

FOR LEASE Available Immediately

# the porter

BREWERS HILL



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The Porter Brewers Hill Apartments in Baltimore are located in Canton/ Brewers Hill, historic and walkable neighborhoods where classic charm meets modern style.

The Porter name pays homage to the historic significance of the Brewers Hill area. Porter refers to a style of beer and is a nod to the Brewer's Hill beer-crafting tradition.

Apartment homes for rent are minutes from chic eateries, eclectic shops, friendly local pubs and Canton Crossing featuring Target, Harris Teeter, Nordstrom Rack, Ulta and other great food, service and dry good retailers. Additionally, the Porter Brewers Hill is steps away from great retailers such as Dry Cleaners, Polish Spa, RevCycle, GNC, Core Power Yoga, Panera Bread, Pasta Mista and others.

DiPasquale's Italian Marketplace recently opened at 3700 Toone St, one mile south of their original Highlandtown home of more than 30 years. This new store features an updated look comprising of almost 6,000 square feet, nearly twice the size of its existing store.

## Quick Facts

<b>Availability</b>	Immediate
<b>Size</b>	622 square feet; ±700 square feet
<b>Residential</b>	The Porter: 440 Units
<b>Rental Rate</b>	Negotiable
<b>Net Charges</b>	\$7.05 per square foot

## Nearby Retailers

**SPROUTS**  
FARMERS MARKET

**DSW**  
DESIGNER SHOE WAREHOUSE

**Michael's**

**Harris Teeter**

**target**

**merritt clubs**

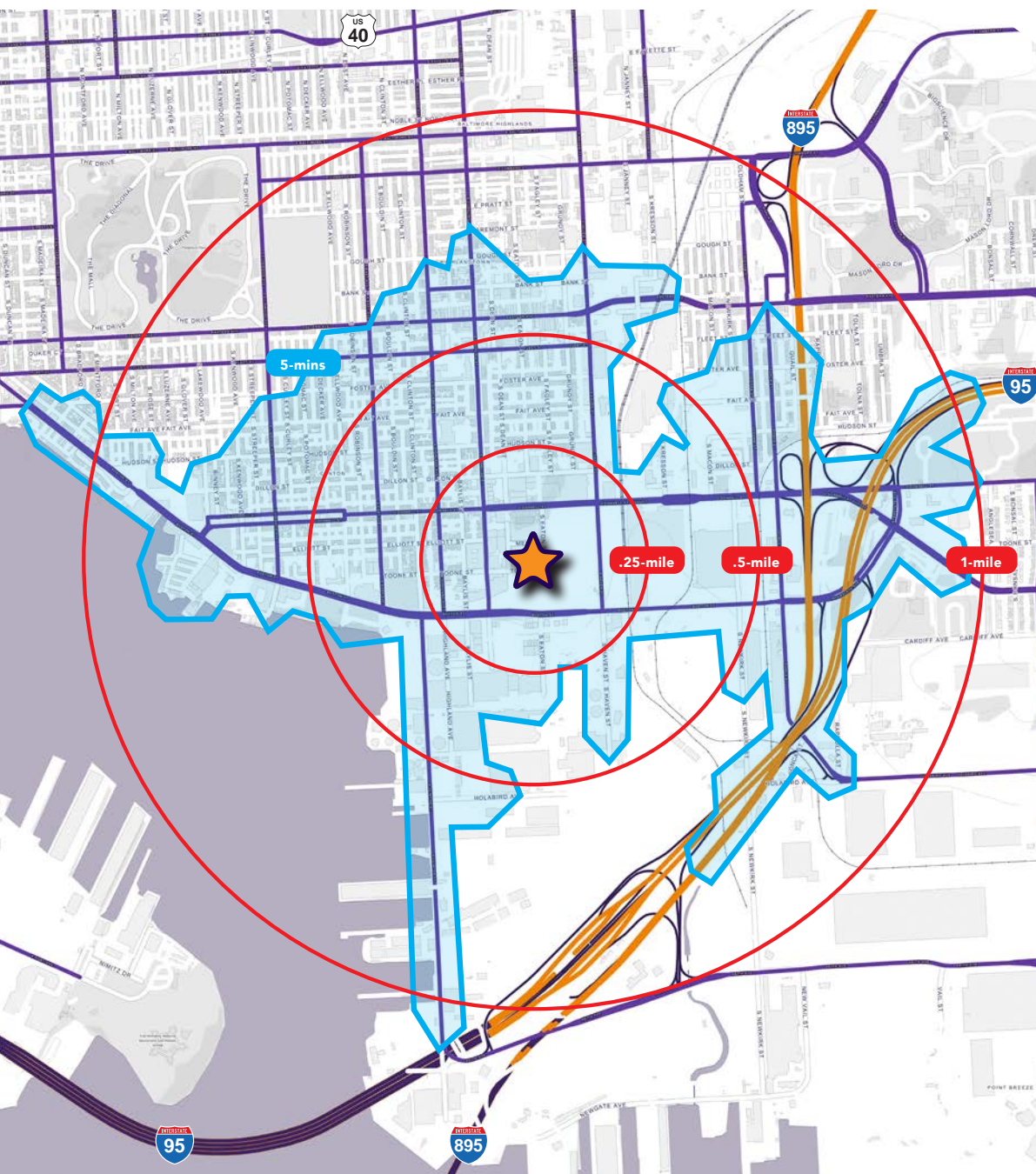
**FIVE BELOW**






**OLD NAVY**






**PETSMART**

**DUNKIN'**

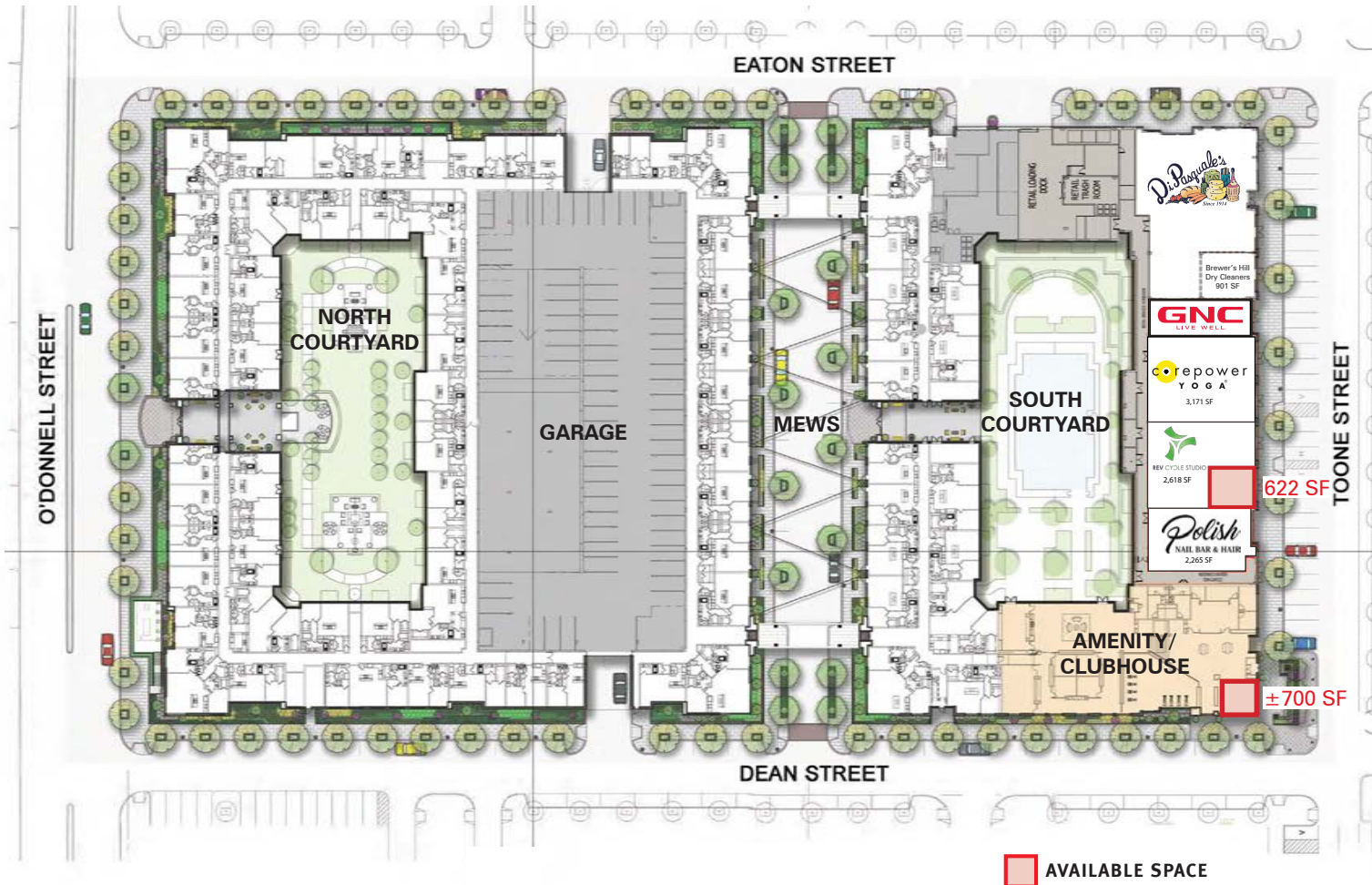
**ULTA BEAUTY**



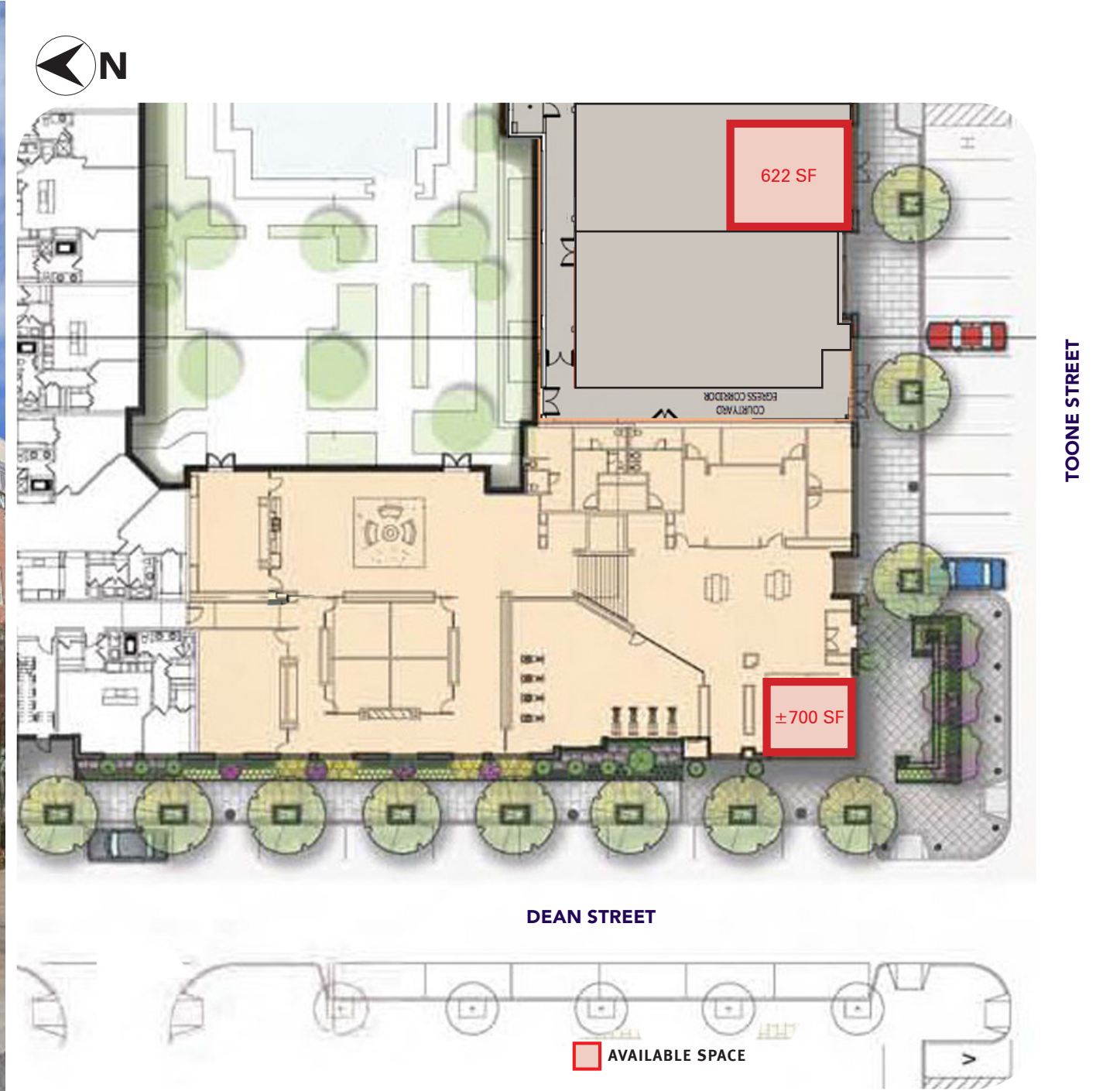
2021 Demographics	.25 mile	.5 mile	1 mile
 POPULATION	1,358	5,501	24,863
 HOUSEHOLDS	736	2,740	11,098
 AVG. HH INCOME	\$115,596	\$133,451	\$121,733
 DAYTIME POPULATION	2,294	9,118	23,126
 TRAFFIC COUNTS	18,170 AADT (Boston Street)		

2021 Drive Time	5 minutes
 DAYTIME POPULATION	44,605
 POPULATION	71,937
 AVG. HH INCOME	\$101,866
 EDUCATION	82% High School or Greater (43% College Degree or Greater)
 MILLENNIALS (Ages 25-45)	32%











# After 100 years in Highlandtown, DiPasquale's Italian Market plans 'bittersweet' move to Brewers Hill

By Christina Tkacik | Baltimore Sun

Jul 23, 2020, 12:09 pm EDT

After more than 100 years in Baltimore's Highlandtown neighborhood, the family-owned DiPasquale's Italian Market is planning to move to nearby Brewers Hill in January.

"We've sort of outgrown the infrastructure here," Joe DiPasquale said of the company's location on Gough Street. "The building wasn't really set up for the food business. We made do."

According to The Baltimore Sun archives, the current building started out as the site of a construction firm — which, around 1920, employed a young Al Capone as bookkeeper.

After the market departs, the family will continue to use it to for shipping and receiving as well as for baking.

The new space at 3700 Toone St. will offer more parking and better plumbing and electrical features to handle the shop's business, says DiPasquale. The storefront was previously occupied by Ceriello Fine Foods, a New York-based Italian chain. At least 60 seats indoor will be complemented by an undetermined amount of outdoor seating.

Still, DiPasquale said, leaving Highlandtown, a neighborhood where he was born and raised, is "a little bittersweet. We like it here." Many families in the area have been shopping there for generations. "They're upset, they're sad. [Some customers] felt like one of the reasons they moved here was we were here."

The shop owner said he plans to offer shuttle service and delivery for Highlandtown customers. He does not intend to raise prices at the new place.

The business has been a stalwart for Italian deli fans, and a reminder of the marketplaces that once populated much of downtown Baltimore.

In 2007, Guy Fieri featured it on "Diners, Drive-Ins and Dives." Two years later, its crab cakes made it to Maryland Public Television's "Eatin' Crabcakes: The Best I Ever Had."

A second store, in Harborview, opened in 2017. The company also owns Mastellone's, on Harford Road.

While the recent coronavirus crisis has hurt many food service businesses, DiPasquale said his family business has fared just fine. An increase in carryout and market orders has compensated for the loss of catering revenue, which usually makes up 30% of its

income. Many customers have made special trips to Highlandtown to pick up orders, wanting to ensure their favorite spot stays afloat.

"Our food travels well," DiPasquale said. "It's fun food."

The Gough Street building was not DiPasquale's first location in Baltimore: It started one block away.

DiPasquale's grandfather, Luigi DiPasquale, opened the Italian grocery in 1914 on Claremont Street in a then-German neighborhood. The move to its current building in 1988 was also controversial among change-averse customers, who'd grown accustomed to the ambience of the first location. "People were thrown off by it," DiPasquale said.

It may take time for the new location to acquire all the smells and sounds of the Gough Street building, but "we get it back eventually."



DiPasquale's new location (2022)











# Interested? Contact:

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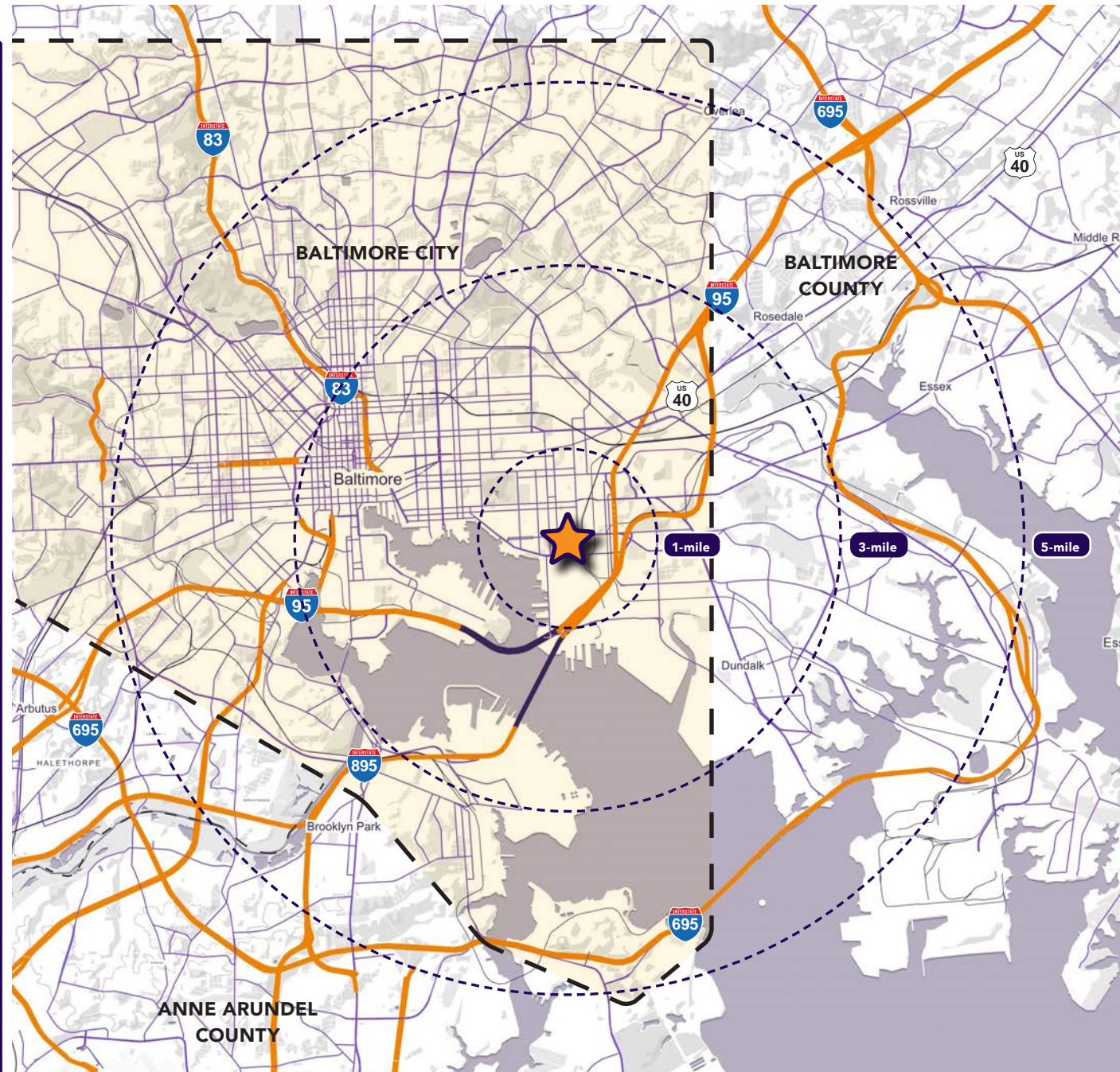
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*All images shown are representative and subject to change without notice.*



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