

WWW.UNIONBROTHERSFURNITURE.COM



Now Leasing

2 RESTAURANT / RETAIL
SPACES AVAILABLE

UNION BROS.
B U I L D I N G

37 W. CROSS STREET
BALTIMORE, MD 21230

CONTACT

JOHN ROE, PARTNER
37 West Cross Street, LLC
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john@unionbrothersfurniture.com
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INDUSTRIAL CHIC RESTAURANT SPACES AVAILABLE:

4,435 SF

W/ OUTDOOR
COURTYARD SEATING

2,090-6,083 SF

W/ OUTDOOR ROOFTOP
DECK SEATING (POTENTIAL)

BEAUTIFULLY
RESTORED 1930'S
ERA **HISTORIC**
UNION BROS.
FURNITURE BLDG.

HISTORIC
FEDERAL HILL
NEIGHBORHOOD,
1 BLOCK FROM THE
NEWLY RENOVATED
CROSS STREET MKT

Adjacent To:

STADIUM SQUARE

PHASE 1

300 Res. Units
13,000 SF Retail
72,000 SF Office
Delivered 2017

PHASE 2

350 Res. Units
30,000 SF Retail
30,000 SF Office
Under Construction

PHASE 3

180,000 SF Office
Delivery 2020



PROPOSED
ROOFTOP
DECK

RETAIL/
RESTAURANT
4,435 SF

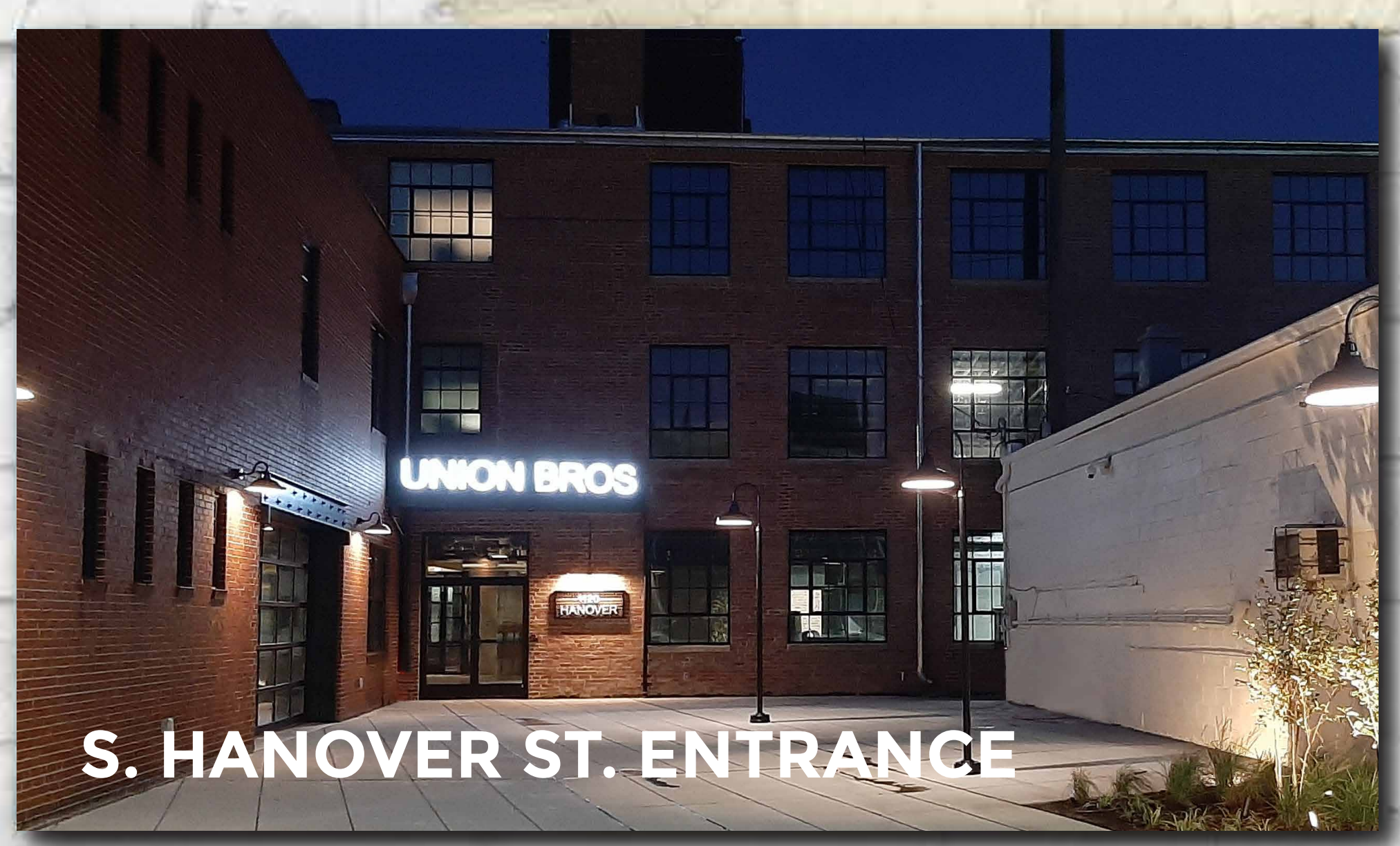
RETAIL/
RESTAURANT
2,090-
6,083 SF

1 BLOCK
←

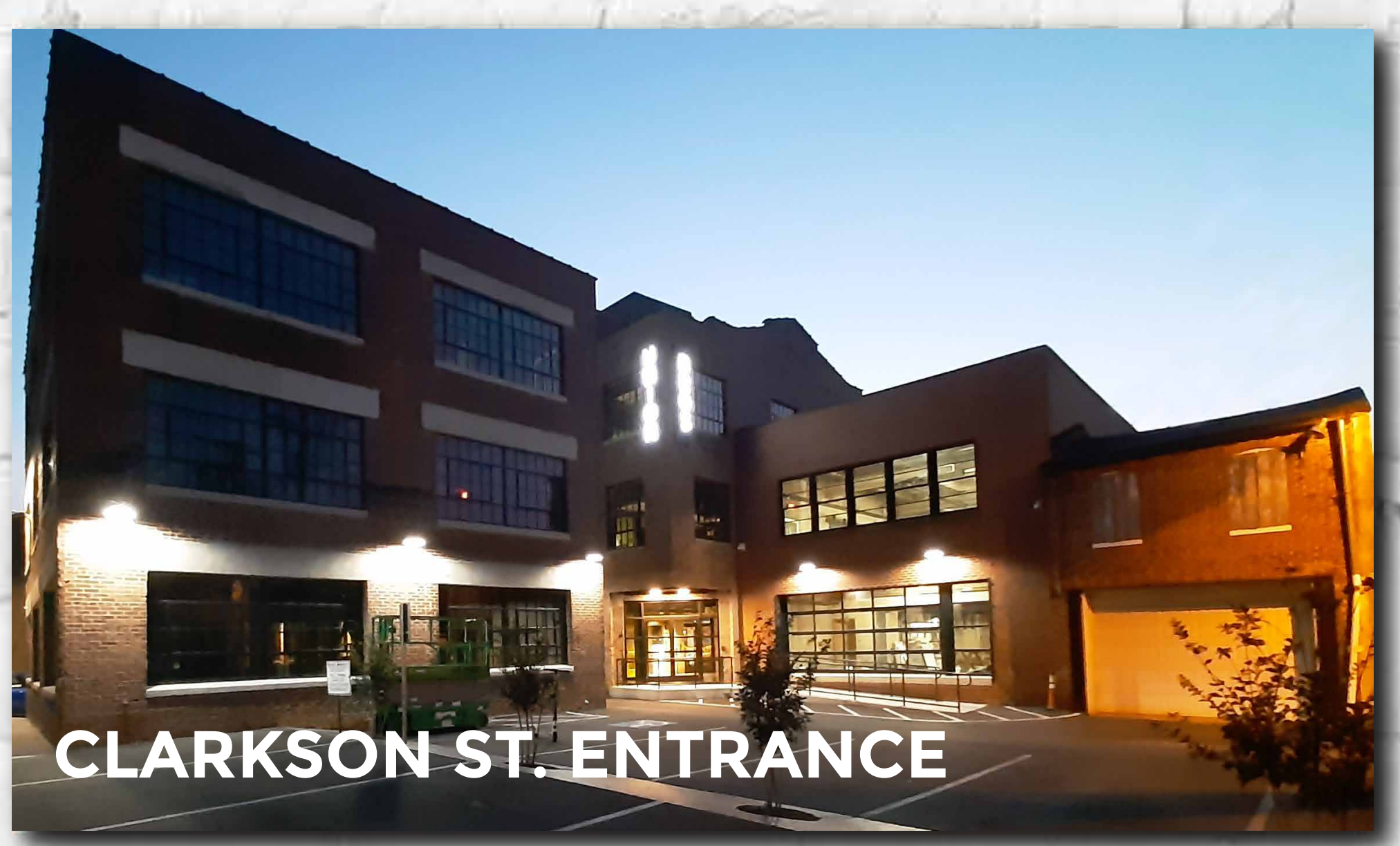
CROSS STREET FEDERAL HILL
ESTD 1846
MARKET

S. HANOVER ST

W. CROSS ST



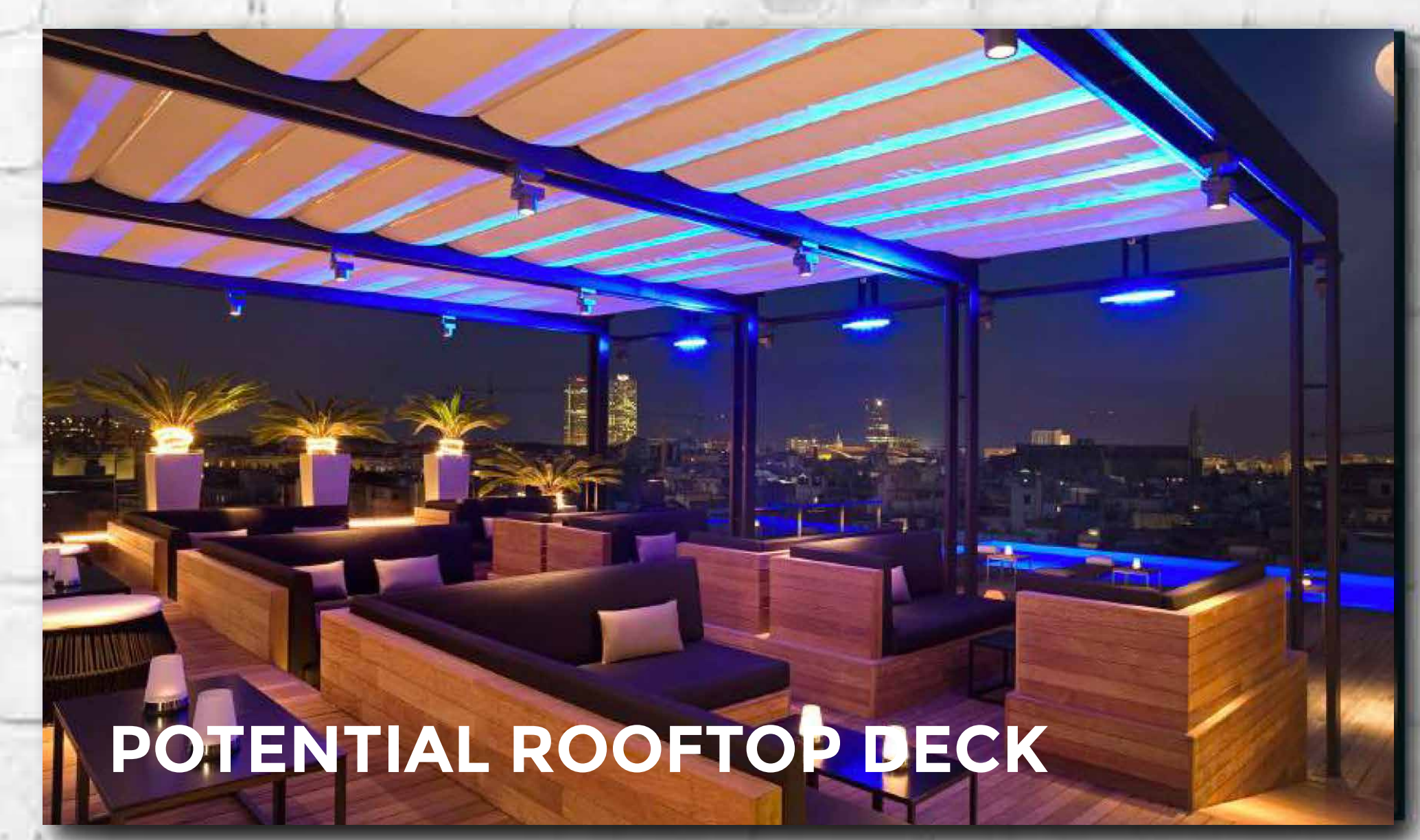
S. HANOVER ST. ENTRANCE



CLARKSON ST. ENTRANCE



W. CROSS ST. ENTRANCE



POTENTIAL ROOFTOP DECK



PROPOSED ROOFTOP DECK/
OUTDOOR SEATING

1,200 SF ±

CLARKSON STREET

RETAIL 101
2,090-
6,083 SF

RETAIL 103
4,435 SF

OUTDOOR
COURTYARD

S. HANOVER ST

W. CROSS ST

C

D

E

F

G

H

7

6

5

4

3

2

1

B

A



HORSESHOE CASINO

M&T BANK STADIUM

ORIOLE PARK AT CAMDEN YARDS

BALTIMORE CONVENTION CENTER

STADIUM SQUARE

PHASE 1
300 Res. Units, 13,000 SF Retail, 72,000 SF Office, Delivered 2017

PHASE 2
350 Res. Units, 30,000 SF Retail, 30,000 SF Office, Under Construction

PHASE 3
180,000 SF Office, Delivery 2020

CROSS STREET MARKET

UNION BROS. BUILDING



HORSESHOE CASINO



STADIUM SQUARE



M&T BANK STADIUM



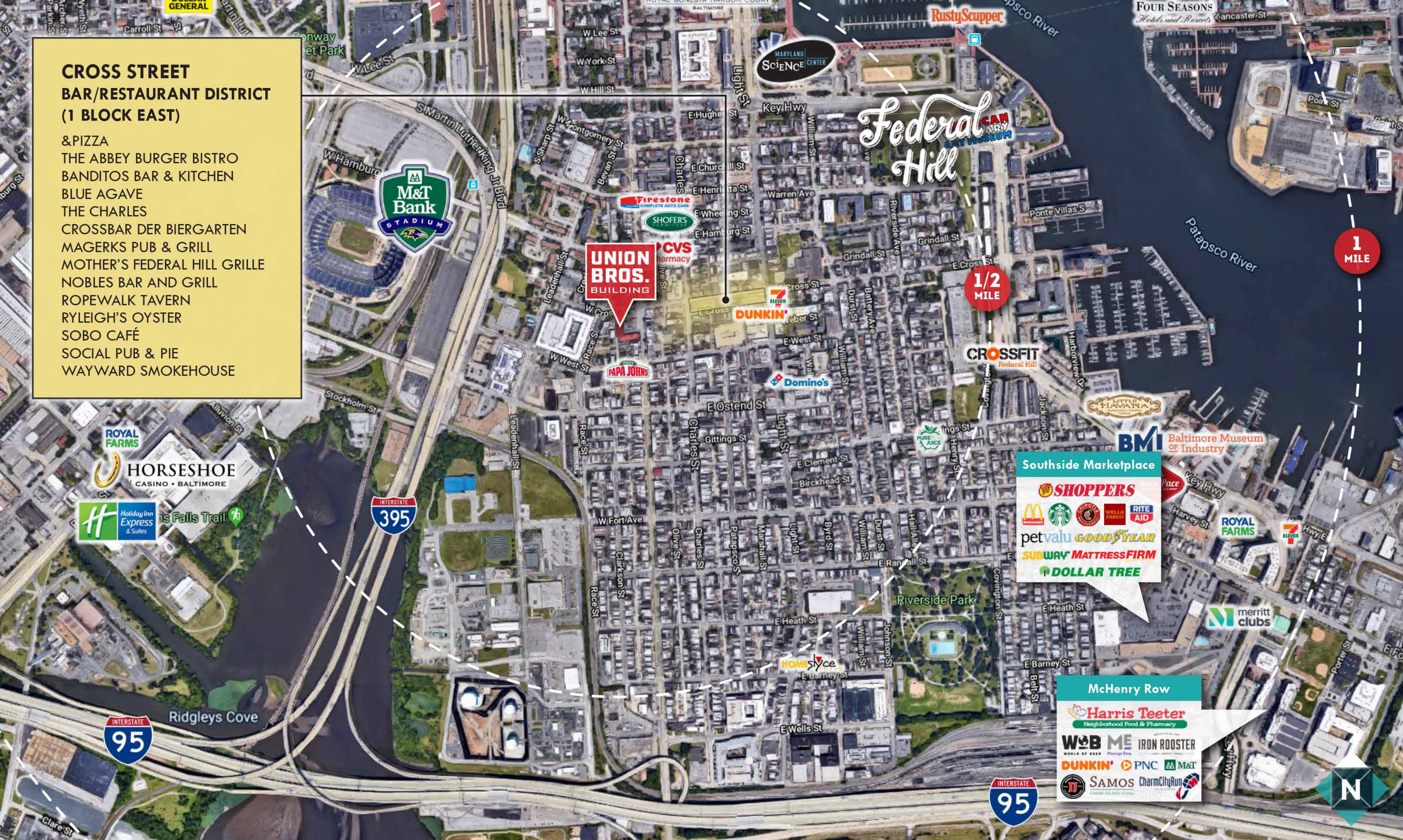
CROSS STREET MARKET

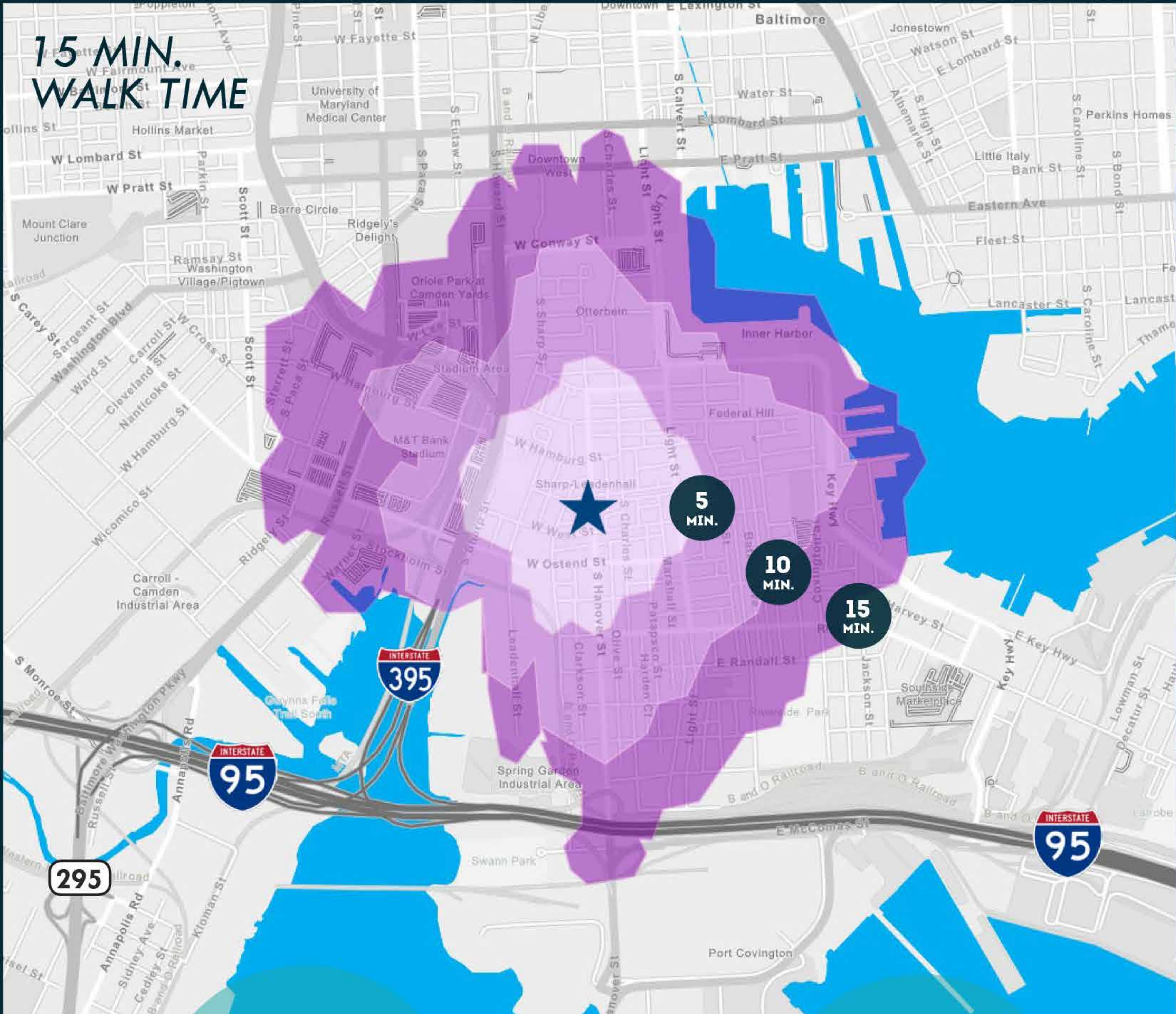


CAMDEN YARDS

**CROSS STREET
BAR/RESTAURANT DISTRICT
(1 BLOCK EAST)**

- & PIZZA
- THE ABBEY BURGER BISTRO
- BANDITOS BAR & KITCHEN
- BLUE AGAVE
- THE CHARLES
- CROSSBAR DER BIERGARTEN
- MAGERKS PUB & GRILL
- MOTHER'S FEDERAL HILL GRILLE
- NOBLES BAR AND GRILL
- ROPEWALK TAVERN
- RYLEIGH'S OYSTER
- SOBO CAFÉ
- SOCIAL PUB & PIE
- WAYWARD SMOKEHOUSE





15 MIN. WALK TIME



RESIDENTIAL POPULATION

3,351 5 MIN. WALK
10,157 10 MIN. WALK
15,087 15 MIN. WALK



NUMBER OF HOUSEHOLDS

1,595 5 MIN. WALK
5,242 10 MIN. WALK
7,807 15 MIN. WALK



AVERAGE HOUSEHOLD SIZE

2.09 5 MIN. WALK
1.93 10 MIN. WALK
1.92 15 MIN. WALK



MEDIAN AGE

31.0 5 MIN. WALK
33.9 10 MIN. WALK
34.4 15 MIN. WALK



AVERAGE HOUSEHOLD INCOME

\$114,950 5 MIN. WALK
\$120,338 10 MIN. WALK
\$124,097 15 MIN. WALK



EDUCATION (COLLEGE+)

74.9% 5 MIN. WALK
79.5% 10 MIN. WALK
80.6% 15 MIN. WALK



EMPLOYMENT (AGE 16+ IN LABOR FORCE)

97.8% 5 MIN. WALK
98.3% 10 MIN. WALK
98.1% 15 MIN. WALK



DAYTIME POPULATION

3,784 5 MIN. WALK
8,046 10 MIN. WALK
20,215 15 MIN. WALK

15 MIN. WALK

35% | METRO RENTERS

15 MIN. WALK

26% | LAPTOPS AND LATTES

15 MIN. WALK

18% | RETIREMENT COMMUNITIES

15 MIN. WALK

10% | EMERALD CITY

1.67
AVERAGE HH SIZE

32.5
MEDIAN AGE

\$67,000
MEDIAN HH INCOME

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.

1.87
AVERAGE HH SIZE

37.4
MEDIAN AGE

\$112,200
MEDIAN HH INCOME

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.

1.88
AVERAGE HH SIZE

53.9
MEDIAN AGE

\$40,800
MEDIAN HH INCOME

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.

2.06
AVERAGE HH SIZE

37.4
MEDIAN AGE

\$59,200
MEDIAN HH INCOME

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.