



JOIN



THE FOREST

STRETCH LAB

MY SALON Suite

Boujee Nails

Wireless NATION

JUST SIGNED

tropical SMOOTHIE CAFE

ALLY BEHAVIOR CENTERS

3301 BOSTON STREET
AT CANTON CROSSING



3301 BOSTON STREET

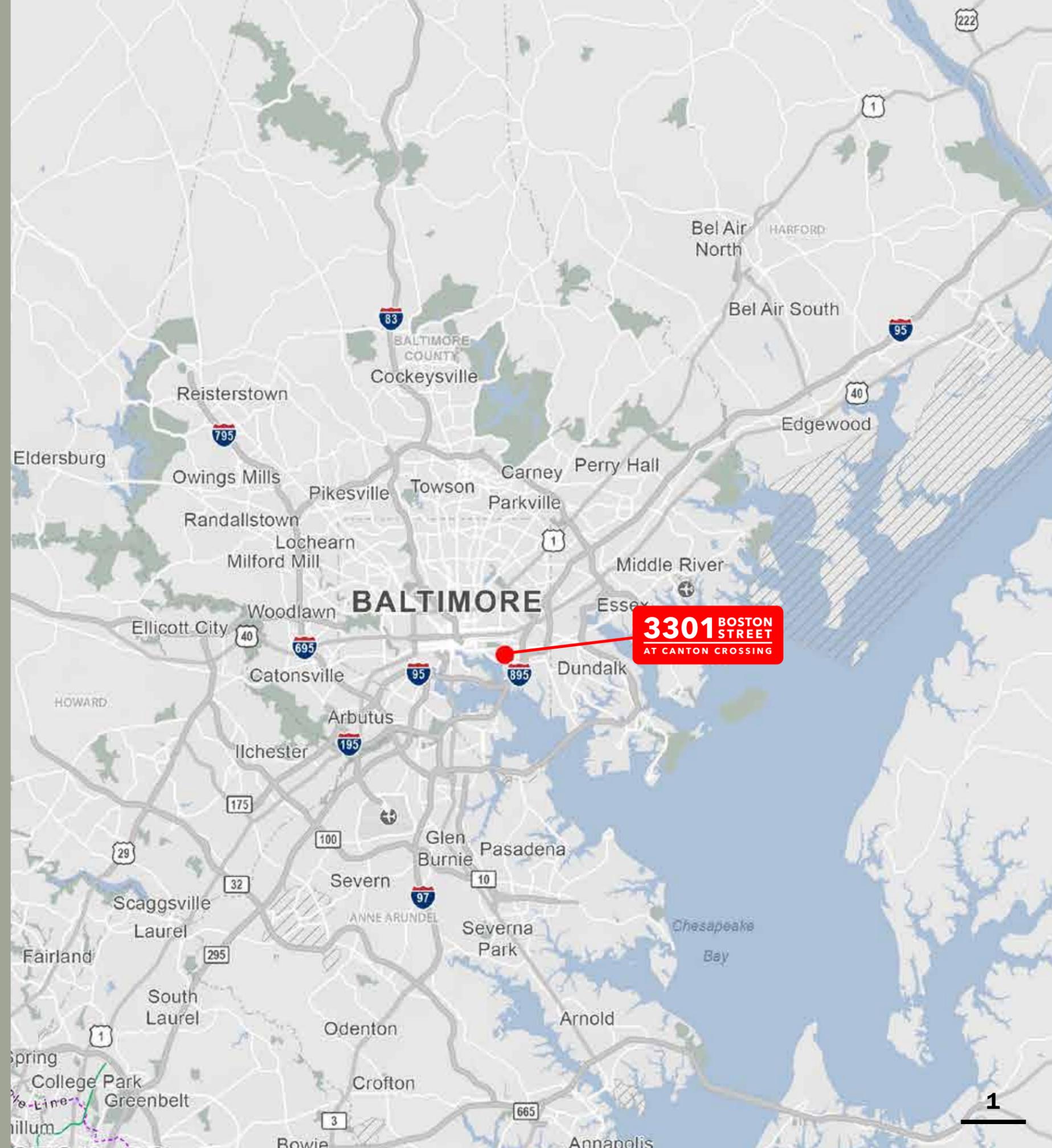
AT CANTON CROSSING

HIGHLIGHTS

- High visibility location facing Boston Street (18,790 AAWDT) located in a dense, high growth trade area
- Located adjacent to Merritt Clubs Canton and Canton Crossing anchored by Target, Harris Teeter, Nordstrom Rack, DSW, and Michaels
- Easy access to I-95, I-895, and Downtown Baltimore
- Located within close proximity to the regional headquarters for CareFirst (200 employees) and Johns Hopkins Bayview Medical Center (3,416 employees)
- Walking distance to Canton Waterfront park and Canton Square

2025 DEMOGRAPHICS

Icon	Total Population	Daytime Population	Average HH Income	Bachelor's/Grad/Prof Degree
1 MILE	20,921	19,702	\$150,909	71.1%
2 MILES	77,004	100,552	\$123,324	56.3%
3 MILES	158,507	249,563	\$103,954	46.2%



BAYVIEW
JOHNS HOPKINS
BAYVIEW MEDICAL CENTER
420 Beds
3,416 employees

YARD 56
STREETS Market
LA FITNESS
Starbucks
Jockey Mirror

HIGHLANDTOWN

PATTERSON PARK

EASTERN AVE

18,782 AAWDT

EASTERN AVE

FLEET ST

2,740 AAWDT

FLEET ST

THE CAN COMPANY
Starbucks
WALLEY FRESH
CORDSTONE
OUTBACK STEAKHOUSE
tropical CAFE
LENSCRAFTERS

THE MARKETS AT HIGHLANDTOWN
Walgreens

EASTERN AVE 27,580 AAWDT

GREEKTOWN

66,072 AAWDT

144,071 AAWDT

20,782 AAWDT

O'DONNELL ST

ALICEANNA ST 10,222 AAWDT

FELLS POINT

BROADWAY MARKET

18,790 AAWDT

SAFeway

CANTON SQUARE

CANTON

THE SHOPS AT BREWERS HILL
Panera BREAD
FIVE GUYS BURGERS and FRIES

THE COLLECTIVE AT CANTON
SPROUTS FARMERS MARKET
CAVA
Bark Social
SHAKE SHACK

27,081 AAWDT

O'DONNELL ST

BROOM FACTORY
7 ELEVEN
QDOBA

S CLINTON ST

10,734 AAWDT

12,341 AAWDT

1201 S. HAVEN ST

BOSTON ST

18,790 AAWDT

BOSTON ST

PATAPSCO RIVER

CANTON WATERFRONT

3301 BOSTON STREET
AT CANTON CROSSING

CareFirst
214,000 SF
~200 employees

merritt clubs

THE SHOPS AT CANTON CROSSING
Harris Teeter
DSW
Michaels
TARGET
Rack
OLD NAVY
ULTA
petco
WALMART

9,802 AAWDT

S CLINTON ST

9,802 AAWDT

KEITH AVE

9,802 AAWDT

14,882 AAWDT

HOLABIRD AVE

BW15 amazon

BW12 amazon
FULFILLMENT CENTER

KEITH AVE

LOCUST POINT

LATROBE PARK

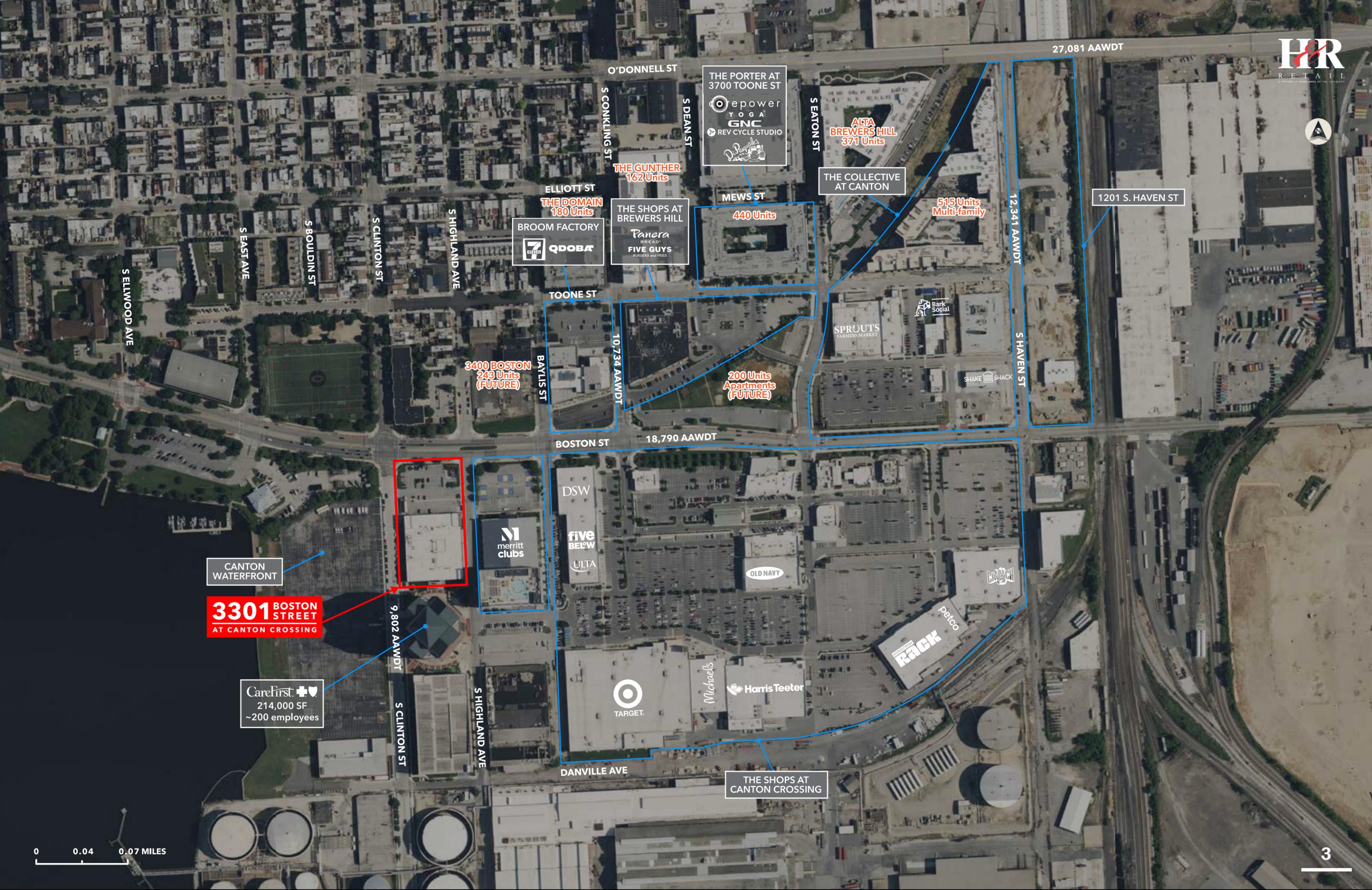
E FORT AVE

3,814 AAWDT

PATAPSCO RIVER

FORT MCHENRY

0 0.13 0.25 MILES



27,081 AAWDT

THE PORTER AT
3700 TOONE ST
orepower
YOGA
GNC
REV CYCLE STUDIO

ALTA
BREWERS HILL
371 Units

THE GUNTHER
162 Units

ELLIOTT ST
THE DOMAIN
180 Units

THE SHOPS AT
BREWERS HILL
Panera
BREAD
FIVE GUYS
BURGERS and FRIES

MEWS ST
440 Units

515 Units
Multi-family

1201 S. HAVEN ST

BROOM FACTORY
ELEVEN
QDOBA

TOONE ST

3400 BOSTON
243 Units
(FUTURE)

10,734 AAWDT

200 Units
Apartments
(FUTURE)

SPROUTS
FARMERS MARKET

Bark
Social

SHAKE
SHACK

BOSTON ST 18,790 AAWDT

3301 BOSTON STREET
AT CANTON CROSSING

Carefirst
214,000 SF
~200 employees

9,802 AAWDT

merritt
clubs

DSW

five
BEL'W

ULTA

OLD NAVY

TARGET

Michaels

Harris Teeter

petco

rack

DANVILLE AVE

THE SHOPS AT
CANTON CROSSING

SITE PLANS



CANTON WATERFRONT **P**

WATERFRONT PUBLIC PAID PARKING LOT
APPROX 650 SPACES

UPPER LEVEL

9,802 AAWDT

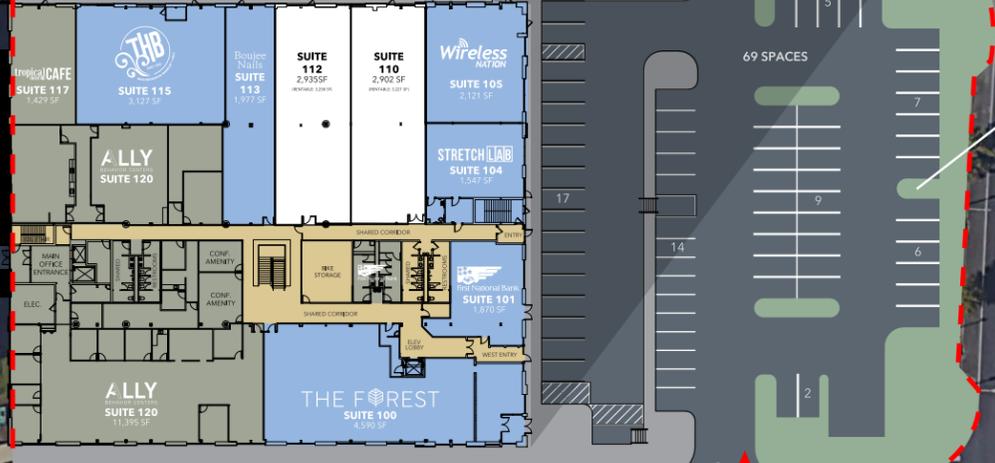
S CLINTON ST

GROUND LEVEL

SIGNAGE PYLON



CareFirst **+**
214,000 SF
~200 employees



BOSTON ST 18,790 AAWDT

S HIGHLAND AVE

P

PARKING GARAGE
134 SPACES

merritt clubs

BAYLIS ST

Site Plan Key

- Leased
- Available
- At Lease
- At LOI
- Open

0 90 FEET

ULTA FIVE BEL'W LOFT DSW







3301 BOSTON STREET

AT CANTON CROSSING



www.hrretail.com

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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