



**KLEIN  
ENTERPRISES**



**MARKETPLACE  
AT FELLS POINT**

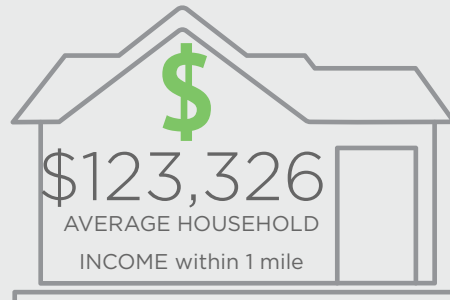
600 S. Broadway  
Baltimore, MD 21231



**2020**



**245,347** TOTAL  
POPULATION  
3 MILES



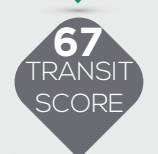
**\$123,326**  
AVERAGE HOUSEHOLD  
INCOME within 1 mile



**\$2.1 BILLION**  
TOTAL  
CONSUMER  
SPENDING



**220,941**  
EMPLOYEES







Marketplace at Fells Point is a commercial/residential project, in the 600 block of South Broadway, between Aliceanna and Fleet Streets; approximately one mile from Johns Hopkins University, and Johns Hopkins Health Services; and within walking distance of Under Armour headquarters.

Exciting things are happening in Fells Point!

The historic Broadway Market, situated in the center of our Marketplace at Fells Point, is finally renovated, with the North Shed open as a fully leased food hall. Local "foodie favorites" include Connie's Chicken & Waffles, Taharka Brothers Ice Cream, The Veranda, Thai Street, Old Bay, Sal's Seafood, Sophia's Place European Deli, Vicki's Fells Point and a Central Market Bar. The South Shed is now home to The Choptank, an authentic fish and crab house operated by Atlas Restaurant Group.

The Fells Point community is served by the Waterfront Partnership, providing uniformed safety patrols and guides, as well as increased marketing support to businesses.

The Fells Point trade area has an approximate household population of 245,347 and an employee population of 220,941; and an average household income of \$114,459.

Current retail and restaurant tenants include: Sammy's Enoteca, Kippo Ramen, Saffron Grill, F45 Fitness, Broadway Nail Spa and Wells Fargo. Marketplace at Fells Point has available space ranging from 1,566 to 4,396 square feet.



### Property Highlights:

- **Total Square Feet:** 27,880 SF of retail/restaurant space beneath 159 luxury apartment units
- **Parking Spaces:** 115 dedicated parking spaces for residents; street parking for visitors and shoppers
- Within walking distance of Harbor East, Little Italy, less than 1 mile drive to Canton; or 10-15 minute water taxi to Canton and/or Locust Point (Harbor Connector is free for commuters)
- Located on the Green Route of the Charm City Circulator, a free bus service in downtown Baltimore.
- 11 miles from BWI Thurgood Marshall Airport





