

SOUTHSIDE MARKETPLACE ■ BALTIMORE, MD



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.

Southside Marketplace

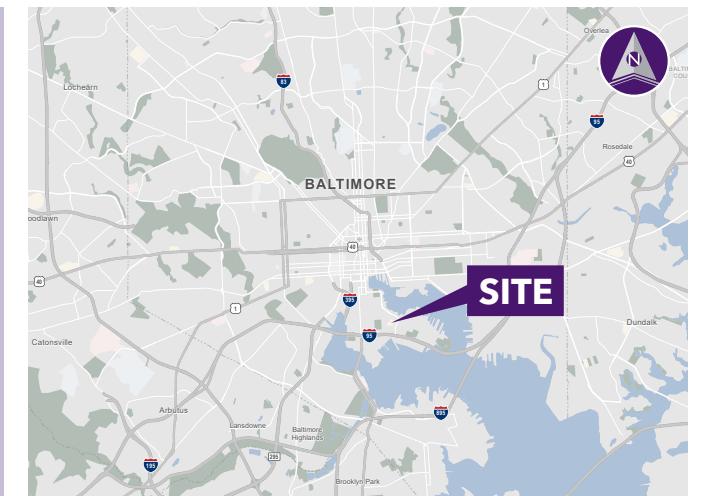
857 EAST FORT AVENUE | BALTIMORE, MD 21230

2,480 SF 2ND GENERATION RESTAURANT SPACE 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

Alex Shiel

240.482.3601 (direct)
301.656.3030 (office)
ashiel@hrretail.com

Geoffrey Mackler

240.482.3616 (direct)
301.656.3030 (office)
gmackler@hrretail.com

**Regency
Centers.**

	1 Mile	3 Mile	5 Mile
Population	23,794	200,090	437,790
Average HH Income	\$159,188	\$94,911	\$86,472
Daytime Population	32,659	320,281	553,316

Demographics (2025 Estimated)

SOUTHSIDE MARKETPLACE ■ BALTIMORE, MD



**Regency
Centers.**
PROPERTY



#	TENANTS	AREA (SF)
1	RE SALON (AVAILABLE ON 4/1/26)	1,800
2	ExpressCare Urgent Care	6,600
3	The UPS Store	1,200
4	Buffalo Wild Wings To Go	1,500
5	AT LEASE	1,500
6	KUMARI RESTAURANT (AVAILABLE - DO NOT DISTURB)	1,500
7	DIRTY DOUGH COOKIES (AVAILABLE - DO NOT DISTURB)	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	AVAILABLE	1,330
19	Inspire Nails	2,800
20	Wells Fargo	2,800
21	Sparkling Charms Dental Studio	3,206
22	AVAILABLE	1,386
23	H&R Block	1,449
24	Southside Diner	1,701
25	Advanced Auto Parts	6,900
26	Five Below	9,200
27A	Symmetry Salon Studios	4,000
27B	Sherwin Williams	3,000
28	AVAILABLE (2ND GENERATION RESTAURANT SPACE)	2,480
29	Goodyear Auto Service	5,760
30	Starbucks	1,750
31	Chipotle	2,750
NAP	McDonald's	0
SP	Sprinkler Room	0
TOTAL		125,146