

FOR LEASE





The Eden

Baltimore, MD 21231






Overview

Three retail spaces are now available at this upscale residential property in Baltimore's Harbor East neighborhood: (i) a 4,174 square foot former fitness studio space with ample frontage and excellent signage, (ii) a 2,731 square foot second generation restaurant space (both on Aliceanna Street) and (iii) a 3,693 square foot former bank branch on Eden Street. Great opportunity to serve a growing, vibrant urban community with a large daytime population.

Quick Facts

Availability	Immediate
Size	2,731 - 6,905 square feet
Rental Rate	Negotiable
Net Charges	CAM \$3.54 psf; RET \$5.17 psf
Ceiling Heights	Space 5: 13.08 feet to the deck Space 6: 13.8 feet to the deck; 9.9 feet to the drop ceiling Space 3: 14 feet to the deck; 9.8 to the drop ceiling
Co-Tenants	 



2024 Demographics	0.5 mile	1 miles	1.5 miles
 POPULATION	8,878	39,391	87,439
 HOUSEHOLDS	5,001	20,952	44,440
 AVG. HH INCOME	\$147,338	\$140,479	\$125,589
 DAYTIME POPULATION	14,831	113,561	181,582
 TRAFFIC COUNT	9,830 AADT (Aliceanna St)	3,132 AADT (S Central Ave)	

S SPRING ST



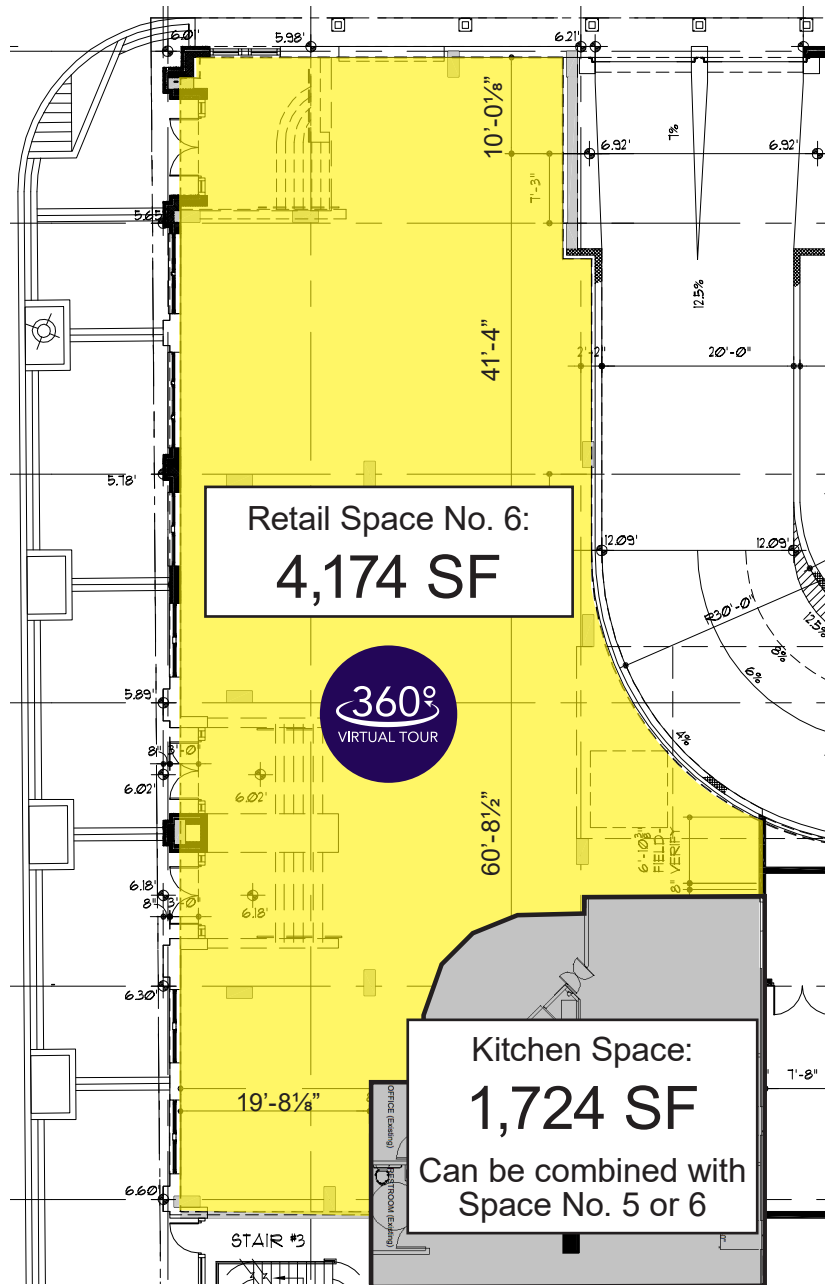
ALICEANNA ST

LANCASTER ST

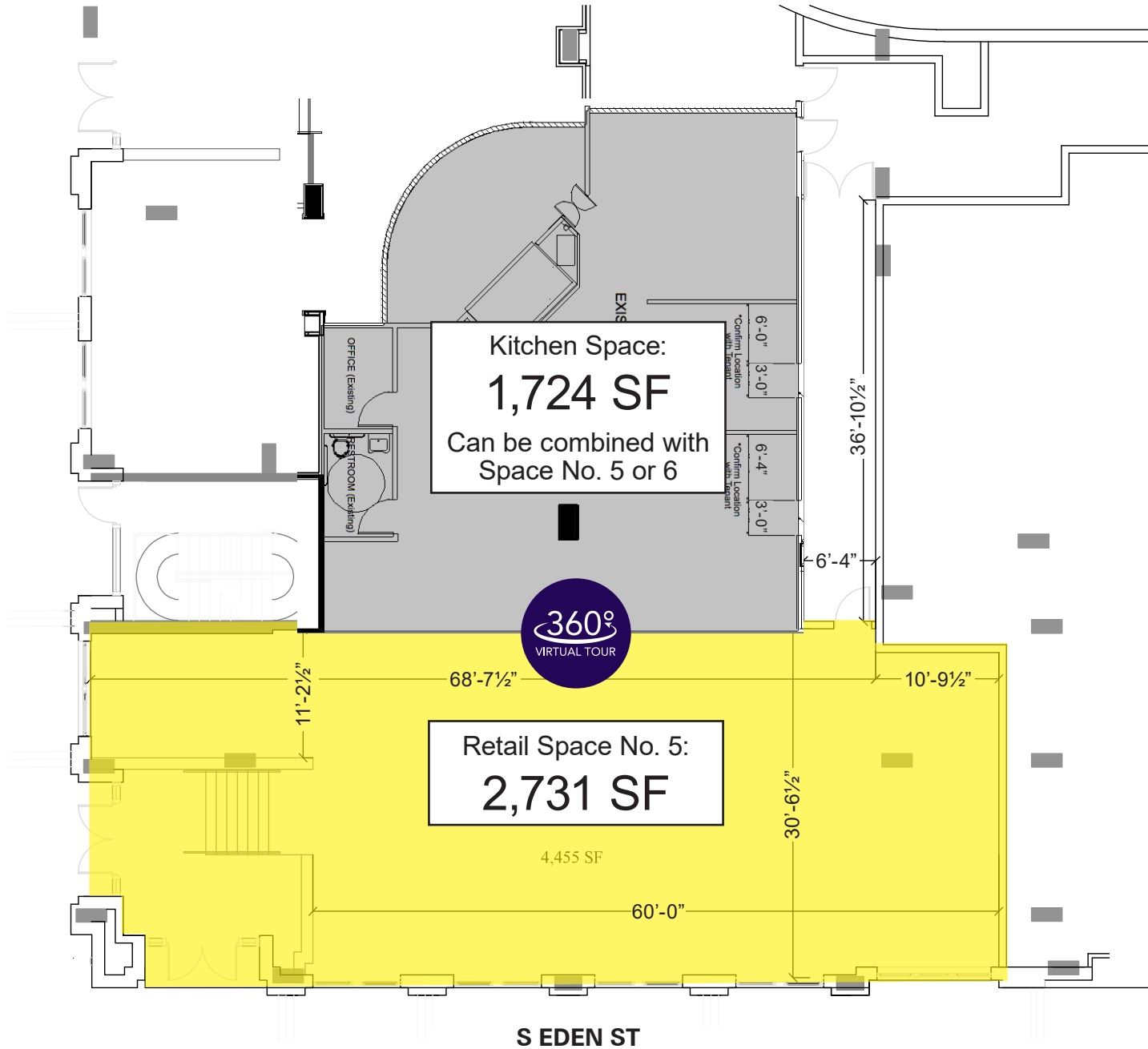


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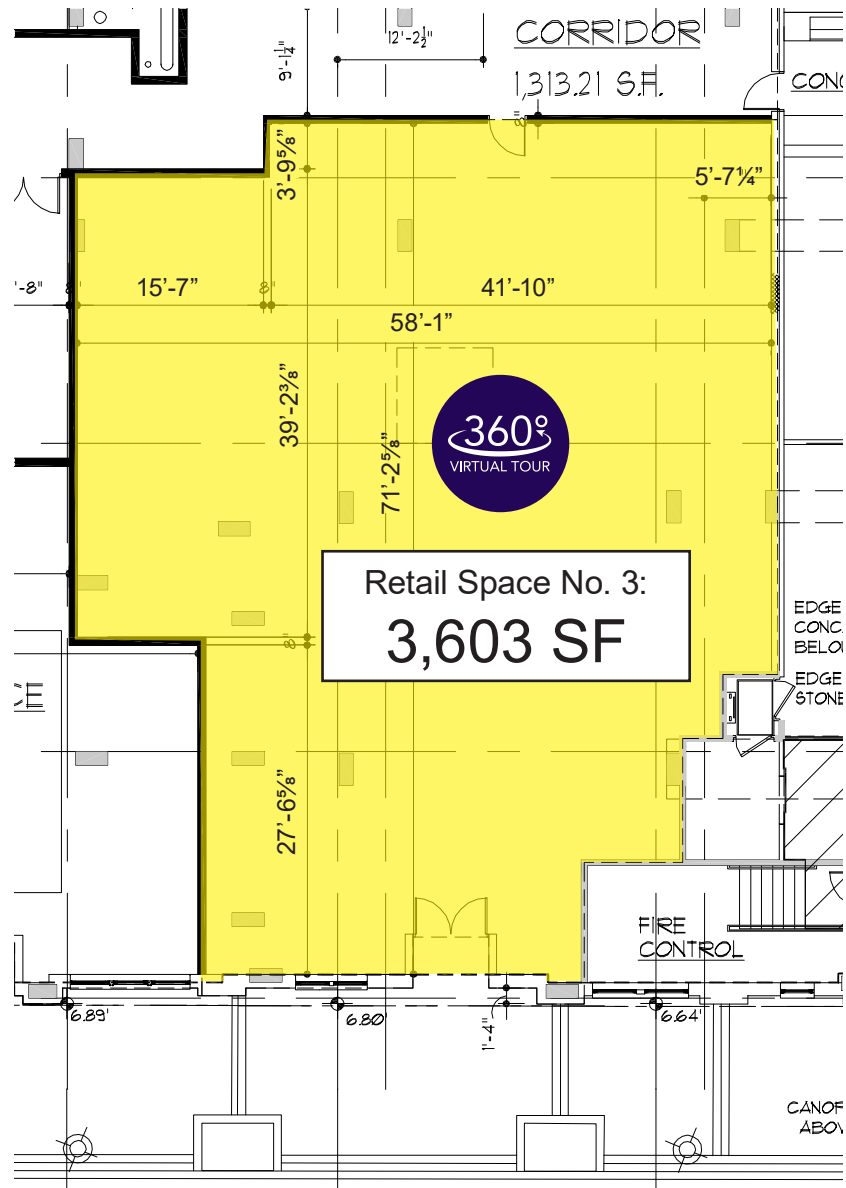
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Interested? Contact:

Andrew Segall

✉ asegall@segallgroup.com

☎ 410.753.3947

📞 443.960.0361

Jamie Lanham

✉ jlanham@segallgroup.com

☎ 804.207.4040

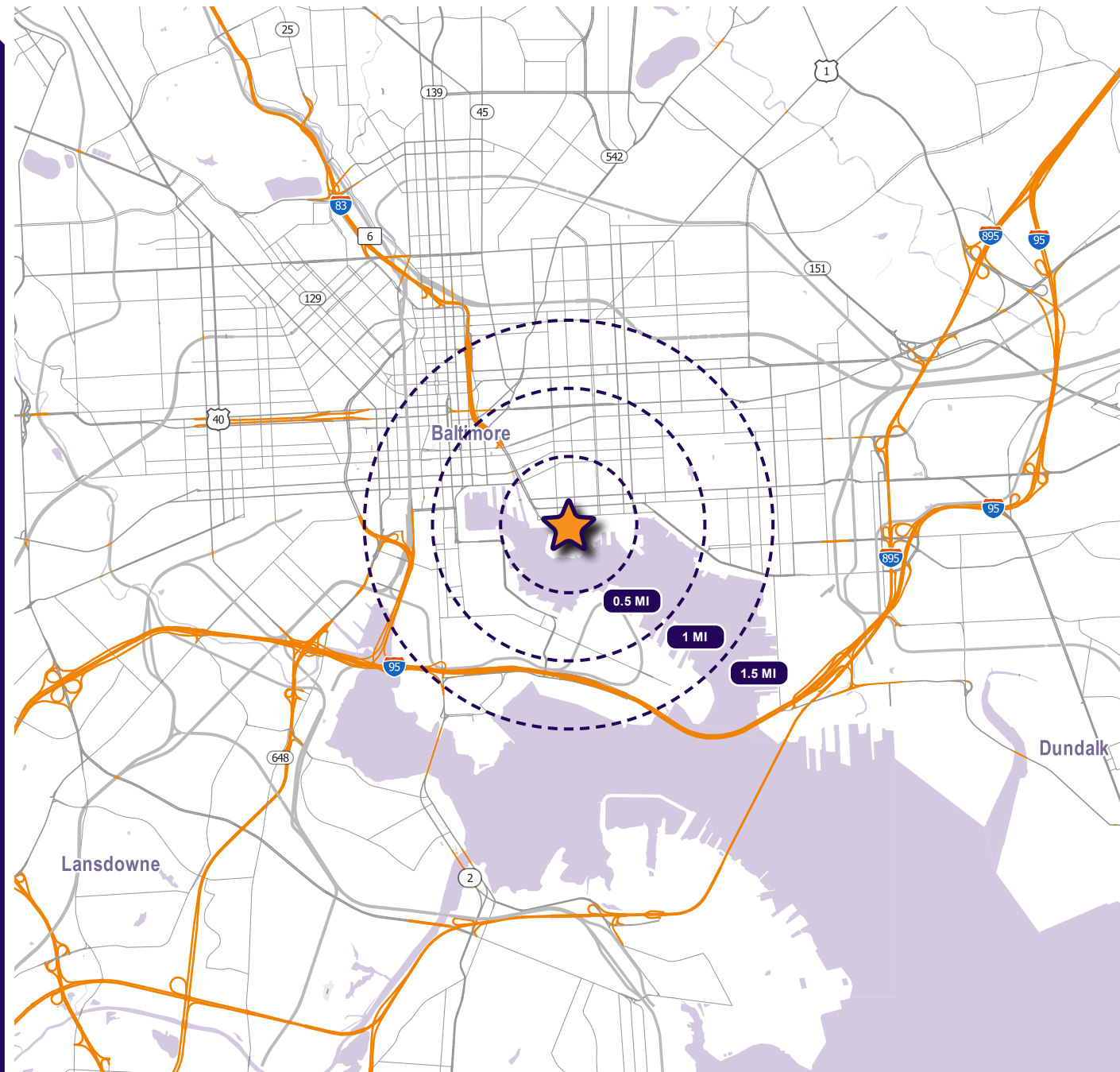
📞 410.336.0138

Marcelo Grosberg

✉ mgrosberg@segallgroup.com

☎ 410.753.3948

📞 443.927.6100



Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 200
Tysons, VA 22182
202.833.3830

Richmond

4701 Cox Road
Suite 100
Glen Allen, VA 23060
804.207.4040

Online

www.segallgroup.com

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