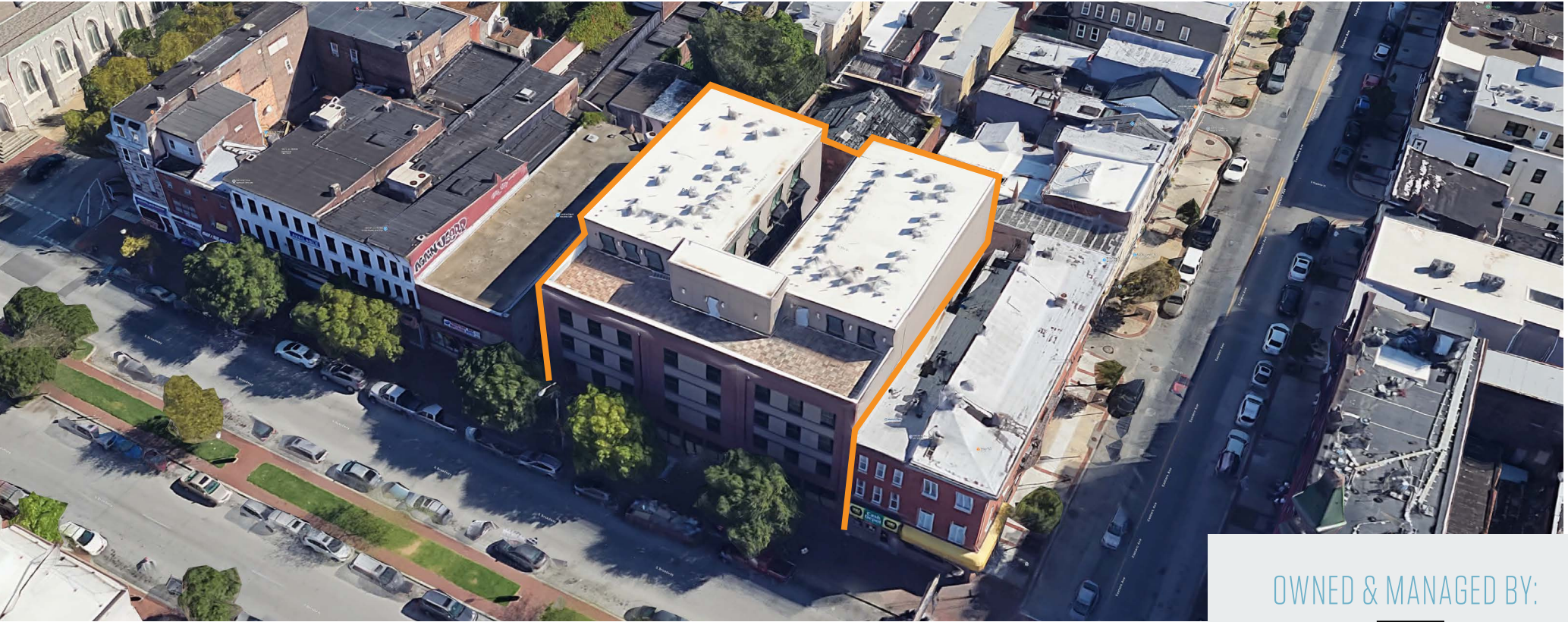


THE BRIXTON

421-431 S Broadway St, Baltimore, MD 21231
Baltimore City

klnb



NEARBY RETAILERS

SKIBEN

M&T Bank

TRUIST

mr bingsoo
Korean Shaved Ice Bubble Tea & More

KRISPY
KRUNCHY
CHICKEN

FRESHLY MADE,
PERFECTLY CAJUN

BANK OF AMERICA

A NEIGHBORHOOD COCKTAIL BAR
Southpaw

storyfarm

RETAIL FOR LEASE

- Available: 3,017 SF + 3,029 SF
- Ground floor retail facing Broadway
- Located in the busy retail node of Fells Point
- Close proximity to T. Rowe Price's new global headquarters which houses over 2,000 employees

OWNED & MANAGED BY:

IRON DOOR
MANAGEMENT

LEASED BY:

Alex Shearer
ashearer@klnb.com
443-632-2081

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

100 West Road, Suite 505, Towson, MD 21204
klnb.com

THE BRIXTON

421-431 S Broadway St, Baltimore, MD 21231
Baltimore City

AVAILABLE SPACE:

- 3,017 SF + 3,029 SF

LOCATION & DEMOGRAPHICS

[DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2025

Eastern Ave	17,882 ADT
Fleet St	12,542 ADT
N Broadway	6,011 ADT

0.5-MILE

1-MILE

1.5-MILES



Population
14,313

33,787

92,753



Households
7,813

17,687

46,812



Daytime Population
15,498

86,417

167,829



Average Household Income
\$126,844

\$126,427

\$118,693

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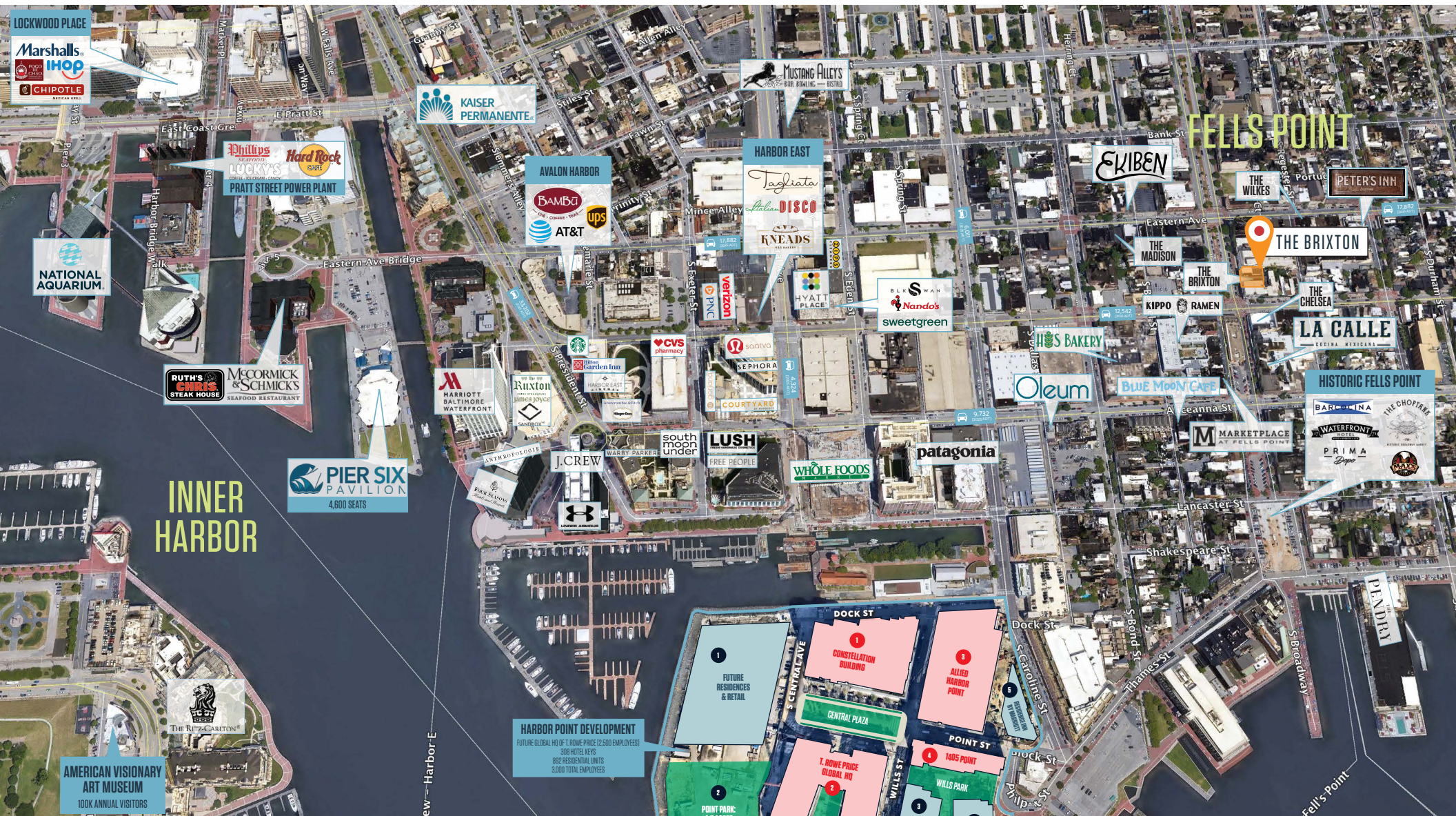
100 West Road, Suite 505
Towson, MD 21204
klnb.com



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421-431 S Broadway St, Baltimore, MD 21231
Baltimore City

MIDVIEW AERIAL



Alex Shearer
ashearer@klnb.com
443-632-2081

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

100 West Road, Suite 505
Towson, MD 21204
klnb.com

klnb

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421-431 S Broadway St, Baltimore, MD 21231
Baltimore City

CLOSE-UP AERIAL



Alex Shearer
ashearer@klnb.com
443-632-2081

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

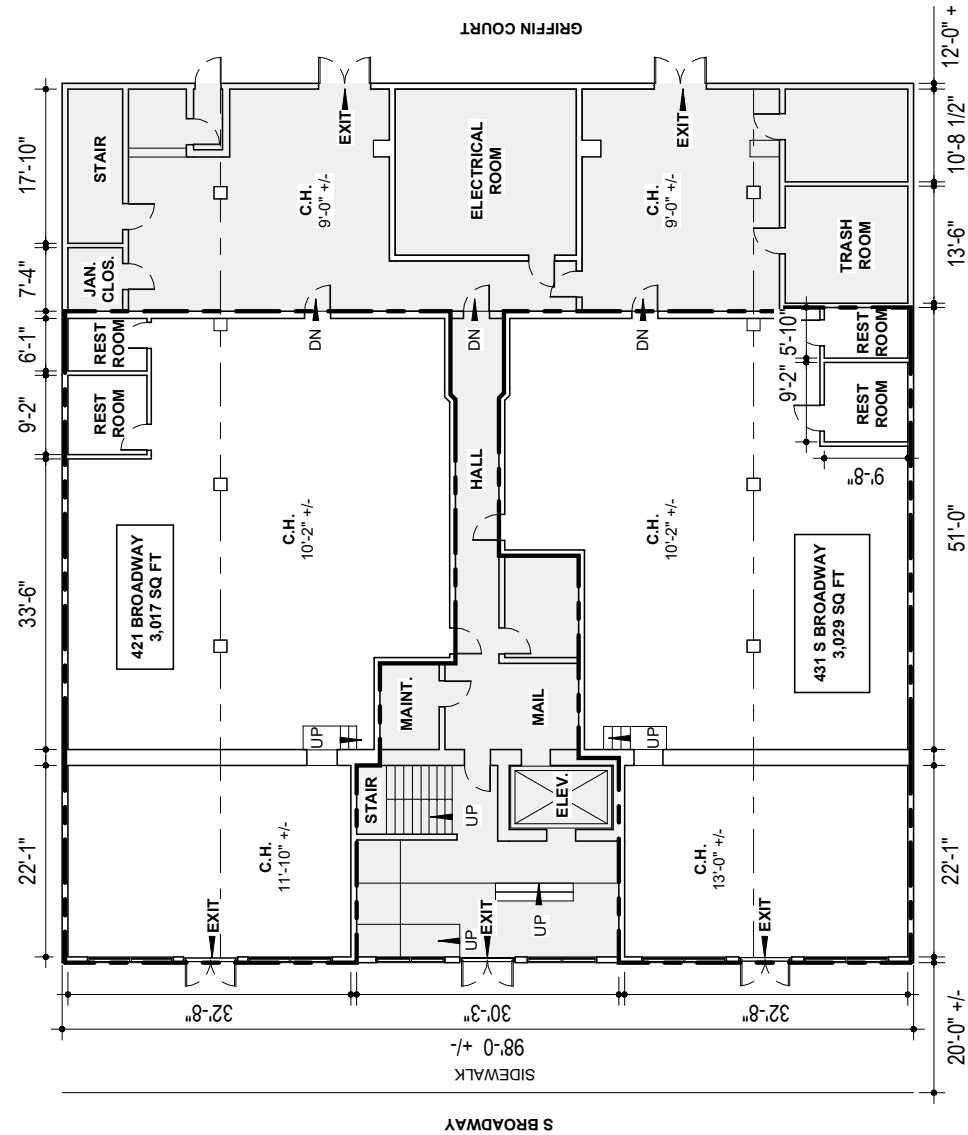
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SITE PLAN



THE BRIXTON

421-431 S Broadway St, Baltimore, MD 21231

Baltimore City

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For More Information, Please Contact:

Alex Shearer
ashearer@klnb.com
443-632-2081

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



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Towson, MD 21204
klnb.com

