

# SOUTHSIDE MARKETPLACE ■ BALTIMORE, MD



# Southside Marketplace

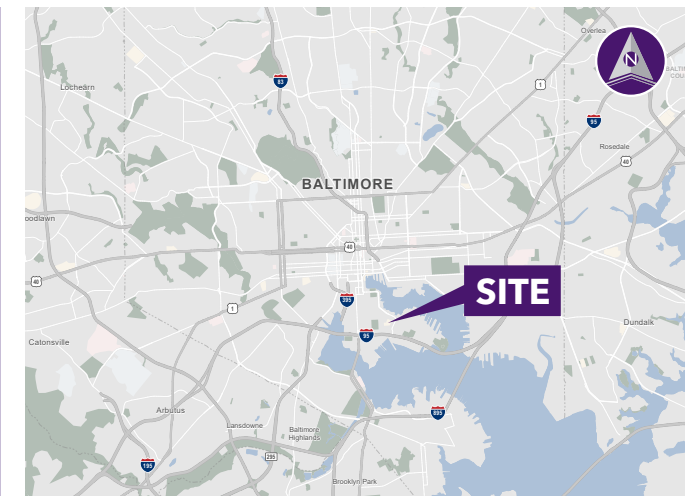
857 EAST FORT AVENUE | BALTIMORE, MD 21230

**Up to 6,600 SF Available**



## Property Highlights

- Newly renovated, Southside is the only grocery-anchored shopping center w/ surface parking in Federal Hill
- Centrally located in a dense urban market featuring a population of over 200,000 and a workplace population of more than 336,000 within a 3-mile radius
- Located in the heart of Federal Hill, an affluent area of Baltimore, minutes away from the city's Inner Harbor and Fort McHenry



## Please Contact

<b>Alex Shiel</b> 240.482.3601 (direct) 301.656.3030 (office) ashiel@hrretail.com	<b>Geoffrey Mackler</b> 240.482.3616 (direct) 301.656.3030 (office) gmackler@hrretail.com
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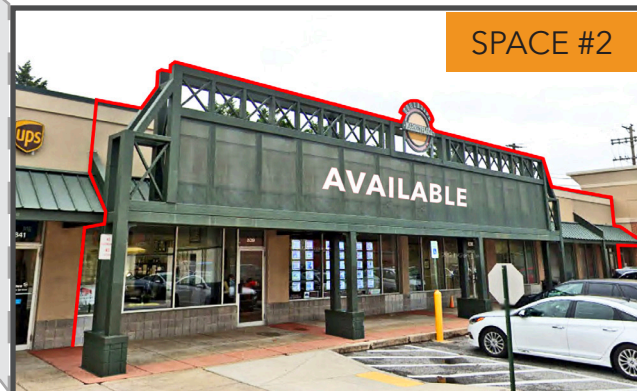
**Regency Centers.**

## Demographics (2023 Estimated)

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Population	25,571	200,581	446,671
Average HH Income	\$178,249	\$97,703	\$86,130
Daytime Population	39,607	336,010	575,283

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

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#	TENANTS	AREA (SF)
1	Usha Salon & Day Spa	1,800
<b>2</b>	<b>AVAILABLE</b>	<b>6,600</b>
3	The UPS Store	1,200
<b>4</b>	<b>UNDER NEGOTIATION</b>	<b>1,500</b>
5	Subway	1,500
6	Kumari Restaurant	1,500
7	Dirty Dough Cookies	900
8	Smoothie King	1,200
9	VaporFi	920
10	Giant	44,264
11	Dollar Tree	8,400
16	Quickway Japanese Hibachi	2,400
17	ATI Physical Therapy	2,450
18	GNC	1,330
19	Inspire Nails	2,800
20	Wells Fargo	2,800
21	Sparkling Charms Dental Studio	3,206
<b>22</b>	<b>AVAILABLE ON 1/1/24</b>	<b>1,386</b>
23	H&R Block	1,449
24	Southside Diner	1,701
25	Advanced Auto Parts	6,900
26	Five Below	9,200
27A	Phenix Salon Suites	4,000
27B	Sherwin Williams	3,000
28	Ledo Pizza	2,480
29	Goodyear Auto Service	5,760
30	Starbucks	1,750
31	Chipotle	2,750
NAP	McDonald's	0
SP	Sprinkler Room	0
<b>TOTAL</b>		<b>125,146</b>

**Regency  
Centers.**  
PROPERTY