



MARKETPLACE AT FELLS POINT

600 S. Broadway | Baltimore, MD 21231





AVAILABILITIES:

- Street Level Retail: 1,665 & 4,396 SF



PROPERTY HIGHLIGHTS:

- 27,880 SF of retail and restaurant space beneath 159 luxury apartment units
- 115 dedicated parking spaces for residents; street parking for visitors and shoppers
- Within walking distance of Harbor East, Little Italy, less than 1 miles drive to Canton; or 10-15 minute water taxi to Canton and/or Locust Point (Harbor Connector is free for commuters)
- Located on the Green Route of the Charm City Circulator, a free bus service in downtown
- 11 miles from BWI Thurgood Marshall Airport



DEMOGRAPHICS

	1/2 mile	1 mile	2 mile
Population	12,783	34,128	128,931
Households	6,948	17,717	64,014
Avg. HH Income	\$152,368	\$152,617	\$120,767



La Calle
Modern Mexican Cuisine



SUBWAY

Kippo Ramen



BROADWAY
MARKET

BRICKWORKS
DESIGN STUDIO

PENDRY
BALTIMORE

BARCOCINA



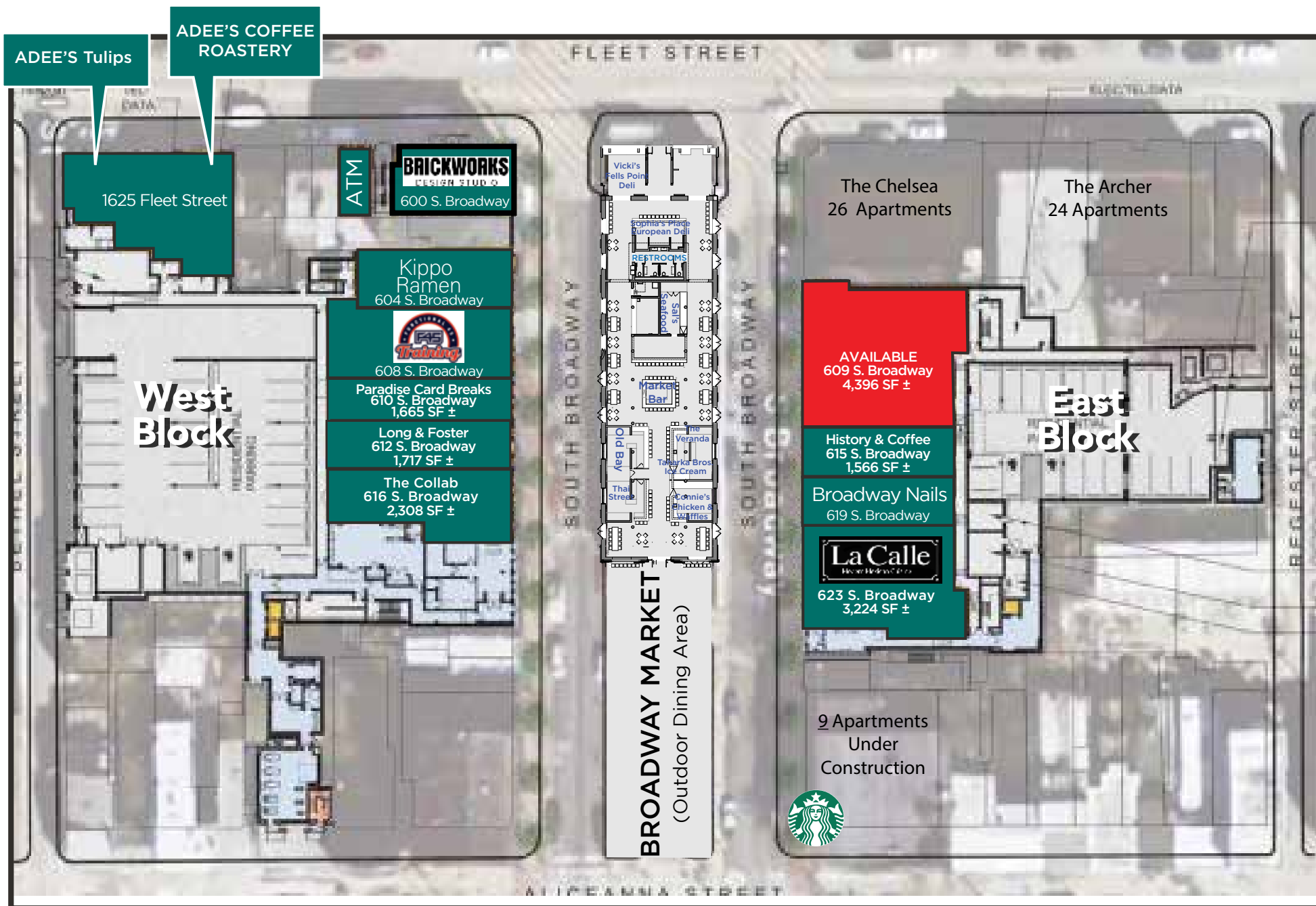
Marketplace at Fells Point is a commercial/residential project, in the 600 block of South Broadway, between Aliceanna and Fleet Streets; approximately one mile from Johns Hopkins University, and Johns Hopkins Health Services; and within walking distance of Under Armour headquarters.

The historic Broadway Market, situated in the center of our Marketplace at Fells Point, is fully renovated, with the North Shed open as a fully leased food hall. Local “foodie favorites” include Connie’s Chicken & Waffles, Taharka Brothers Ice Cream, The Veranda, Thai Street, Old Bay, Sal’s Seafood, Sophia’s Place European Deli, Vicki’s Fells Point and a Central Market Bar. The South Shed is home to The Choptank, an authentic fish and crab house operated by Atlas Restaurant Group.

The Fells Point community is served by the Waterfront Partnership, providing uniformed safety patrols and guides, as well as increased marketing support to businesses.

The Fells Point trade area has an approximate household population of 137,432 and an employee population of 205,329; and an average household income of \$102,827.

Current retail and restaurant tenants include: La Calle, Kippo Ramen, F45 Fitness, Brickworks Design Studio, Broadway Nail Spa, Adee’s Coffee and Tulips, Long and Foster and Wells Fargo, History & Coffee and The Collab. Marketplace at Fells Point has available space ranging from 1,665 to 4,396 square feet.



CONTACT US:

Trish Palumbo

Director of Leasing

443.471.1669

ppalumbo@kleinenterprises.com

Shannon Wissler

Leasing Associate

443.450.9150

swissler@kleinenterprises.com

kleinenterprises.com

1777 Reisterstown Road | Suite 165

Baltimore, MD 21208

410.902.0290



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