

INVESTMENT OFFERING
FEDERAL HILL
STATION

.....
1024-1030 LIGHT ST.
BALTIMORE, MD



COMMERCIAL REAL ESTATE SERVICES, LLC

FULL OFFERING MEMORANDUM AVAILABLE



AUCTION: JULY 23-25, 2018



Rare Urban Infill Investment Opportunity

- » Renovated, two-story 11,450 sf urban retail center 100% leased to three long-anticipated regional tenants
- » Located in the heart of one of Baltimore City's trendiest neighborhoods
- » Fronts highly trafficked Light Street

New Long-Term NNN Leases

- » 3 trendy regional tenants have signed 10-year NNN leases with attractive rent increases and renewal options
 - » Blue Moon Café (2nd location)
 - » Himalayan Bistro (1 location)
 - » YogaWorks (7 locations)

High-Income Demographic and Urban "Hot Spot"

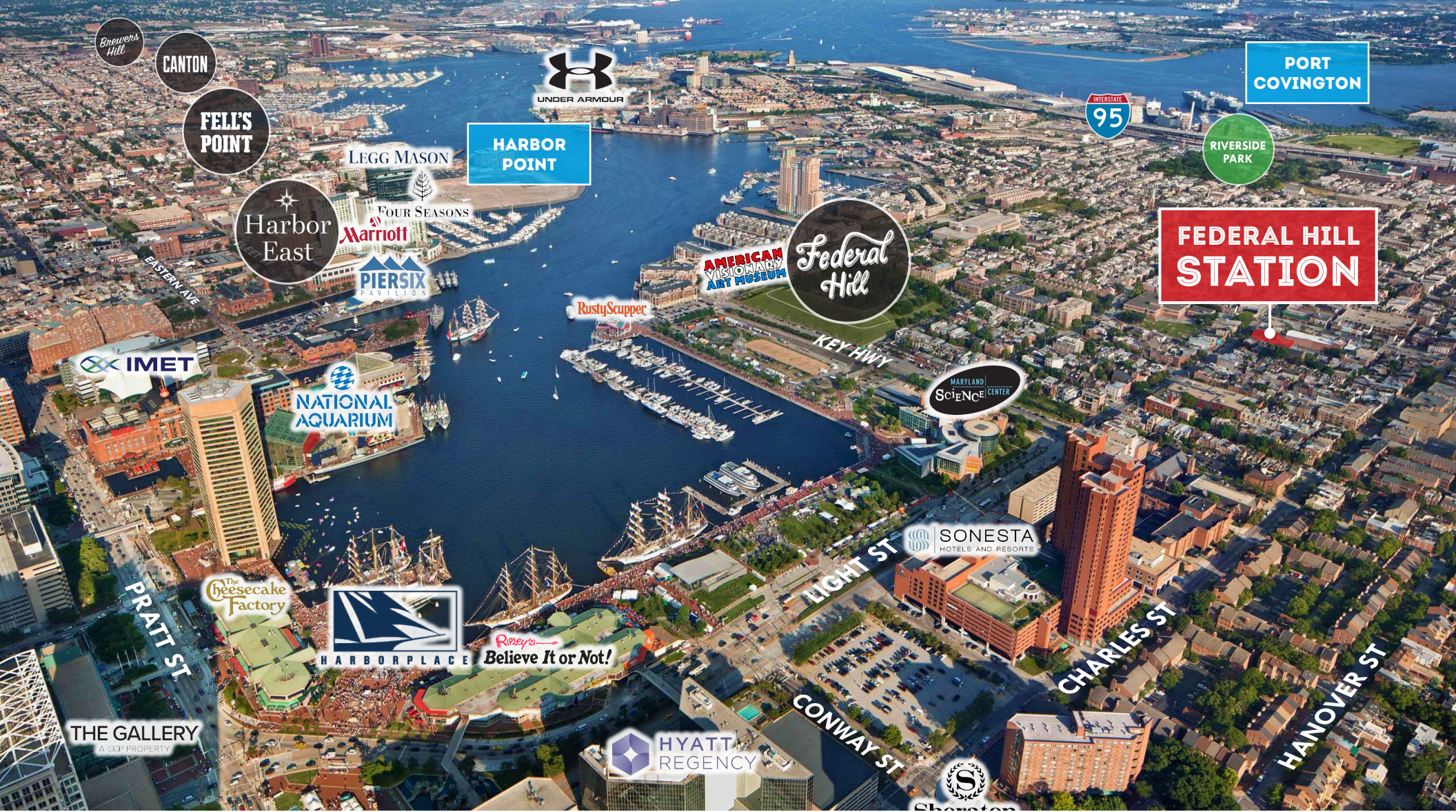
- » More than 25,000 residents with an average household income of \$98,000 live within a 1-mile radius of the site
- » The area population comprised mostly of young professionals drives neighborhood retail demand with an abundance of amenities and foot traffic

Area Investment and Employment

- » Under Armour continues to expand with nearby Tide Point global headquarters
- » Across the street is 1111 Light Street, a redevelopment with 93 luxury residential units and 24,000 sf of commercial space
- » Near the historic Cross Street Market, slated for major renovation in 2018

Property Overview

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|----------------------|---|
| Property Address | 1024-1030 Light Street Baltimore, MD 21230 |
| Legal Description | 23-040-0935A-001 |
| Zoning Jurisdiction | Baltimore City |
| Zoning Code | C-1 (Neighborhood Business District) |
| Land Area | 7,559 SF / 0.174 Acres |
| GLA (SF) | 11,421 |
| Floors | 2 |
| Year Built/Renovated | 1900/2014 |
| Type of Ownership | Fee Simple |
| Parking | Street/Off-Site |



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