

RENOVATED FIRST FLOOR RETAIL AVAILABLE

3301 EASTERN AVENUE, BALTIMORE, MD 21224



RETAIL PROPERTY FOR LEASE

for more information contact:

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#### OFFERING SUMMARY

|                         |                  |
|-------------------------|------------------|
| First Floor Retail:     | Approx. 3,000 SF |
| Lease Rate:             | Negotiable       |
| Lease Type:             | Modified Gross   |
| Building Size:          | 10,000 SF        |
| Primary Structure Built | 1920             |
| Renovated:              | 2017             |
| Zoning:                 | C-4              |

#### SPACE OVERVIEW

Highly visible first floor retail space available in the newly renovated SEYA building. The space is fully built out and features modern fixtures and finishes. With approximately 3,000 SF available, the space can accommodate a variety of different retail uses. The space features garage style storefront windows offering ample light and seamless indoor/outdoor flow as well as the potential for outdoor seating. The building features a vibrant event space user on the second floor, giving retailers synergy with existing tenants and the ability to tap into an existing customer base.

#### LOCATION OVERVIEW

The SEYA Building is located on the border of the Highlandtown and Canton neighborhoods in Eastern Baltimore City. Highlandtown is one of the most diverse neighborhoods in Baltimore, and the main thoroughfare in the neighborhood, Eastern Avenue, is designated as a Main Street District. Eastern Avenue boasts a variety of restaurants, retail stores, and numerous art and cultural destinations that cater to over 250,000 visitors yearly.

Major employers nearby include Johns Hopkins Hospital (Main and Bayview Campuses), CareFirst BlueCross BlueShield, and 1st Mariner Bank. The central location of the site, as well as its accessibility to public transportation and main city thoroughfares, makes it easily accessible to the Central Business District, Fells Point, Harbor East, and the suburbs of Baltimore City.

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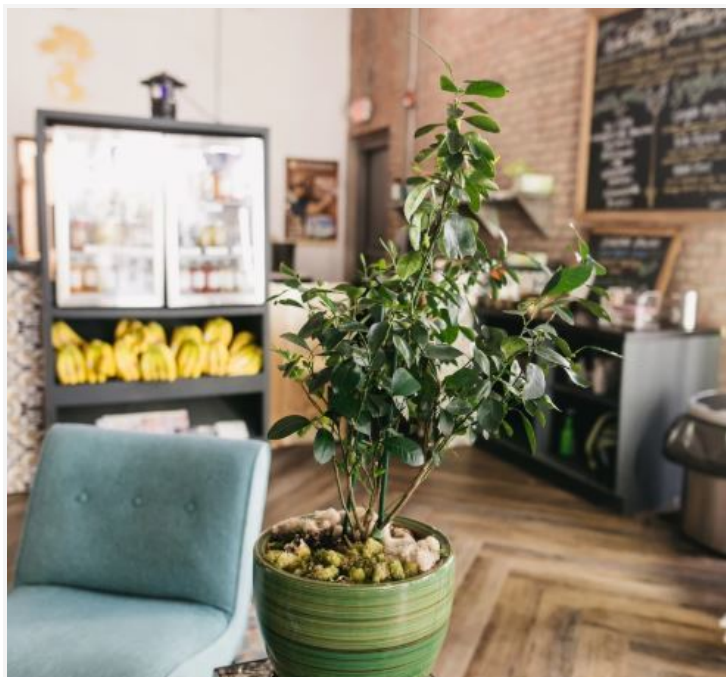
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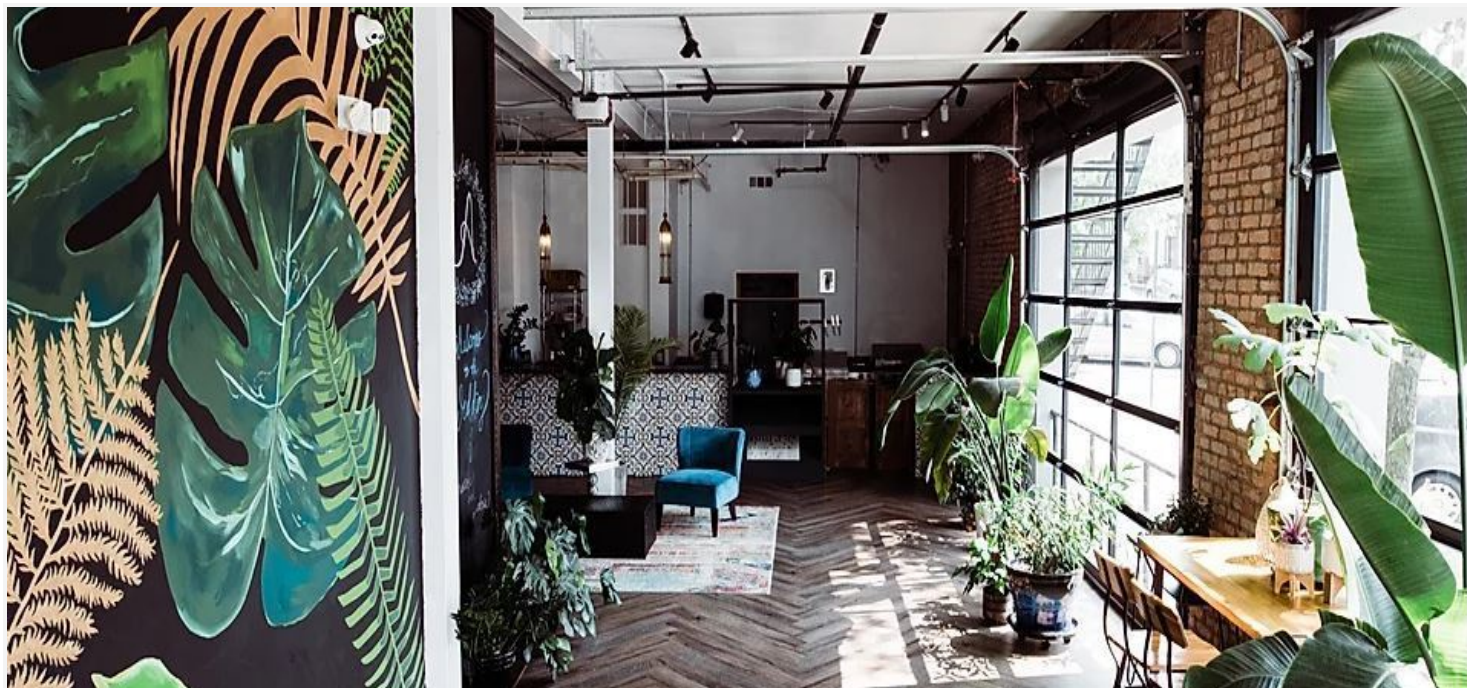
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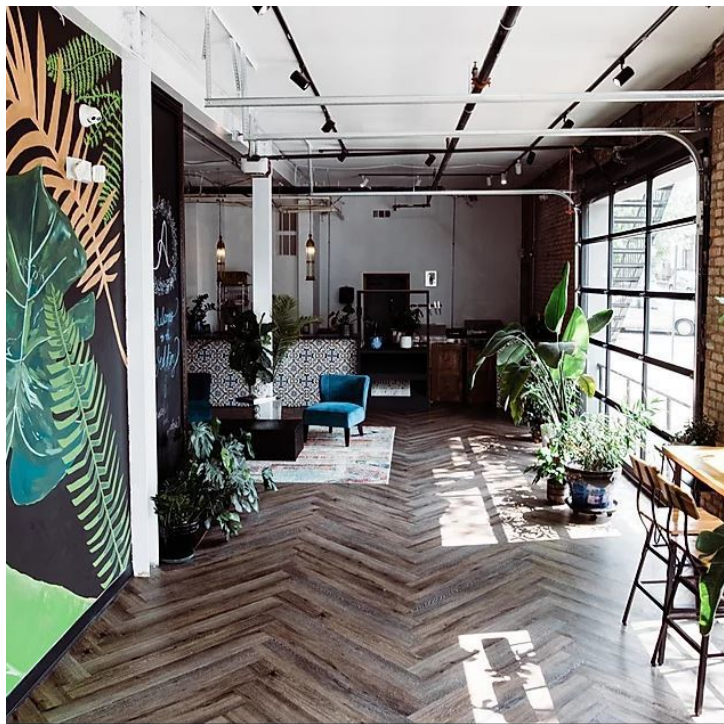
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Night View



2nd Floor Event Space



2nd Floor Event Space

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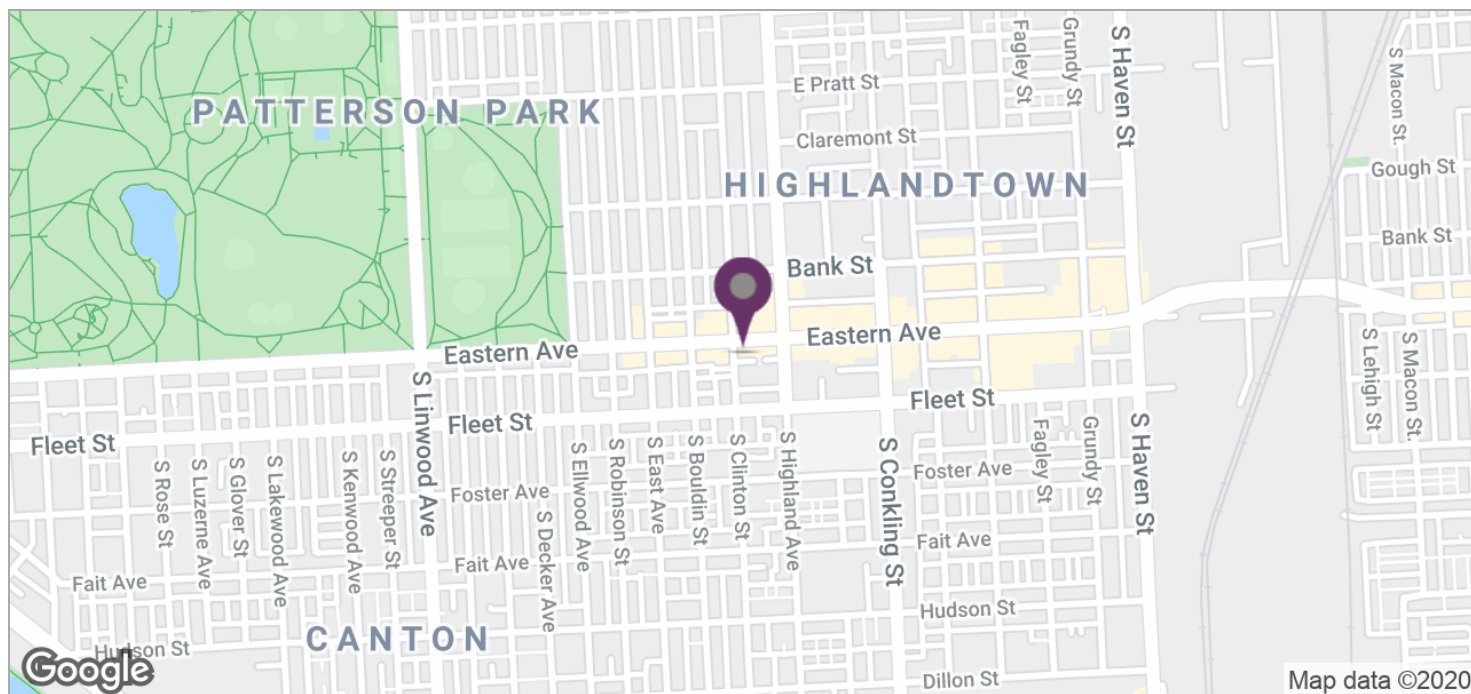
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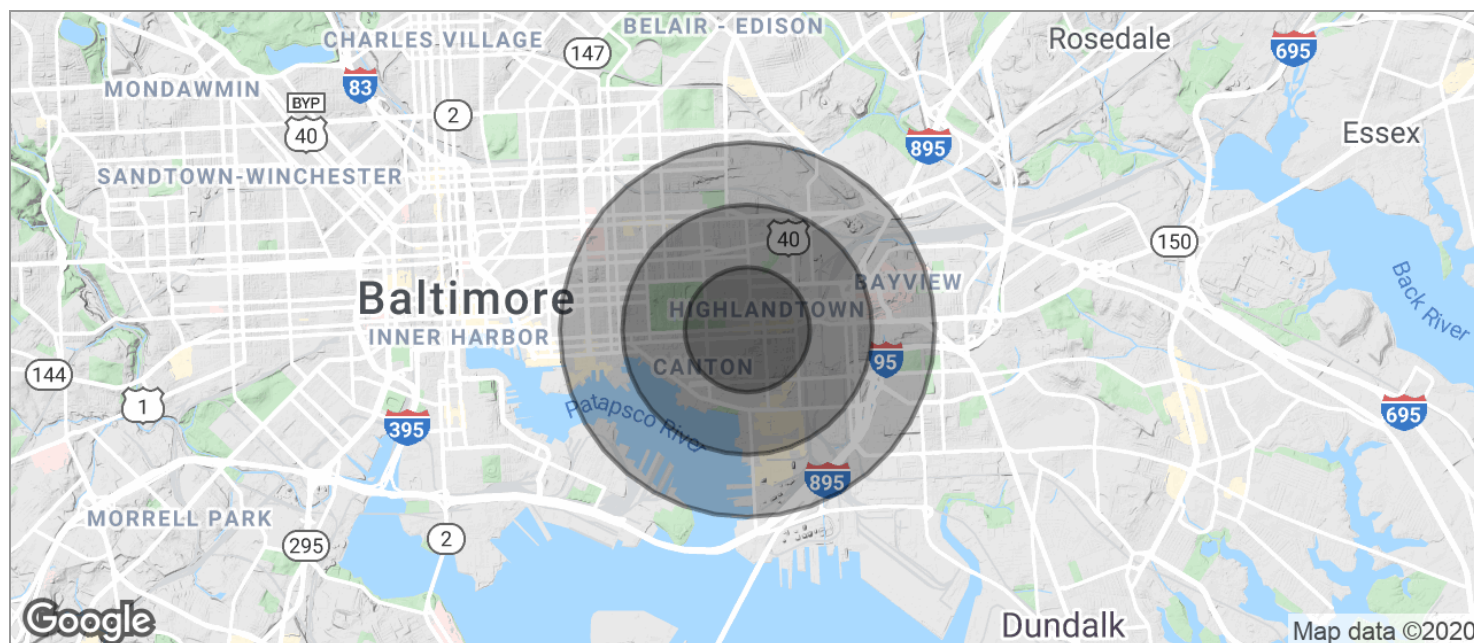
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| POPULATION          | 0.5 MILES | 1 MILE    | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 14,136    | 35,392    | 63,390    |
| MEDIAN AGE          | 32.4      | 32.4      | 32.9      |
| MEDIAN AGE (MALE)   | 32.5      | 32.7      | 33.2      |
| MEDIAN AGE (FEMALE) | 32.8      | 32.7      | 33.2      |
| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE    | 1.5 MILES |
| TOTAL HOUSEHOLDS    | 5,562     | 13,623    | 24,222    |
| # OF PERSONS PER HH | 2.5       | 2.6       | 2.6       |
| AVERAGE HH INCOME   | \$74,027  | \$73,320  | \$70,335  |
| AVERAGE HOUSE VALUE | \$159,136 | \$182,792 | \$217,769 |

\* Demographic data derived from 2010 US Census

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