

FOR LEASE

360°
VIRTUAL TOUR

2,731 SF

360°
VIRTUAL TOUR

4,174 SF

eden

EdenApts.com
866.402.8632

3,603 SF

360°
VIRTUAL TOUR

segall
GROUP

COMMERCIAL REAL ESTATE

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 3,603 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	 

2025 Demographics	0.5 miles	1 mile	1.5 miles
 POPULATION	8,701	39,448	86,968
 HOUSEHOLDS	4,947	21,031	44,149
 AVG. HH INCOME	\$153,902	\$148,215	\$133,077
 DAYTIME POPULATION	14,778	83,703	183,231
 TRAFFIC COUNT	9,801 AADT (Aliceanna St)	3,132 AADT (S Central Ave)	

S SPRING ST

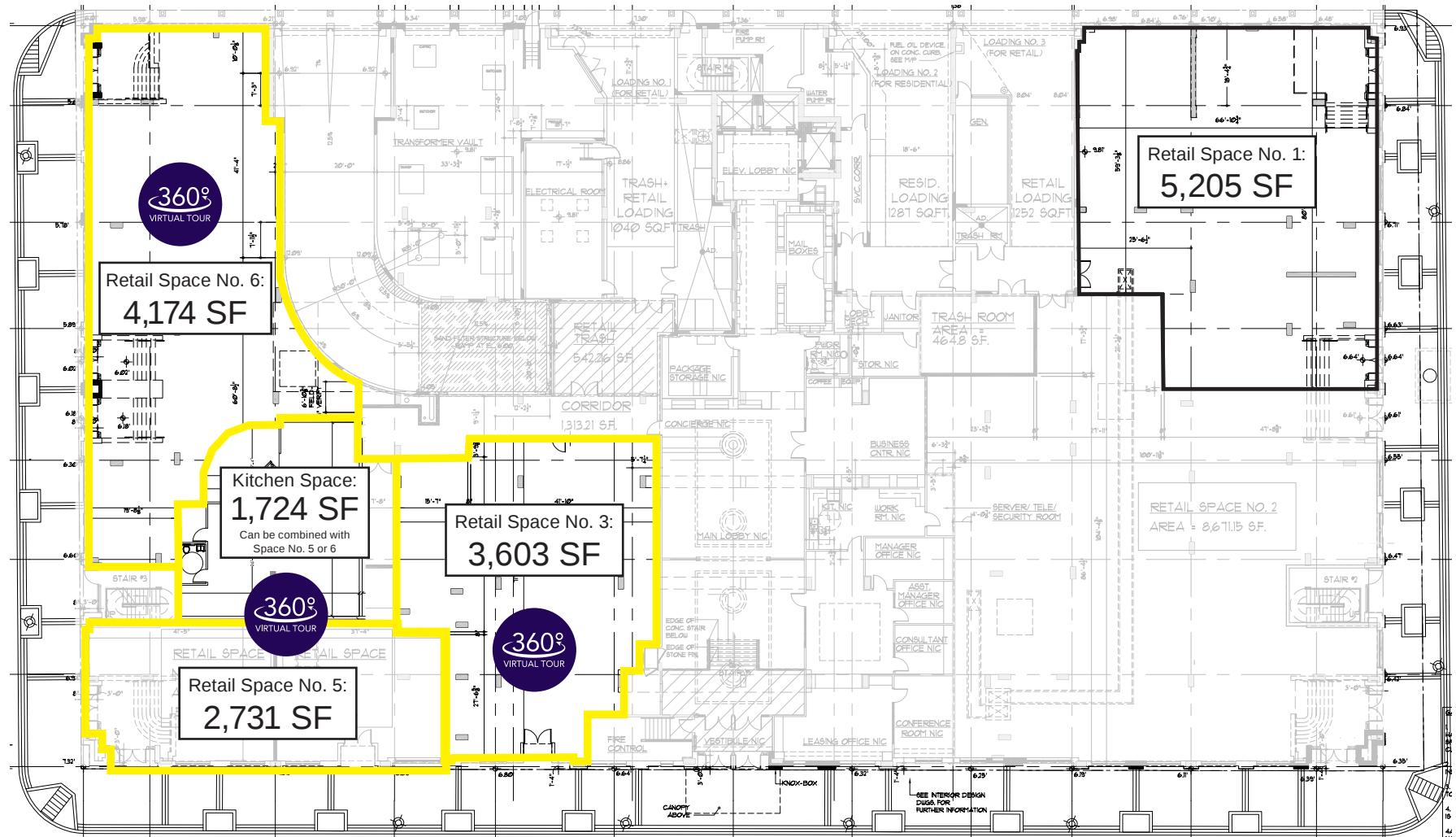


ALICEANNA ST

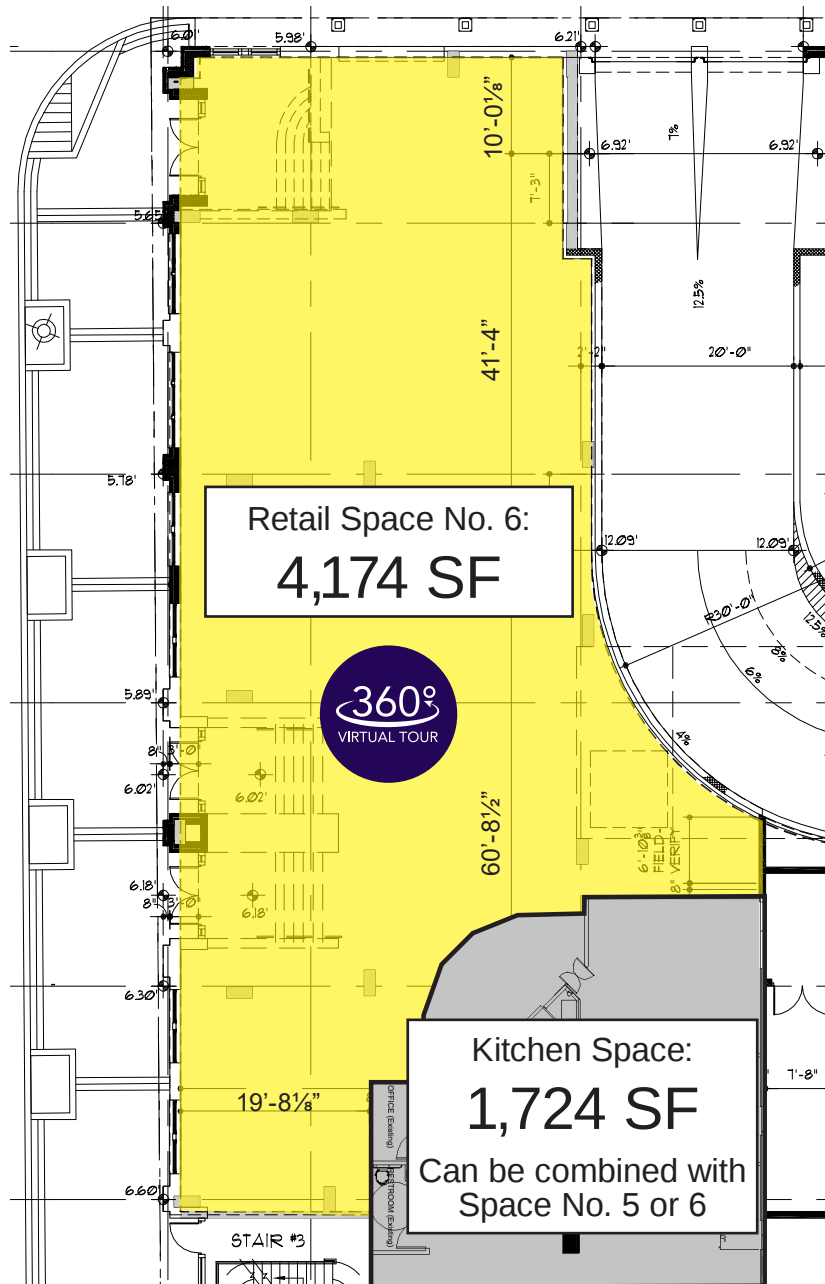


LANCASTER ST

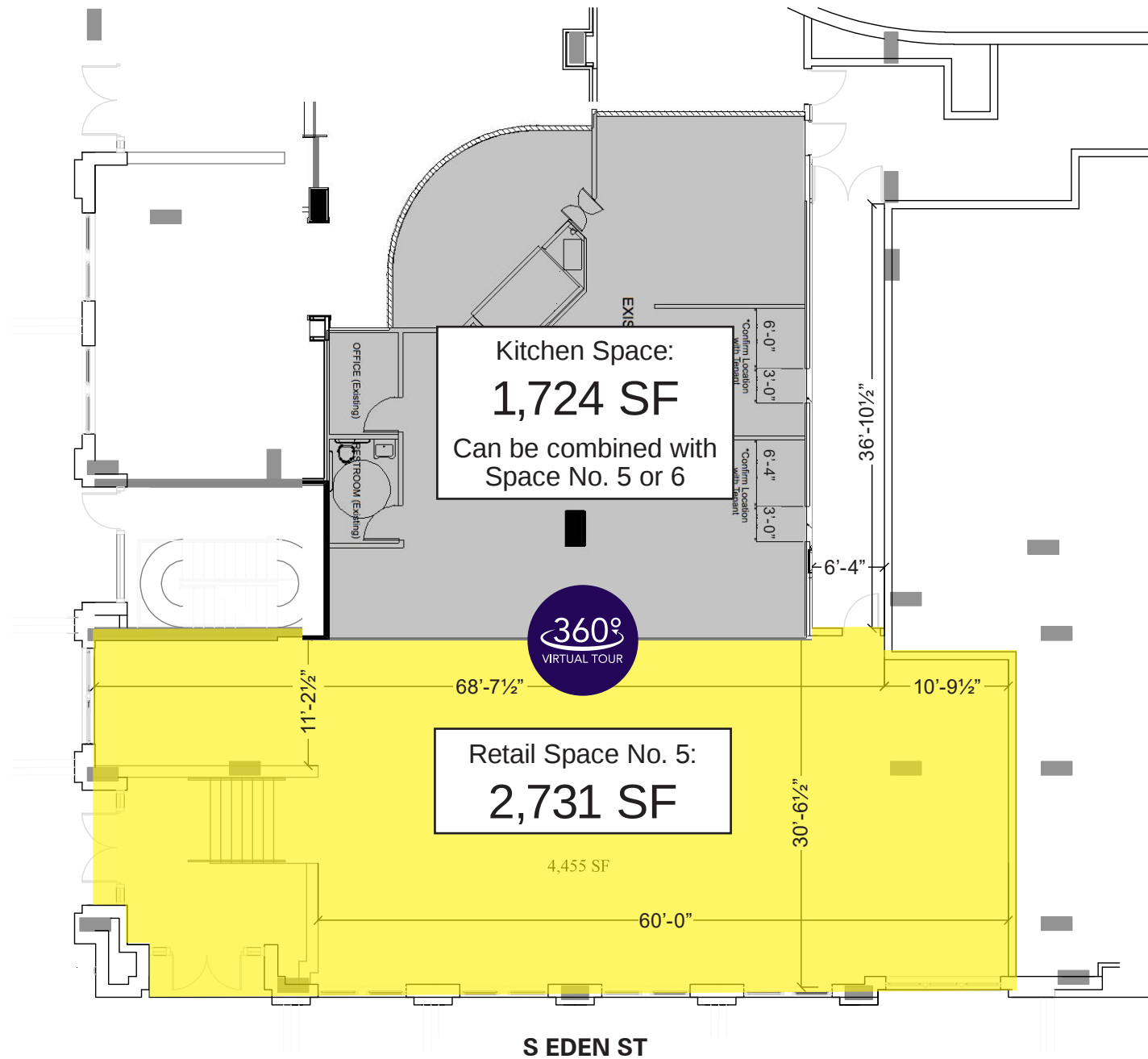
S EDEN ST



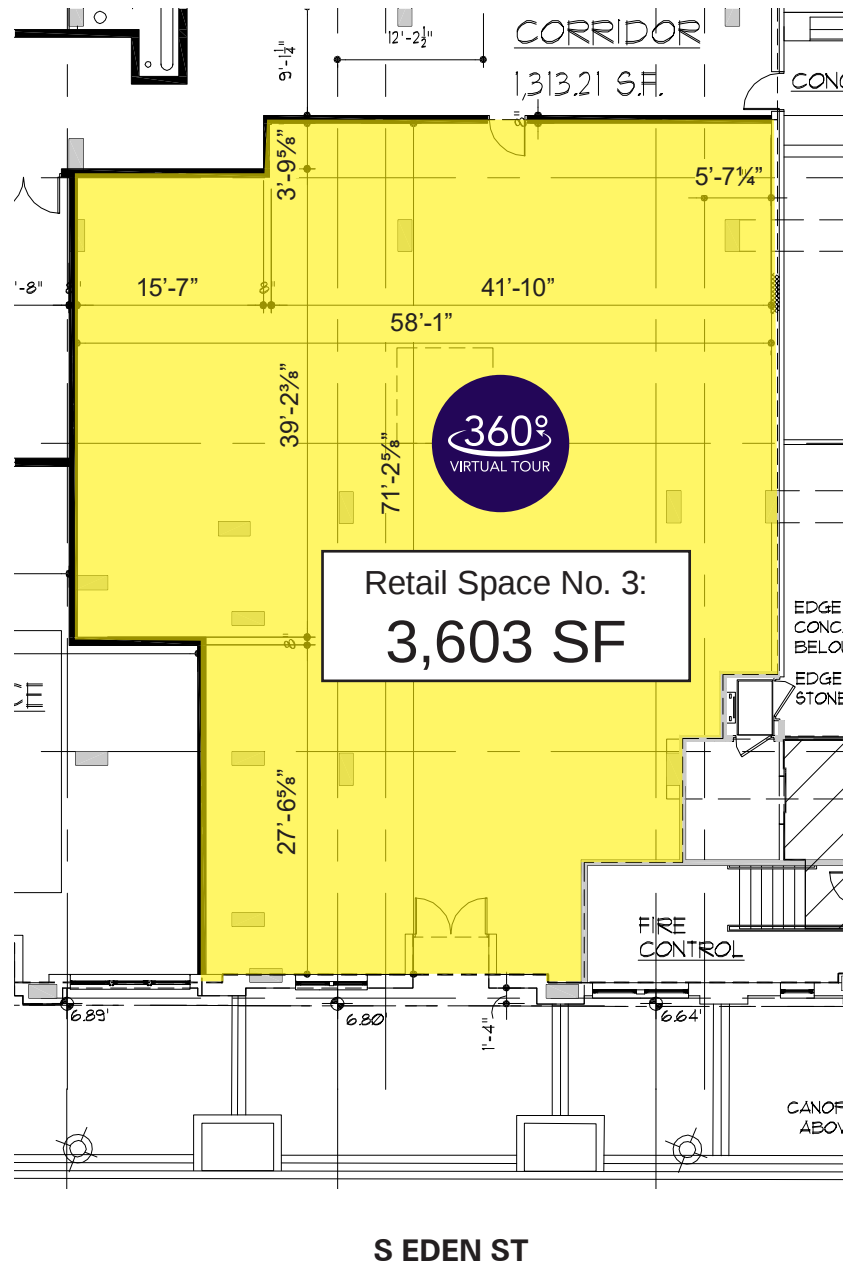
ALICEANNA ST



ALICEANNA ST



S EDEN ST







Interested? Contact:

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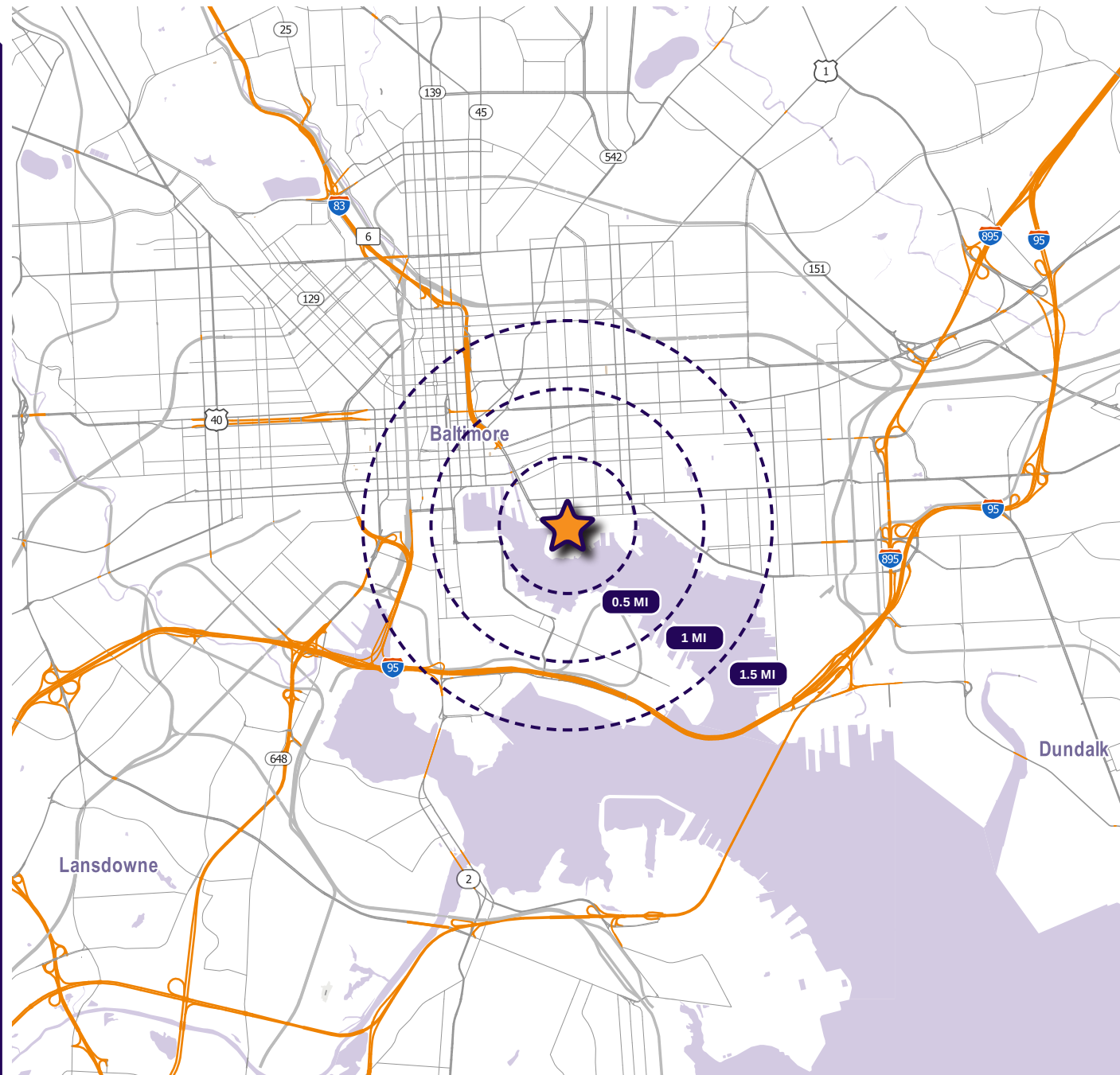
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