

FOR LEASE Available Immediately

1111 Light Street

Baltimore, MD 21230






Overview

Historic Federal Hill is a popular neighborhood in South Baltimore with a strong residential population and a quick walk from the Inner Harbor attractions and strong office market. The charm of this neighborhood is its unique blend of old historic Baltimore meeting the new trendy boutiques, music venues, great independent food and beverage operators, as well as the iconic and recently renovated and remerchandised Cross Street Market, one of the strongest markets in the city of Baltimore drawing locals and out of town guests.

The strength of the former 7-Eleven space is its location in the heart of Federal Hill's commercial district. Situated across from the Cross Street Market and within the 1111 Light Street apartment and office project, the location is well-positioned to attract the bustling neighborhood's pedestrian and vehicular traffic.

Quick Facts

Availability	Immediate	Rental Rate	Negotiable
Size	2,300 square feet	Net Charges	CAM \$5.00 PSF Taxes \$3.25 PSF Total NNN's: \$8.25 PSF
Walking Score*	98 (Walker's Paradise)		

2023 Demographics	0.5 mile	1 mile	1.5 miles
 POPULATION	15,723	28,435	58,529
 HOUSEHOLDS	8,347	15,590	31,677
 AVG. HH INCOME	\$135,808	\$129,334	\$111,665
 DAYTIME POPULATION	10,894	48,630	114,361
 TRAFFIC COUNT	9,285 AADT (Light Street)	37,350 AADT (Hanover Street)	



Interested? Contact:

Jamie Lanham

✉ jlanham@segallgroup.com

☎ 804.336.2501

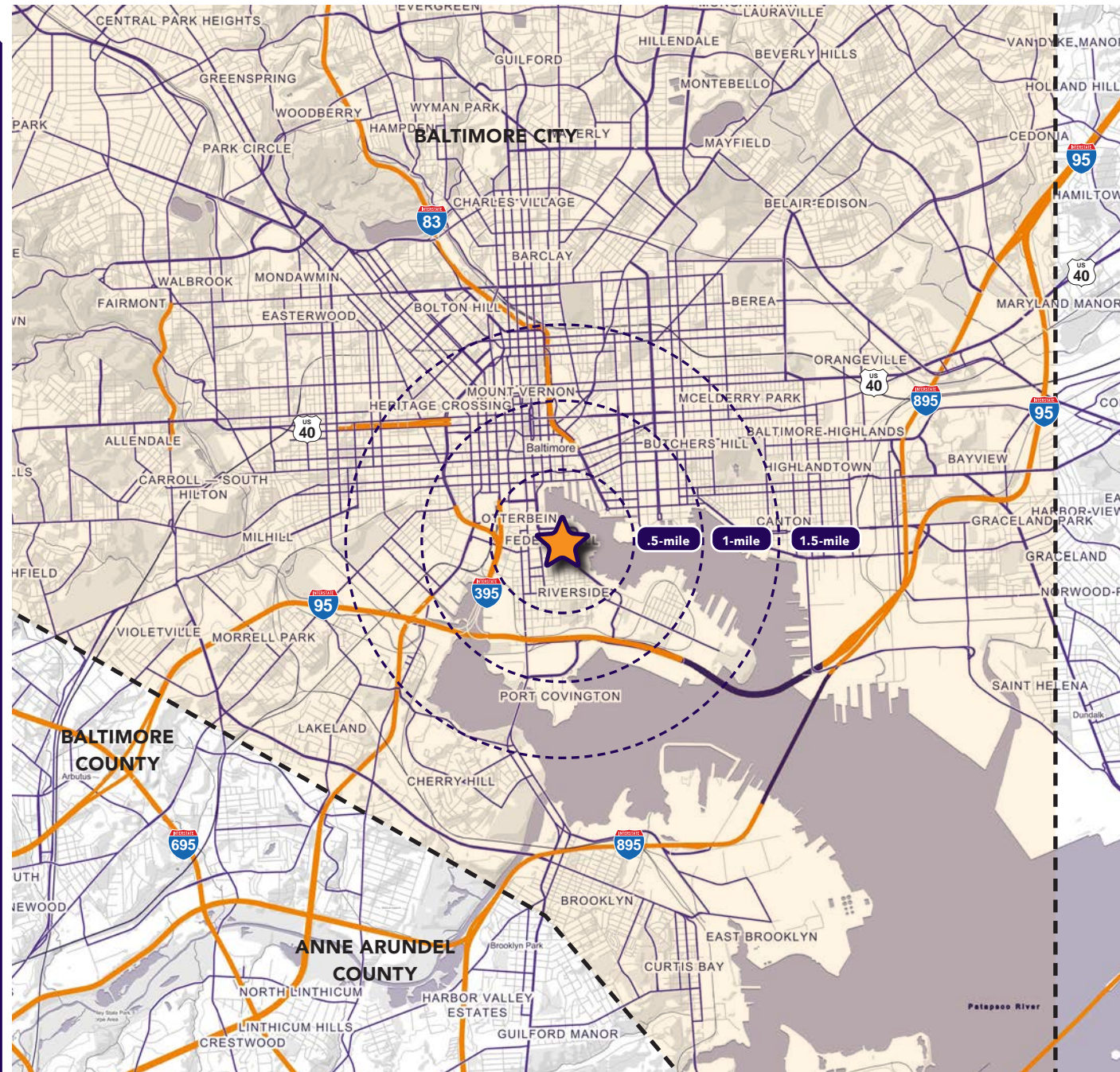
📱 410.336.0138

Marcelo Grosberg

✉ mgrosberg@segallgroup.com

☎ 410.753.3948

📱 443.927.6100



segall
GROUP

Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 800
Tysons, VA 22182
202.833.3830

Richmond

4870 Sadler Road
Suite 300
Glen Allen, VA 23060
804.336.2501

Online

www.segallgroup.com

Member of

REALTY
RESOURCES

RETAIL
READY.