



MARKETPLACE AT FELLS POINT

600 S. Broadway | Baltimore, MD 21231





AVAILABILITIES:

- Street Level Retail: 1,665 & 4,396 SF



PROPERTY HIGHLIGHTS:

- 27,880 SF of retail and restaurant space beneath 159 luxury apartment units
- 115 dedicated parking spaces for residents; street parking for visitors and shoppers
- Within walking distance of Harbor East, Little Italy, less than 1 miles drive to Canton; or 10-15 minute water taxi to Canton and/or Locust Point (Harbor Connector is free for commuters)
- Located on the Green Route of the Charm City Circulator, a free bus service in downtown
- 11 miles from BWI Thurgood Marshall Airport



DEMOGRAPHICS

	1/2 mile	1 mile	2 mile
Population	12,783	34,128	128,931
Households	6,948	17,717	64,014
Avg. HH Income	\$152,368	\$152,617	\$120,767



PENDRY
BALTIMORE

BARCOCINA



La Calle
MODERN MEXICAN CUISINE

SUBWAY



Kippo
Ramen

BROADWAY
MARKET

BRICKWORKS
DESIGN STUDIO



Marketplace at Fells Point is a commercial/residential project, in the 600 block of South Broadway, between Aliceanna and Fleet Streets; approximately one mile from Johns Hopkins University, and Johns Hopkins Health Services; and within walking distance of Under Armour headquarters.

The historic Broadway Market, situated in the center of our Marketplace at Fells Point, is fully renovated, with the North Shed open as a fully leased food hall. Local “foodie favorites” include Connie’s Chicken & Waffles, Taharka Brothers Ice Cream, The Veranda, Thai Street, Old Bay, Sal’s Seafood, Sophia’s Place European Deli, Vicki’s Fells Point and a Central Market Bar. The South Shed is home to The Choptank, an authentic fish and crab house operated by Atlas Restaurant Group.

The Fells Point community is served by the Waterfront Partnership, providing uniformed safety patrols and guides, as well as increased marketing support to businesses.

The Fells Point trade area has an approximate household population of 137,432 and an employee population of 205,329; and an average household income of \$102,827.

Current retail and restaurant tenants include: La Calle, Kippo Ramen, F45 Fitness, Brickworks Design Studio, Broadway Nail Spa, Adee’s Coffee and Tulips, Long and Foster and Wells Fargo, History & Coffee and The Collab. Marketplace at Fells Point has available space ranging from 1,665 to 4,396 square feet.

ADEE'S Tulips

ADEE'S COFFEE ROASTERY

1625 Fleet Street

ATM

BRICKWORKS
DESIGN STUDIO
600 S. Broadway

Kippo Ramen
604 S. Broadway



608 S. Broadway

AVAILABLE
610 S. Broadway
1,665 SF ±

Long & Foster
612 S. Broadway
1,717 SF ±

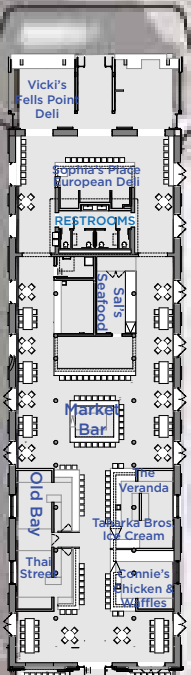
The Collab
616 S. Broadway
2,308 SF ±

West Block

FLEET STREET

SOUTH BROADWAY

SOUTH BROADWAY



BROADWAY MARKET
(Outdoor Dining Area)

The Chelsea
26 Apartments

The Archer
24 Apartments

AVAILABLE
609 S. Broadway
4,396 SF ±

History & Coffee
615 S. Broadway
1,566 SF ±

Broadway Nails
619 S. Broadway

LaCalle
623 S. Broadway
3,224 SF ±

East Block

9 Apartments
Under
Construction



ALICE WALKER STREET

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