

SOUTHSIDE MARKETPLACE ■ BALTIMORE, MD



Southside Marketplace

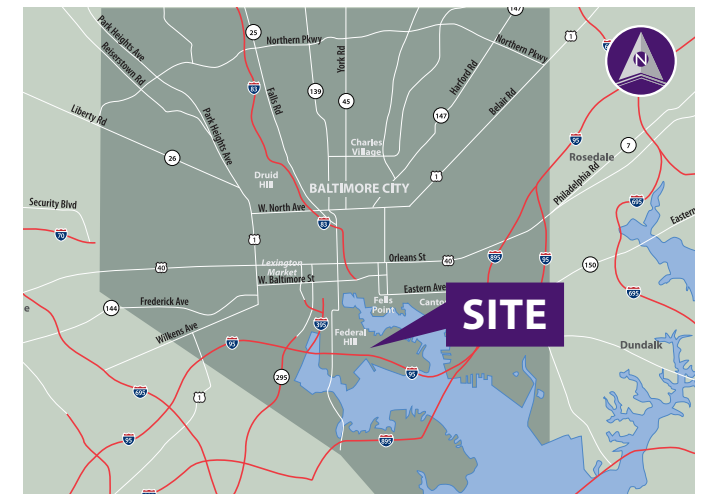
857 EAST FORT AVENUE | BALTIMORE, MD 21230

1,330 SF - 3,206 SF Available



Property Highlights

- Newly renovated, Southside is the only grocery-anchored shopping center w/ surface parking in Federal Hill
- Centrally located in a dense urban market featuring a population of over 212,000 and a workplace population of more than 345,000 within a 3-mile radius
- Located in the heart of Federal Hill, an affluent area of Baltimore, minutes away from the city's Inner Harbor and Fort McHenry



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Demographics (2019 Estimated)

	1 Mile	3 Mile	5 Mile
Population	23,226	212,598	466,036
Average HH Income	\$143,343	\$79,239	\$70,555
Daytime Population	38,966	347,265	604,577

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

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GREAT STOREFRONT SIGNAGE CAPABILITIES!



Site Plan Key

- UNDER NEGOTIATION
- AVAILABLE
- LEASED
- NOT A PART

Regency Centers.
PROPERTY



#	TENANTS	AREA
1	Usha Salon & Day Spa	1,800 SF
2	Berkshire Hathaway	6,600 SF
3	The UPS Store	1,200 SF
4	World Cleaners	1,500 SF
5	Subway	1,500 SF
6	Kumari Restaurant	1,500 SF
7	PokeOno	900 SF
8	Smoothie King	1,200 SF
9	VaporFi	920 SF
10	Shoppers Food Warehouse	44,264 SF
11	Dollar Tree	8,400 SF
16	AVAILABLE	2,400 SF
17	ATI Physical Therapy	2,450 SF
18	AVAILABLE	1,330 SF
19	Sprint	1,400 SF
19A	Great Clips	1,400 SF
20	Wells Fargo	2,800 SF
21	AVAILABLE	3,206 SF
22	Lucky Nails	1,386 SF
23	H&R Block	1,449 SF
24	Southside Diner	1,701 SF
25A	Pet Valu	4,354 SF
25B	Reflex Fitness	2,546 SF
26	Walgreens	9,200 SF
27A	Phenix Salon Suites	4,000 SF
27B	Sherwin Williams	3,000 SF
28	Ledo Pizza	2,480 SF
29	Goodyear Auto Service	5,760 SF
30	Starbucks	1,750 SF
31	Chipotle	2,750 SF
NAP	McDonald's	0 SF
SP	Sprinkler Room	0 SF
TOTAL		125,146 SF