

FOR SALE

Baltimore County, MD

FEDERAL HILL RETAIL / MIXED-USE

43 E. CROSS STREET | BALTIMORE, MARYLAND 21230

AVAILABLE

2,384 sf

BUILDING STORIES

3 (+ basement)

ZONING

C-1 (Neighborhood Business Dist.)

TRAFFIC COUNT

9,793 AADT (Light St)

SALE PRICE

\$499,000

REAL ESTATE TAXES

\$5,452.38 (2018-19)

HIGHLIGHTS

- ▶ Federal Hill retail/office/mixed-use opportunity
- ▶ Currently configured as a 6-bedroom, 2-unit apt. building
- ▶ Prime Federal Hill location with commercial zoning designation
- ▶ Directly across from the newly renovated Cross Street Market
- ▶ West Street garage located immediately behind the building



ACROSS FROM THE NEW:



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Henry Deford | Vice President

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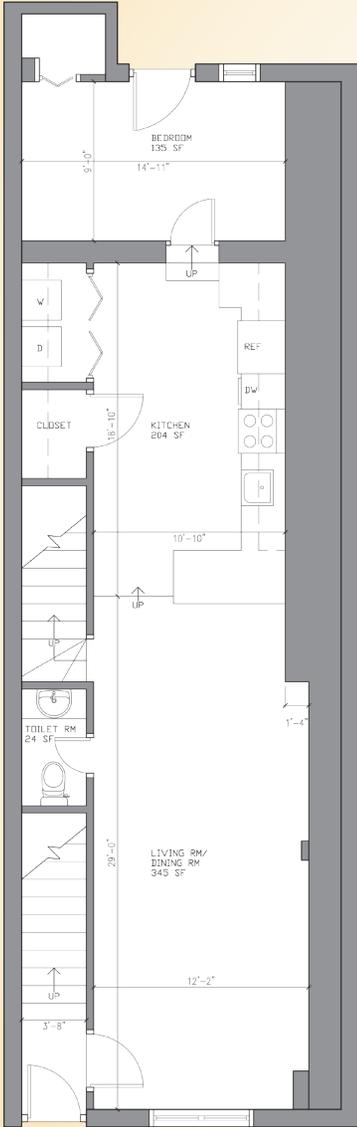
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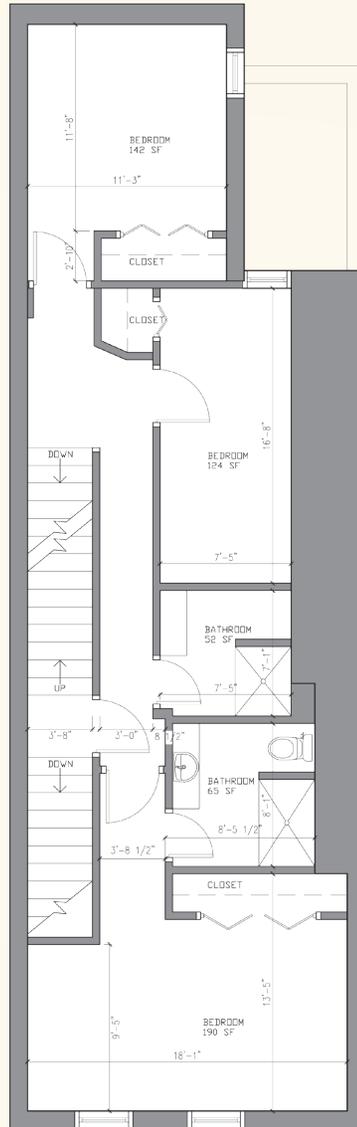
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FLOOR PLANS

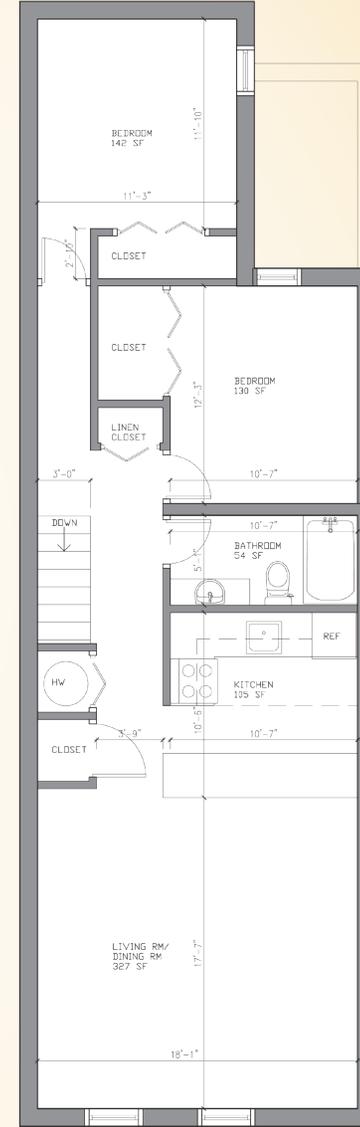
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STREET LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN



THIRD LEVEL FLOOR PLAN



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CROSS STREET MARKET REDEVELOPMENT

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CROSS STREET MARKET

In early 2018 **Cross Street Market** began a full renovation project to restore the Market to the center of the Federal Hill community.

The latest design for Cross Street Market's renovation harkens back to its rebuild in the 1950s. Like the market's reinvention in the 1950s, the new design includes brick facades on either end at Charles and Light streets, with metal cantilever signs that bisect a larger Cross Street Market sign. Each end includes wooden doors and large windows. The new design will reopen original windows that were part of the 1952 rebuild, but it scraps rolling garage doors proposed for the building. The north and south sides of the market will each have five entrances. Three primary entrances will be painted with red, orange and yellow stripes directing guests to the doorways, and construction crews will remove paint on the sides of the building to expose the cinder blocks. The south side of the market will include new sidewalks with outdoor seating.



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A WALKABLE RETAIL PLAYGROUND

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11 LIGHT STREET
 7-11
 M&T Bank

NEW MARKET FLOOR PLAN

3 STEVE'S LUNCH

4 SOBEACHY

6 RICE BOK

9 CANS FILLING STATION

11 BURGER BAR

12 PHUBS

10 TACO LOVE GRILL

14 PIZZA DI JOEY

1 CEREMONY COFFEE

2 FENWICK'S CHOICE MEATS

5 ANNOULA'S KITCHEN

7 ONO POKÉ

8 THE SWEET SHOPPE

13 OLD LINE COCKTAIL & WINE BAR

15 GANGSTER VEGAN

BA MF Blue Agave Mexican Food
 Restaurants y Reposteria

SoBotanical
 Bank of America
 Pandora Box

Country Club
 STALKING HORSE
 RYLEIGH'S OYSTER
 SPOONS
 PUB DOG PIZZA & DRAFTHOUSE
 CROSSBAR BEER GARDEN

Himalayan Bistro
 INDIAN AND NEPALI CUISINES
 yogaworks
 Bad Ass Breakfast!

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FEDERAL HILL BIRDSEYE

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Federal Hill



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DOWNTOWN BALTIMORE TRADE AREA

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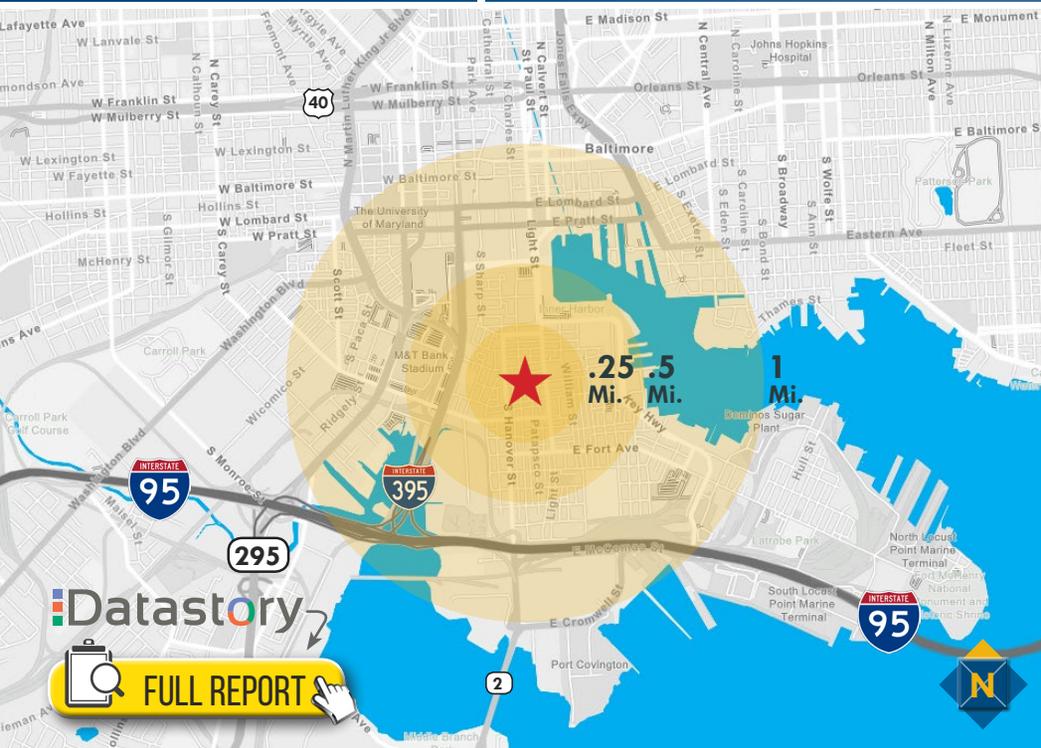
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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION 4,581 .25 MILES 13,096 .5 MILES 24,905 1 MILE	NUMBER OF HOUSEHOLDS 2,373 .25 MILES 6,785 .5 MILES 13,285 1 MILE	AVERAGE HH SIZE 1.92 .25 MILES 1.92 .5 MILES 1.84 1 MILE	MEDIAN AGE 32.0 .25 MILES 34.2 .5 MILES 33.5 1 MILE
AVERAGE HH INCOME \$120,925 .25 MILES \$115,272 .5 MILES \$109,262 1 MILE	EDUCATION (COLLEGE+) 82.8% .25 MILES 81.8% .5 MILES 81.6% 1 MILE	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 96.0% .25 MILES 95.6% .5 MILES 95.3% 1 MILE	DAYTIME POPULATION 3,805 .25 MILES 10,707 .5 MILES 81,918 1 MILE

39%
METRO RENTERS
.5 MILES

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.

1.67
AVERAGE HH SIZE

32.5
MEDIAN AGE

\$67,000
MEDIAN HH INCOME

[LEARN MORE](#)

31%
LAPTOPS AND LATTES
.5 MILES

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.

1.87
AVERAGE HH SIZE

37.4
MEDIAN AGE

\$112,200
MEDIAN HH INCOME

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14%
RETIREMENT COMMUNITIES
.5 MILES

These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

1.88
AVERAGE HH SIZE

53.9
MEDIAN AGE

\$40,800
MEDIAN HH INCOME

[LEARN MORE](#)

7%
EMERALD CITY
.5 MILES

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.

2.06
AVERAGE HH SIZE

37.4
MEDIAN AGE

\$59,200
MEDIAN HH INCOME

[LEARN MORE](#)



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