



For

SALE

**79,856 SF ON
1.82 ACRES**

**RETAIL/OFFICE
BUILDING**

**3301 BOSTON STREET
BALTIMORE, MARYLAND 21224**



MACKENZIE



TABLE OF CONTENTS

3 OFFERING OVERVIEW

4 PROPERTY PROFILE

5 RENT ROLL

6 INCOME/EXPENSES

7 LOCAL BIRDSEYE

8 CANTON TRADE AREA

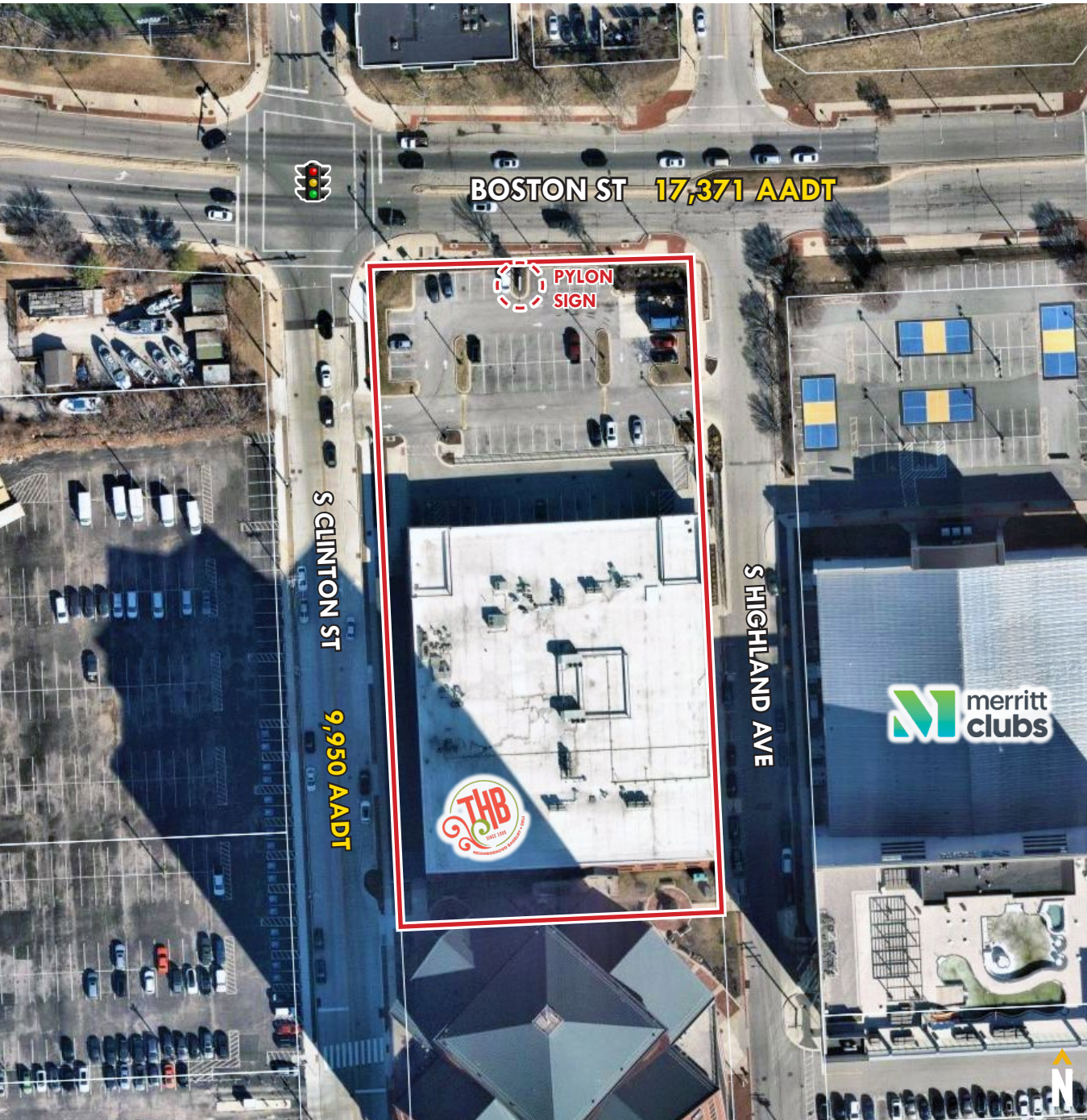
9 DEMOGRAPHICS



HIGHLIGHTS:

- » **79,856 square foot, two-story retail/office building on 1.82 acres (home to popular THB Bagelry + Deli)**
- » **Located within the Canton Crossing planned unit development (PUD) in the heart of Baltimore City's Canton neighborhood and commercial marketplace.**
- » **High visibility location: Over 200 feet of frontage facing Boston Street (17,371 vehicles per day)**
- » **Adjacent to Merritt Clubs Canton and a quick walk to The Shops at Canton Crossing (Target, Harris Teeter, Michaels, Nordstrom Rack, Petco, Five Below, Ulta, DSW, Mission BBQ, Chick-fil-A, Iron Rooster, TD Bank, BB&T and more!)**
- » **Easy access to I-95, I-895 and Downtown Baltimore**
- » **Walking distance to Canton Waterfront park**

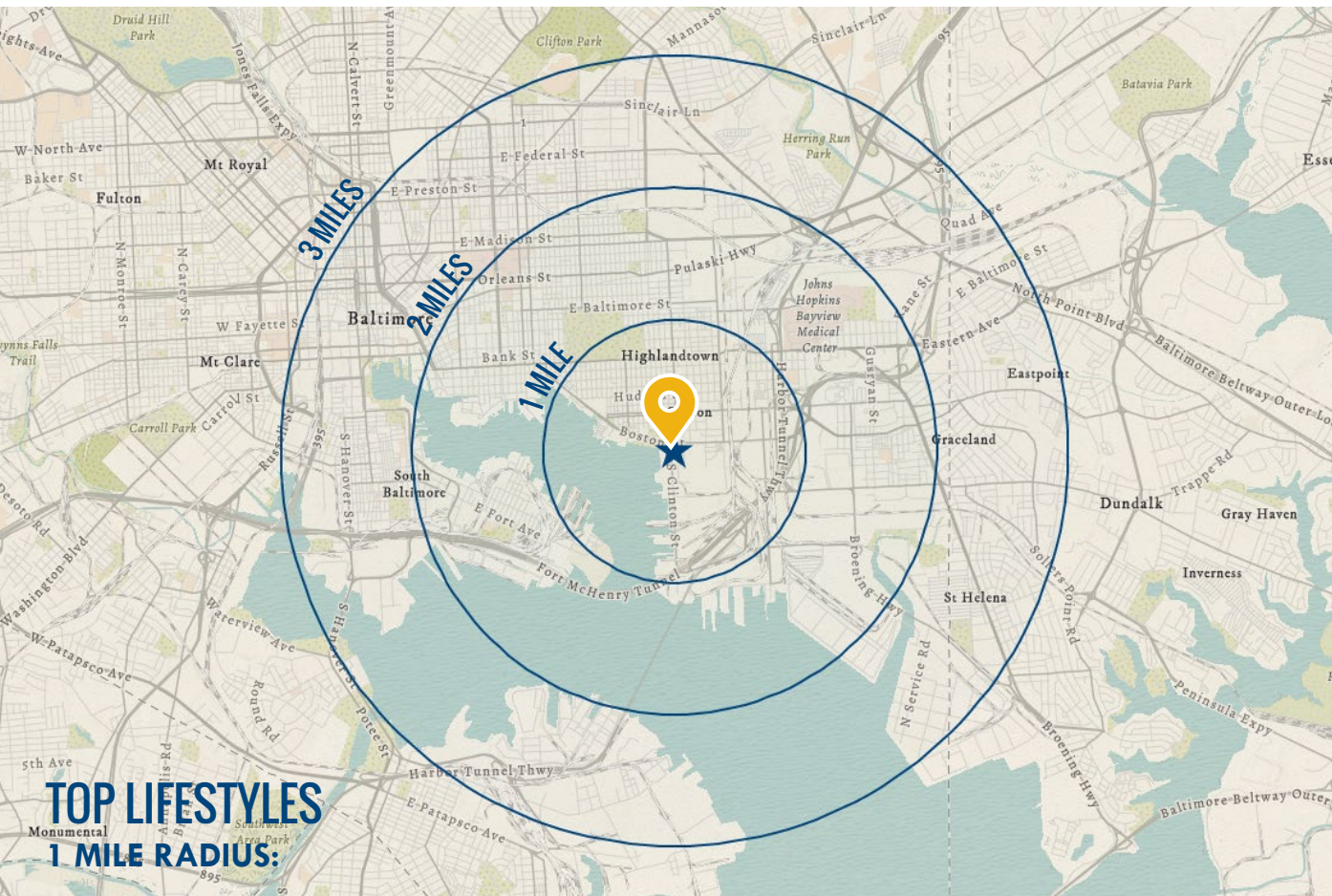
SALE PRICE: NEGOTIABLE



Address	Canton Crossing II 3301 Boston Street Baltimore, MD 21224
Parcel/ Property Tax ID	Ward-26 Section-02 Block-6499 Lot-001 (26-02-6499-001)
Acreage	1.823 Acres (79,410 SF)
Building Size	79,856 SF (SDAT)
Year Built	1980
Stories	2
Parking	
Drive-Thru	No
Walk-Up ATM	No
Zoning	C-3 (General Commercial District) The C-3 General Commercial Zoning District is intended for more intensive commercial uses and key commercial nodes that require additional controls, particularly for shopping centers and larger retail establishments. The C-3 District accommodates larger developments that may require significant parking, such as shopping centers and large-scale mixed-use development. The C-3 District standards are crafted to: (1) ensure compatibility among neighboring residential, commercial, and entertainment uses; (2) ensure high quality pedestrian connections between public sidewalks and business entrances; and (3) create store fronts that are oriented towards streets and other public ways.
PUD Overlay	Per Exhibit A







RADIUS:	1 MILE	2 MILES	3 MILES
RESIDENTIAL POPULATION	20,100	78,556	165,353
DAYTIME POPULATION	22,136	98,063	216,256
NUMBER OF HOUSEHOLDS	9,608	33,529	69,280
AVERAGE HOUSEHOLD SIZE	2.07	2.32	2.26
MEDIAN AGE	34.8	34.9	35.1
AVERAGE HOUSEHOLD INCOME	\$135,985	\$115,082	\$95,797
MEDIAN HOUSEHOLD INCOME	\$106,978	\$80,842	\$61,614
PER CAPITA INCOME	\$64,563	\$49,048	\$40,457
MEDIAN HOME VALUE	\$345,443	\$313,001	\$261,948
EDUCATION (COLLEGE+)	78.2%	66.8%	59.6%
EMPLOYMENT (AGE 16+ IN LABOR FORCE)	97.0%	94.3%	92.8%



55%
METRO RENTERS

The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.



14%
FRONT PORCHES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.



13%
LAPTOPS AND LATTES

These residents are predominantly single, well-educated professionals in business, finance, legal, computer and entertainment occupations. They are affluent and partial to city living and its amenities.



12%
EMERALD CITY

Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.



FOR MORE INFORMATION, CONTACT:



John Schultz

SENIOR VICE PRESIDENT & PRINCIPAL

443.983.2108

jschultz@mackenziecommercial.com



Mike Ruocco

SENIOR VICE PRESIDENT & PRINCIPAL

410.627.6881

mruocco@mackenziecommercial.com



Owen Rouse, Jr.

VICE PRESIDENT, INVESTMENT SALES

410.494.6654

orouse@mackenziecommercial.com



410.821.8585

2328 W. Joppa Road
Lutherville, MD 21093

www.mackenziecommercial.com