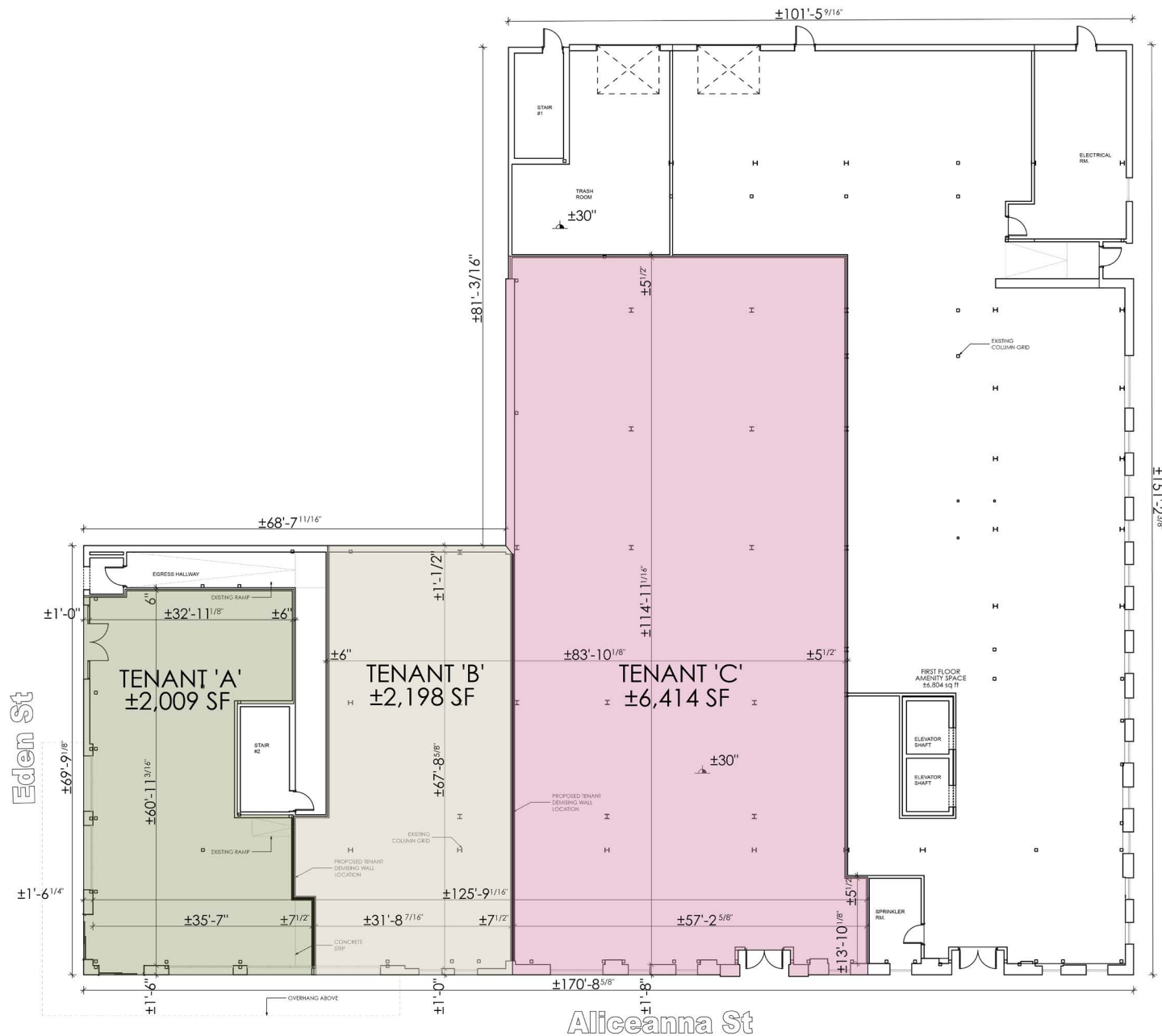
HarrisTeeter
THB
SAMOS
DUNKIN'
FAS
THE SHoppes & OFFICES AT MCHERRY ROW

CLOSE-UP AERIAL



klnb

SITE PLAN



1 FIRST FLOOR
A1.01

SCALE: 1/8" = 1'-0"

[CLICK TO VIEW
PROPERTY WEBSITE](#)

**For More Information,
Please Contact:**

Michael Ginsburg
mginsburg@klnb.com
443-632-2041

Joe Botzler
jbotzler@klnb.com
410-226-2703

Jeff Bach
jbach@klnb.com
410-357-6944



Baltimore, MD 21231 **1400**
ALICEANNA ST