

# FOR LEASE



3,000 SF  
AVAILABLE



ROOF DECK



2030 ALICEANNA ST  
BALTIMORE, MD 21231



# FOR LEASE

 BALTIMORE

# LOCATION REVIEW

2030 ALICEANNA ST.

AVAILABLE SF:  
3,000 SF

LAND USE:  
OFFICE BUILDING

LOT SIZE:  
0.7020

ZONING:  
C-1

## HIGHLIGHTS:

- ▶ 300 NEW HOUSING UNITS UNDER CONSTRUCTION ACROSS THE STREET
- ▶ WATERFRONT VIEWS FROM ROOF DECK WITH SIGNAGE OPPORTUNITY
- ▶ PARKING LOT WITH 70 SPACES ON SITE
- ▶ LOCATED ALONG THE WATERFRONT IN FELS POINT WITH EXCELLENT VISIBILITY AND ACCESS
- ▶ WALKING DISTANCE TO FELS POINT DISTRICT, BOSTON ST. BARS AND RESTAURANTS, AND CANTON CAN COMPANY BUILDING
- ▶ POTENTIAL 3RD FLOOR 1,000SF OFFICE/STORAGE SPACE



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**ADDITIONAL PHOTOS**  
2030 ALICEANNA ST.



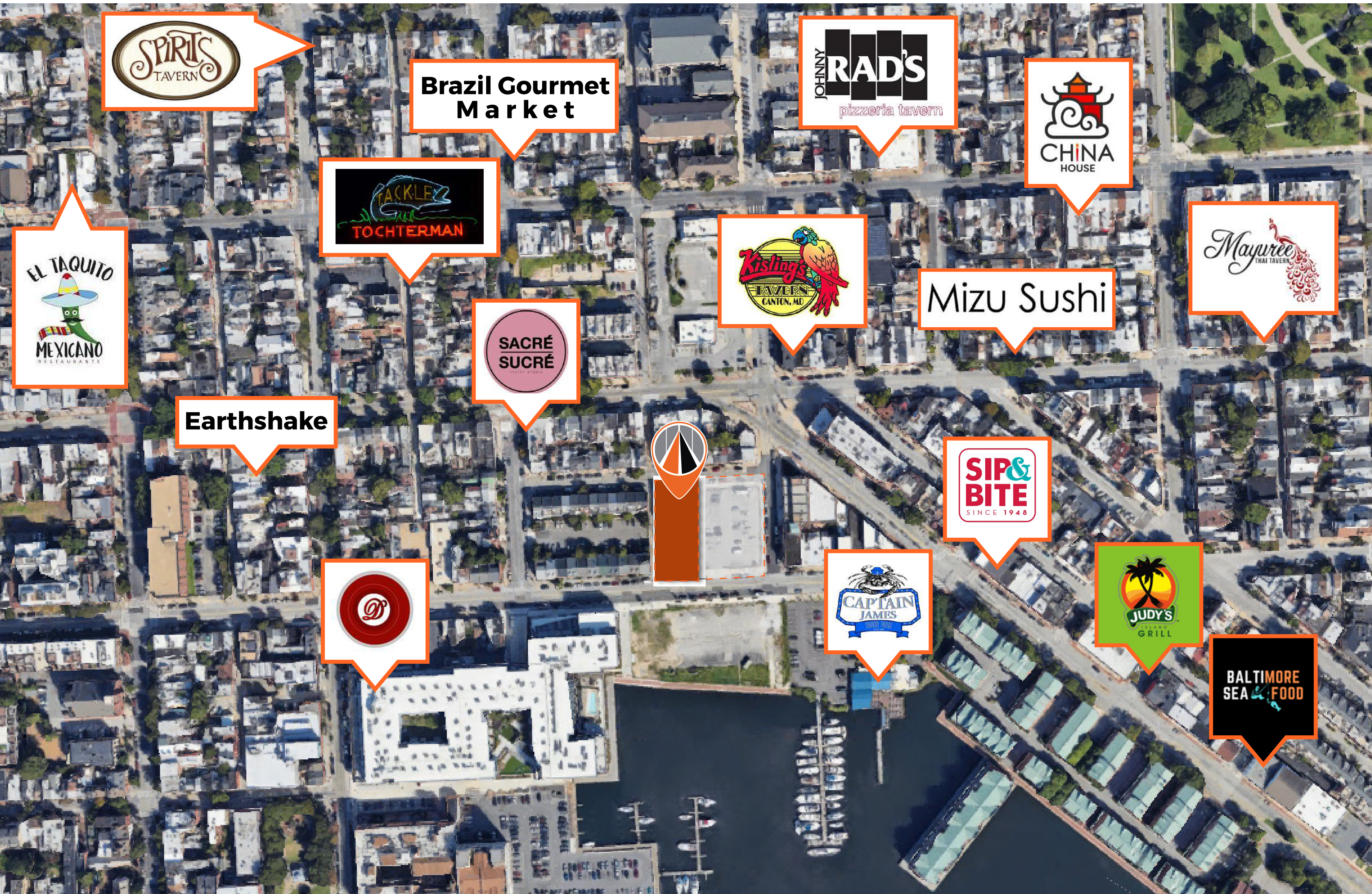


# FOR LEASE

BALTIMORE

# MAP

2030 ALICEANNA ST.





# FOR LEASE

BALTIMORE

# RETAIL MAP

## 2030 ALICEANNA ST.

### DOWNTOWN

- THE LAND OF KUSH
- THE DANCING POTATO
- UNIVERSITY OF MARYLAND MEDICAL CENTER
- THE CIVIL
- DOOBY'S
- BABY'S ON FIRE
- THE BREWER ART'S
- THE BUN SHOP
- MERCY MEDICAL CNTR
- PRATT ST ALE HOUSE
- CHIPOTLE MEXICAN GRILL
- MT VERNON MRKT PLACE
- TEO PEPE
- CULTURE CARIBBEAN CUISINE
- MCDONALD'S
- NANDO'S PERI PERI
- POTBELLY SANDWICH SHOP
- QUIGLEY'S HALF-IRISH PUB
- LUNA DEL SEA STEAK
- BANK OF AMERICA
- KONA GRILL
- SOTTO SOPRA
- MICK O 'SHEAS
- REFOCUSED VEGAB
- MASSEYS REAL GREEK
- 7 ELEVEN
- PUERTO 511
- CRAZY JOHNS
- LA CALLE
- HIPHOP FISH & CHICKEN
- CHICK-FIL-A

### CANTON

- SIP & BITE
- CAPTAIN JAMES CRABHOUSE
- SMALTIMORE
- BALTIMORE SEAFOODS
- VERDE PIZZA
- BMORE LICKS
- CHINA HOUSE
- MAYUREE THAI TAVERN
- KISLINGS TAVERN
- SHELL
- OUTBACK STEAKHOUSE
- ONEDO COFFEE
- HOMESLYCE
- LEE'S PINT & SHELL
- LOONEY'S PUB CANTON
- BO BROOK'S CRABHOUSE
- RITE AID
- PHO BAC
- THE CHASSEUR
- CARDINAL TAVERN
- BLUE HILL TAVERN
- CLADDAGH PUB
- WALTS INN
- TUTTI CUSTI
- THE CANTON LOCAL
- CANTON PIZZA & DELI
- OF LOVE AND REGRET
- HUCK'S AMERICAN CRAFT
- KNOTTY PINE
- SANDMANS
- MARKSI BAR
- BANK OF AMERICA

### WESPORT HOMES TO LAKELAND

- S&T'S CONVENIENT STORE
- REA; CRAP
- BIG BEAR WHOLESALE
- SHREEJI 1
- ORLANDO PRODUCTS, INC
- DIRECTDWS
- MARLIN STEEL WIRE PRDCTS
- HOLLINSWOOD INN
- FREIGHTLINER-WESTERN STR
- TACO BELL
- SONIC DRIVE-IN
- PIZZA PLEASERS
- 7-ELEVEN
- LA MART
- BANK OF AMERICA
- ROYAL FARMS
- HEALTHY DENTAL
- WALGREENS PHARMACY
- QUIGLEY'S HALF-IRISH PUB
- LUNA DEL SEA STEAK
- TAQUERA Y P PUPUSERIA GRACE
- SLIMS LIQUOR STORE
- B & B WHOLESALE
- ULTIMATE INSTALLS
- B&W BINDERY
- GREEN PASTURES WHOLESALE
- PAPI POLLO
- MT AUBURN CEMETERY
- MORRELL PARK
- ORION STUDIOS
- TOTAL SALVAGE RECYCLE & DEMOLITION CO

### RIVERSIDE

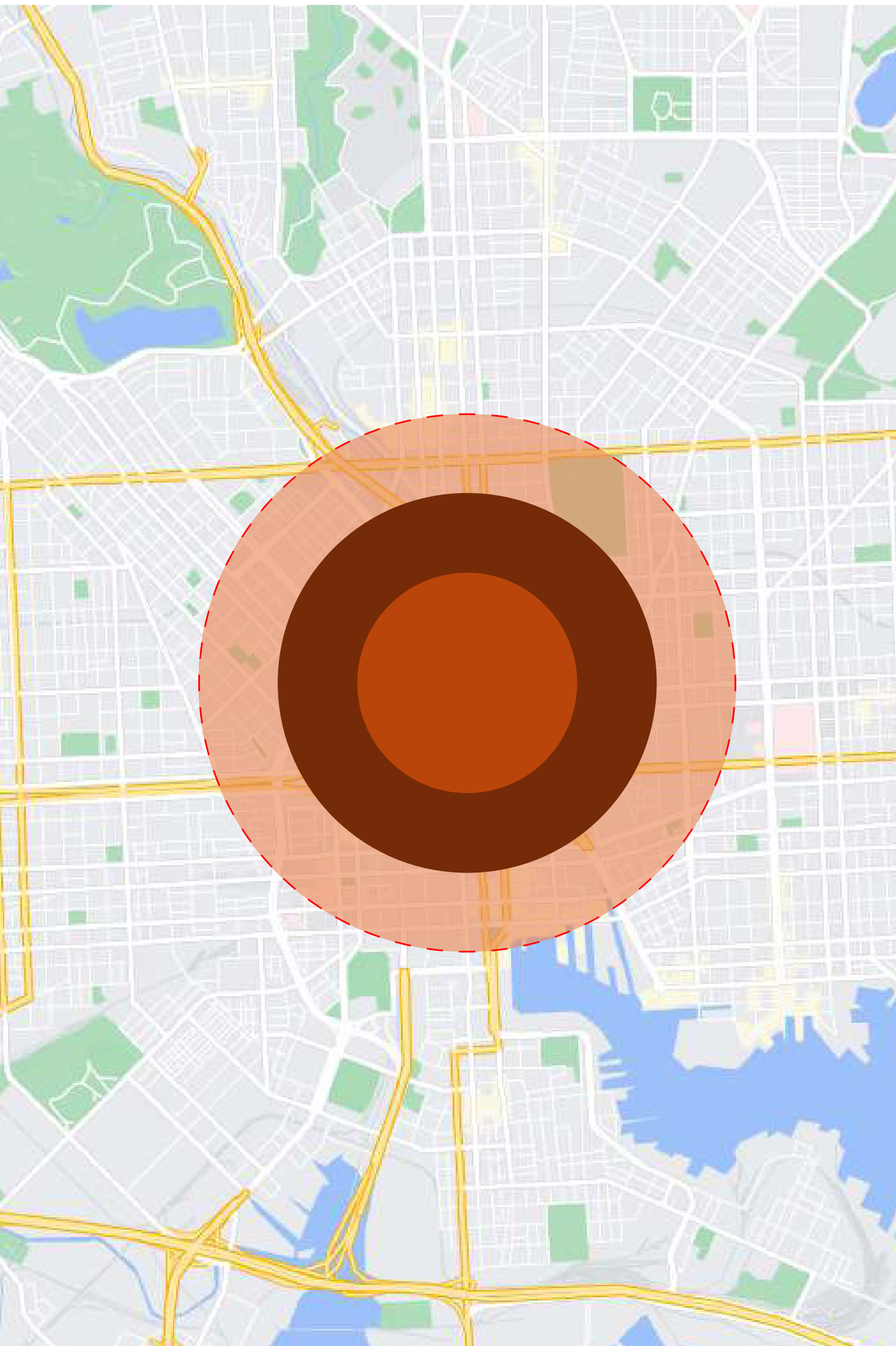
- MCDONALD'S
- LEDO PIZZA
- KOKA CAFE
- LITTLE HAVANA
- LIMONCELLO BALTIMORE
- DI PASQUALE'S HARBORVIEW
- CROSSFIT FEDERAL HILL
- THE OUTPOST
- DOMINO'S PIZZA
- ACE HARDWARE
- WATERSHED
- BANDITO'S TACO'S
- DELIA FOLEY'S
- RIVERSIDE TAPHOUSE
- HOMESLYCE
- HERSH'S
- SMOOTHIE KINGS
- CHIPOTLE MEXICAN GRILL
- POKEONO
- BARFLY'S
- MERRITT'S CLUB
- DOLLAR TREE
- SANDTOWN FURNITURE
- THE BALTIMORE SUN
- 19 O 9 WHISKEY BAR
- SAGAMORE DISTILLERY
- NICK FISH HOUSE
- KAISER PERMANENTE
- RIVERSIDE PUBLIC SWIMMING POOL
- MACHADOS MINIMART
- ELLA BAILEY RECREATION CNTR

- MCDONALD'S
- DONNA'S TAVERN
- PORT MCHENRY
- ROYAL FARMS
- FAMILY DOLLAR
- DUNDALK CARRYOUT MRKT
- JOHN HOPKINS COMM. PHYSICIANS
- WALGREEN
- ROAS APPLIANCES
- DUNBAR
- ST SELENA CONVENIENT STORE
- SAFA'S PIZZA
- GENESIS MERCADO LATINO
- THE GOLDFATHER
- DELCOLINE
- SCL INCOME TAX SERVICES
- WIZARD REPAIR UNITS
- COMMUNITY AUTO BODY
- TULKOFF FOOD PRODUCTS
- MID ATLANTIC
- ALLIANCE TRANSPORT
- CARTER SITE SERVICES
- CHESAPEAKE
- AMAZON DROP YARD
- THEMEC COMPANY
- CHESAPEAKE OPTICAL
- PORT CITY EQUIPMENT
- STEWARTFLOOR
- FORT HOLABIRD PARK
- ROYAL LOGISTICS



# 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%)