

SIGNATURE RESTAURANT OPPORTUNITY

2455 House Street



segall
GROUP

Welcome to
**BALTIMORE
PENINSULA**



Project Overview

Baltimore Peninsula seeks to be America's first purpose-driven impact community - a new category of urban development and community anchored in equity and opportunity.

This transformational development opportunity has the scale and ambition to lift Baltimore and create a model for urban redevelopment.

Baltimore Peninsula is a public/private partnership of historic significance. "Chapter One" is 1.1m square feet of development, consisting of five eight story structures; two Class A office buildings, Roost extended stay hotel & apartments, Rye House luxury residential and 250 Mission residential and structured parking deck.






Chapter One is the first phase of what will eventually be over 13m square feet of commercial and residential development.

Neighboring uses include: Under Armour World Headquarters + 25,000 square foot retail brand house, NCAA track and turf field and grandstand and supporting adjacent office and R&D, two marinas with approximately 200 slips, Volo Sports, Rye Street Tavern (Clyde's restaurant group), Sagamore Distillery, Nick's Fish House and Locke Landing, an 800 unit apartment and garage townhome community delivering starting 2024.

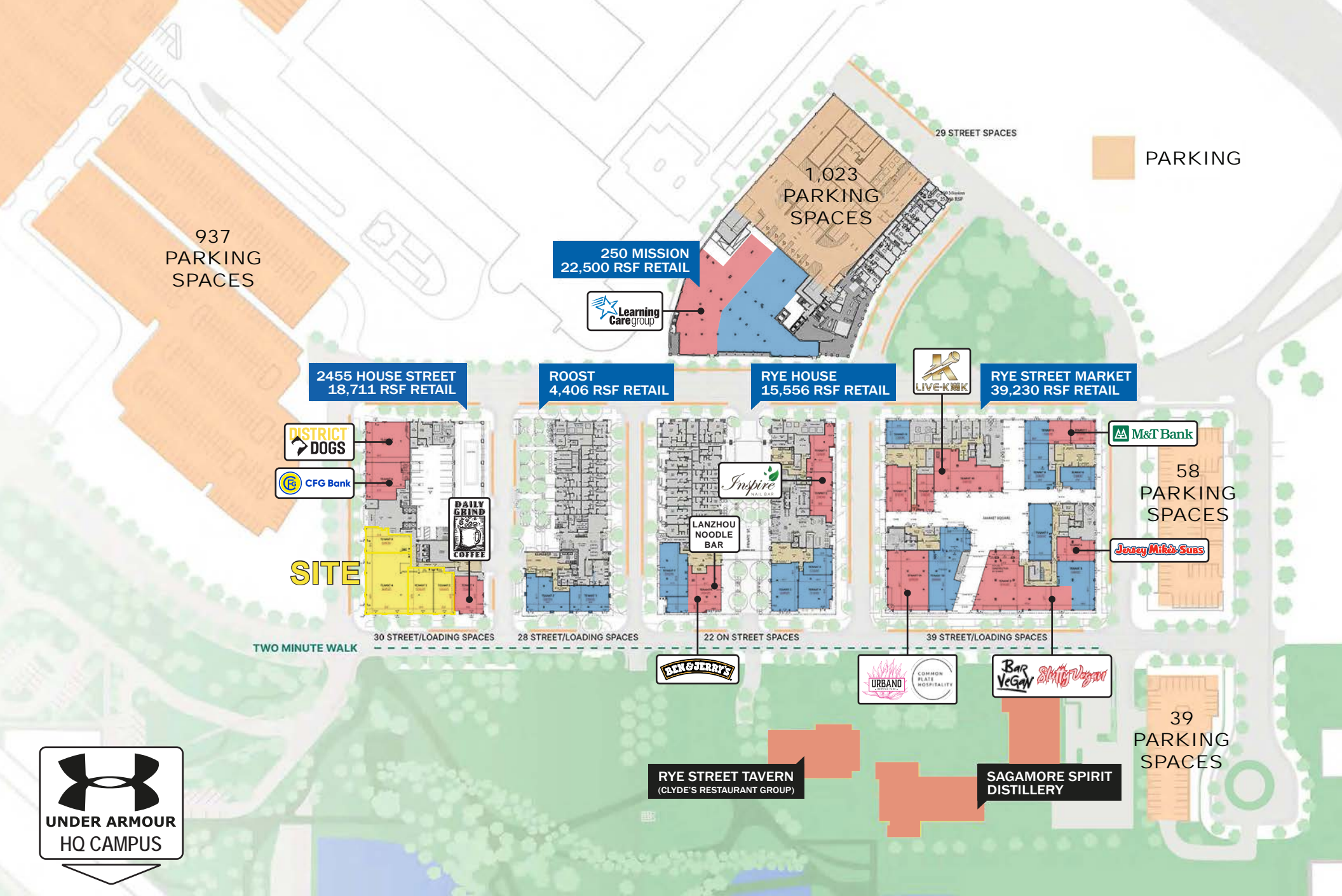


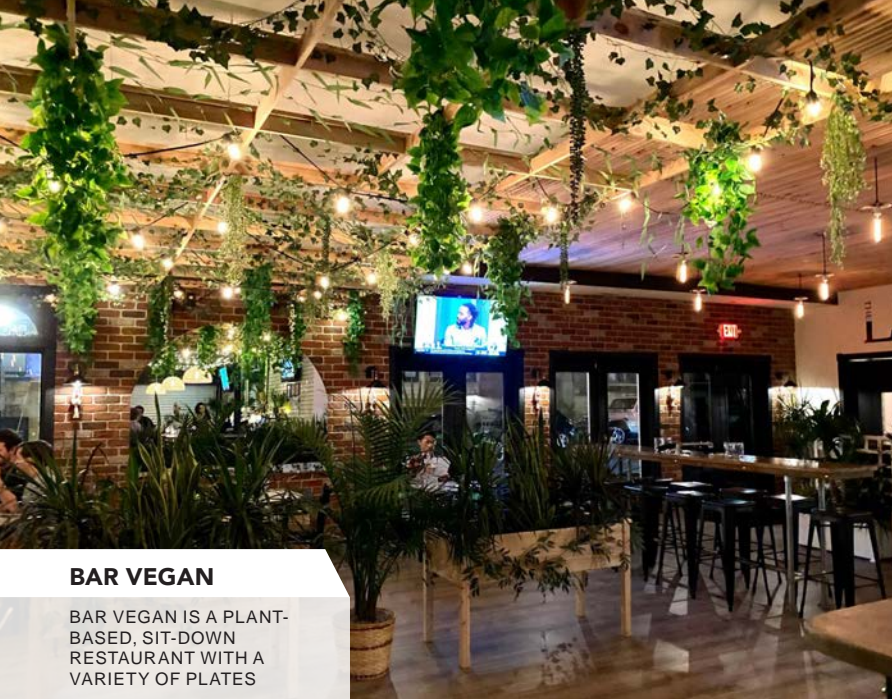
Quick Facts

- Size** **100,403 square feet of total retail.**
- Rye Street Market:** 39,230 square feet of retail
- Rye House:** 15,556 square feet of retail
- 250 Mission:** 22,500 square feet of retail
- 2455 House Street:** Up to 10,000 square feet of prime restaurant space with direct water views
- Roost:** 4,406 square feet of retail

2023 Demographics	1 mile	3 mile	5 miles	10 min DT
 POPULATION	15,094	185,931	438,265	309,676
 HOUSEHOLDS	7,234	84,894	186,901	135,451
 AVG. HH INCOME	\$115,758	\$87,506	\$77,833	\$80,556
 DAYTIME POPULATION	16,587	302,886	656,249	299,638
 TRAFFIC COUNT	118,287 AADT (I-95)	37,571 AADT (Hanover Street)		







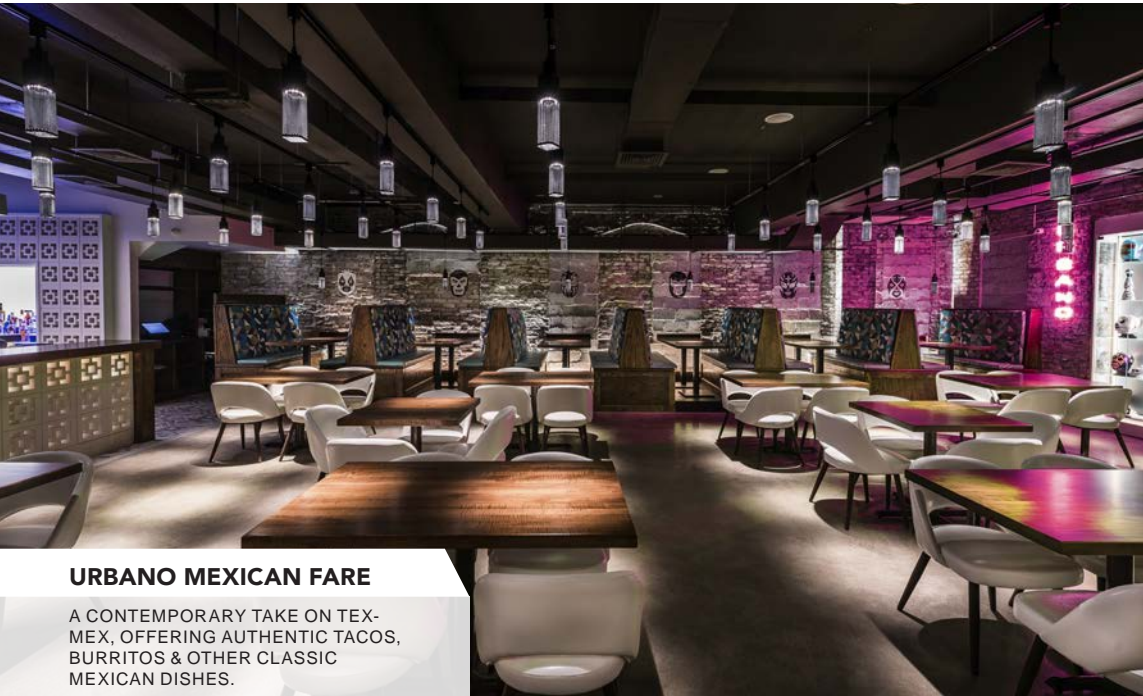
BAR VEGAN

BAR VEGAN IS A PLANT-BASED, SIT-DOWN RESTAURANT WITH A VARIETY OF PLATES



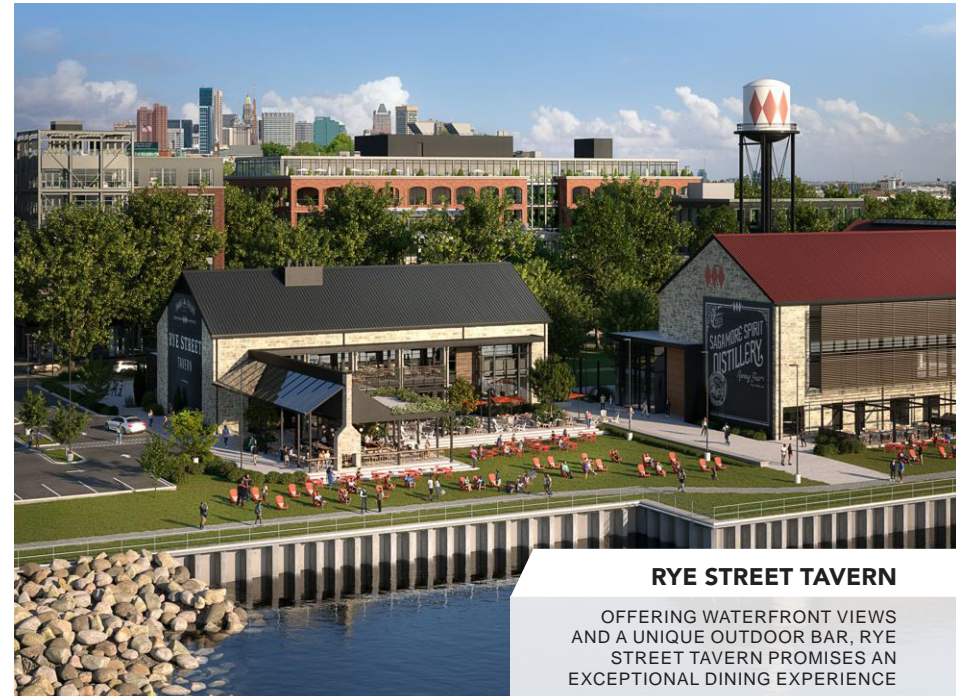
NICK'S FISH HOUSE

THIS CLASSIC DOCKSIDE BAR LOCALE OFFERS THE FRESHEST SEAFOOD AND THE BEST STEAMED CRABS IN TOWN



URBANO MEXICAN FARE

A CONTEMPORARY TAKE ON TEX-MEX, OFFERING AUTHENTIC TACOS, BURRITOS & OTHER CLASSIC MEXICAN DISHES.



RYE STREET TAVERN

OFFERING WATERFRONT VIEWS AND A UNIQUE OUTDOOR BAR, RYE STREET TAVERN PROMISES AN EXCEPTIONAL DINING EXPERIENCE

3 RAMPS

Directly from I-95 to Baltimore Peninsula

15 MINUTES

BWI and Baltimore Penn Station

46 MILLION VEHICLES

See Baltimore Peninsula annually

BIKE-FRIENDLY

Cycle network throughout the neighborhood, including protected bike paths to create safe lanes for cyclists, and onsite bike racks

WATER TAXI

Future Water Taxi Connection to Inner Harbor

GAME DAY SHUTTLES

Shuttles to and from Oriole Park at Camden Yards (7 minutes/2 miles) and M&T Bank Stadium (5 minutes/1.5 miles) on game days

WASHINGTON, D.C.

PHILADELPHIA

BALTIMORE

BALTIMORE
PENINSULA

THE MOST
CONNECTED
AND VISIBLE
LOCATION

52 Places to Go in 2024

BALTIMORE

#14

The New York Times



**Interested?
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PENINSULA**

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