

FOR LEASE
BALTIMORE

3,000 SF
AVAILABLE



2030 ALICEANNA ST
BALTIMORE, MD 21231



ROOF DECK

FOR LEASE

 BALTIMORE

LOCATION REVIEW

2030 ALICEANNA ST.

AVAILABLE SF:
3,000 SF

LAND USE:
OFFICE BUILDING

LOT SIZE:
0.7020

HIGHLIGHTS:

- ▶ AVAILABLE 3,000 SF SPACE FOR LEASE ON 2ND FLOOR.
- ▶ 300 NEW HOUSING UNITS UNDER CONSTRUCTION ACROSS THE STREET!
- ▶ PARKING LOT WITH 70 PARKING SPACES ON SITE!
- ▶ LOCATED ALONG THE WATERFRONT IN FELL'S POINT WITH EXCELLENT VISIBILITY AND ACCESS
- ▶ WALKING DISTANCE TO FELLOWS POINT DISTRICT, BOSTON ST. BARS AND RESTAURANTS, AND CANTON CAN COMPANY BUILDING.
- ▶ ROOF DECK, SIGNAGE OPPORTUNITY



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FOR LEASE



MAP

2030 ALICEANNA ST.

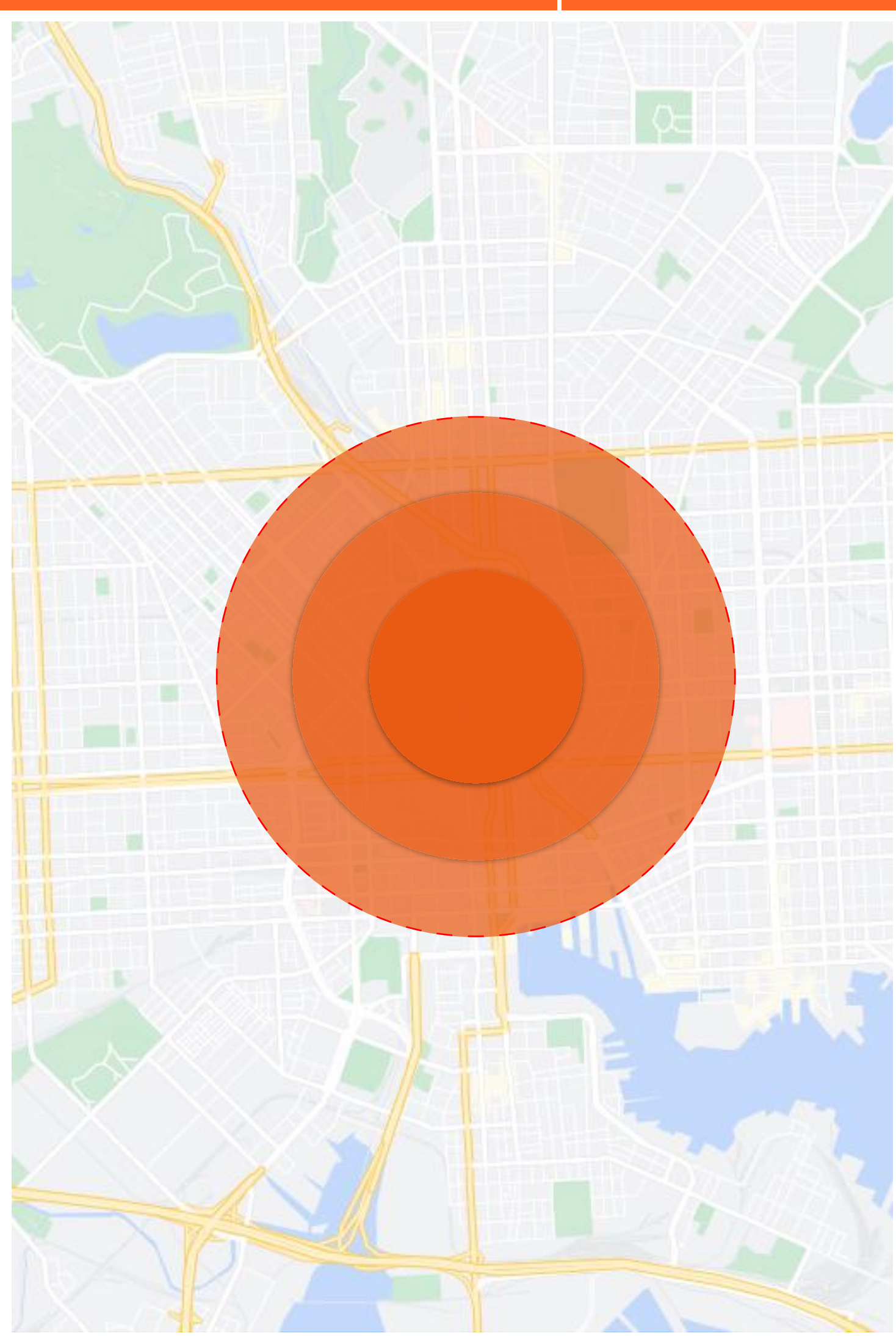


FOR LEASE



DEMOGRAPHY

2030 ALICEANNA ST.



	1 MILE	3 MILES	5 MILES
2021 TOTAL POPULATION	39,189	210,309	500,375
2026 TOTAL POPULATION	38,220	206,963	489,303
AVERAGE AGE	37	37	38
2021 TOTAL HOUSEHOLDS	18,228	90,203	200,670
HH GROWTH 2021-2026	(2.46%)	(1.65%)	(2.28%)
MEDIAN HOUSEHOLD	\$104,485	\$54,127	\$50,457
AVERAGE HOUSEHOLD SZ	2.10	2.30	2.40
2021 AVG HH VEHICLES	1.00	1.00	1.00
MEDIAN HOME VALUE	\$317,672	\$223,926	\$178,106
MEDIAN YEAR BUILT	1947	1948	1948
POP GROWTH 2021-2026	(2.47%)	(1.59%)	(2.21%)