

# 414 LIGHT STREET



**414 LIGHT STREET | BALTIMORE, MD 21202**

2,113 S.F. & 3,463 S.F. Endcap Spaces Available

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# THE PROPERTY



At 44 stories, 414 Light Street is the tallest residential building in the state of Maryland. Boasting 394 luxury residential units and 12,177 square feet of retail with exceptional visibility to Light Street, its two current retail vacancies offer some of the best available frontage in Baltimore.

## **Current Tenants:**

- Facci
- Ramen Utsuke

## **Available Space:**

- 3,463 S.F.
- 2,113 S.F.

## **Traffic Counts:**

- Light Street: 26,811 VPD
- E Conway Street: 35,521 VPD

## **Highlights:**

- Proximity to Inner Harbor, M&T Bank Stadium, and Camden Yards
- 394 Luxury residential units
- On-site parking



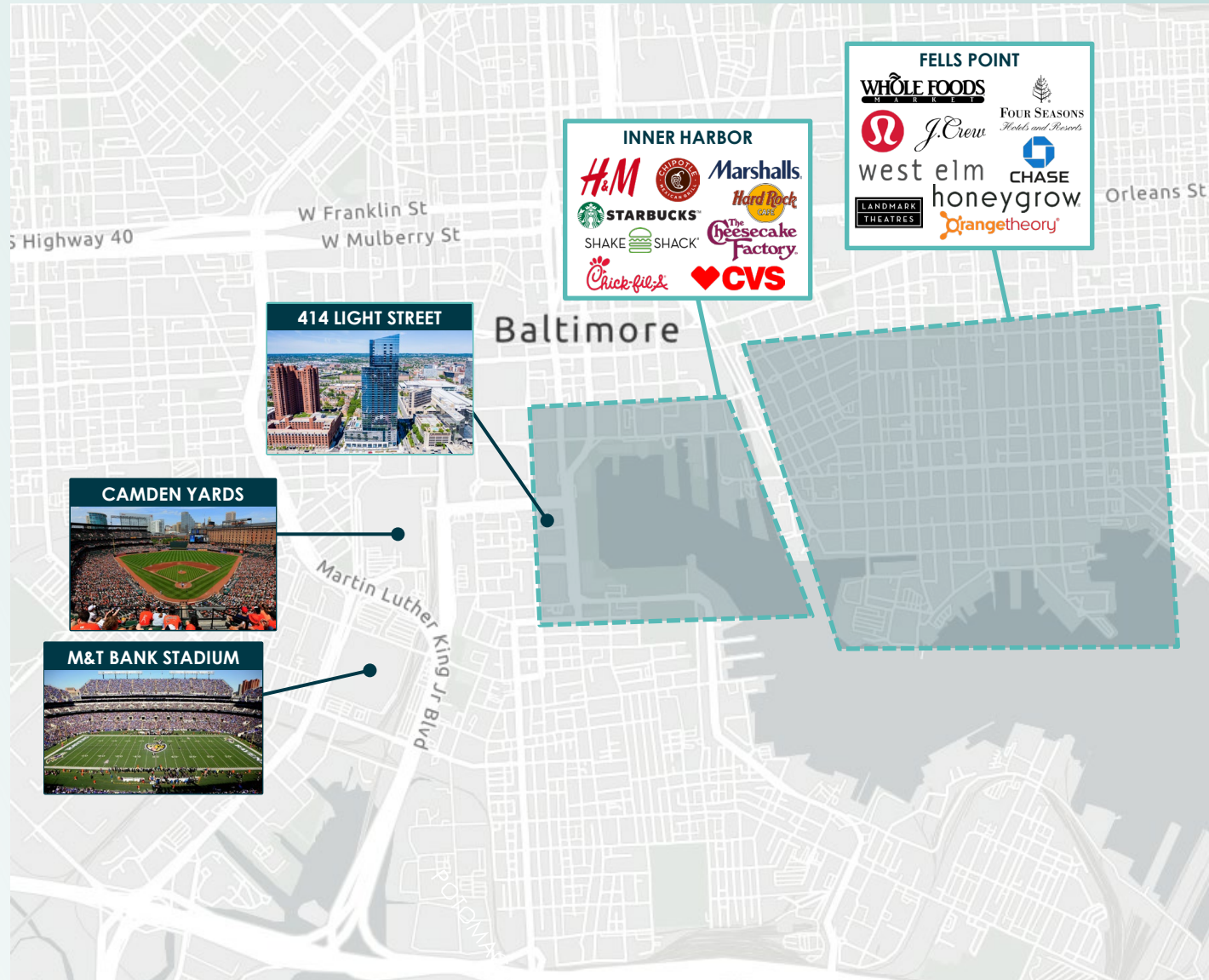


# THE MARKET

414 Light is situated in the vibrant core of Downtown Baltimore, conveniently positioned between the historic neighborhoods of Otterbein, Federal Hill, and Locust Point, as well as the lively Inner Harbor and the city's central business district. Within walking distance, you'll find popular destinations such as the National Aquarium, M&T Bank Stadium, Oriole Park at Camden Yards, and the Maryland Science Center, among many others. The location offers easy access to transportation, including the MARC Train, light rail, and major highways.

## DEMOGRAPHICS

.25 Miles	.5 Miles	1 Mile
2,395	8,251	39,002
<b>Population</b>		
5,835	42,020	127,920
<b>Daytime Population</b>		
\$127,630	\$124,376	\$124,698
<b>Average HH Income</b>		
40	32.6	32.6
<b>Average Age</b>		



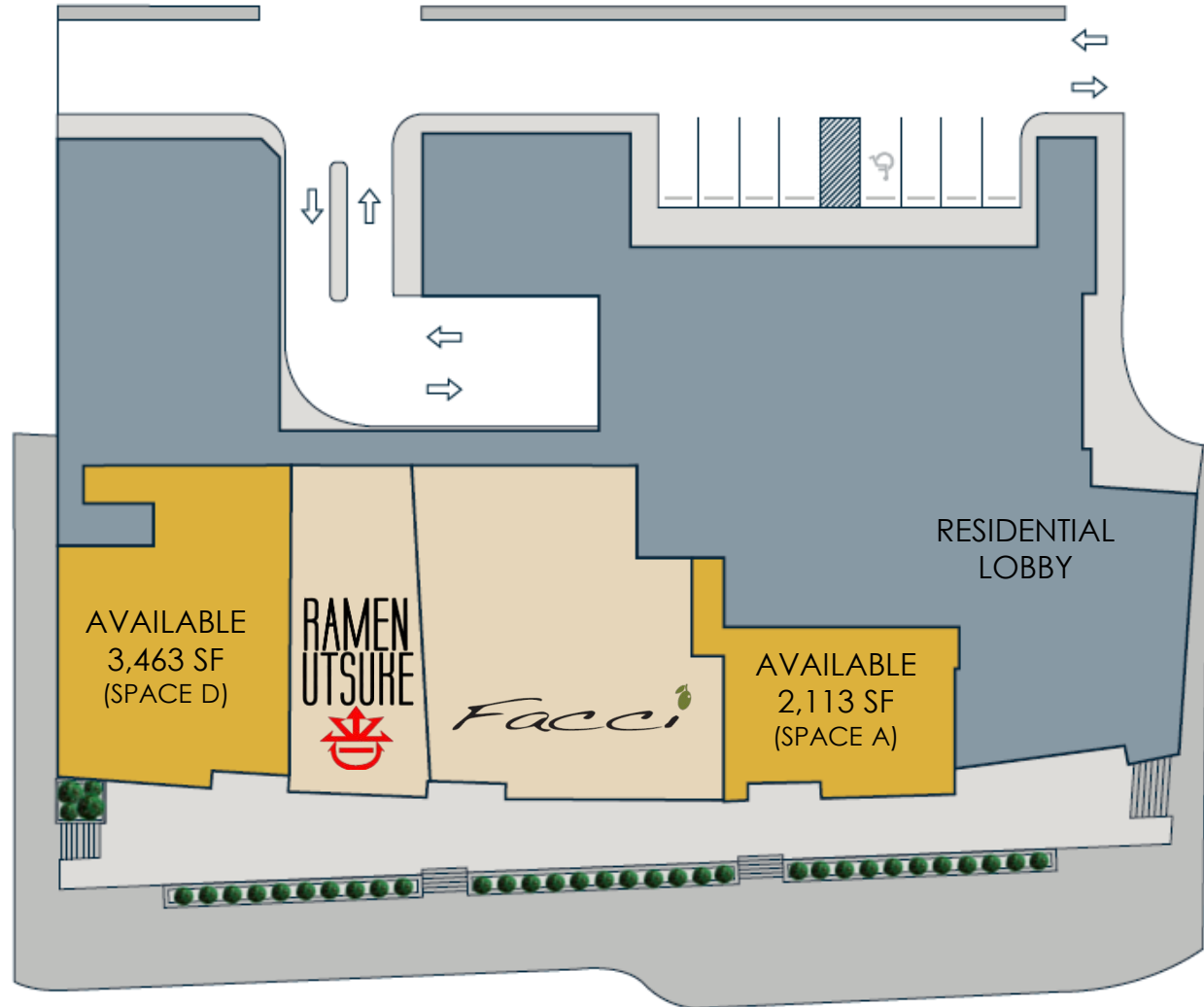
# SITE PLAN

## SPACE A:

- 2,113 S.F.
- Outdoor Seating
- 50' Frontage on Light Street

## SPACE D:

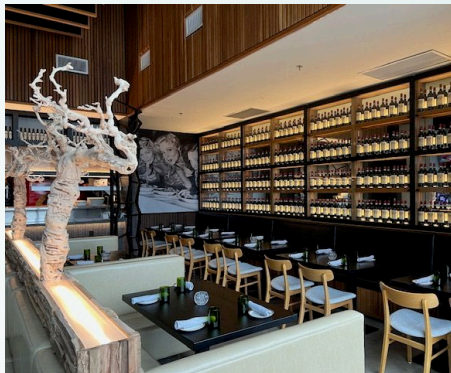
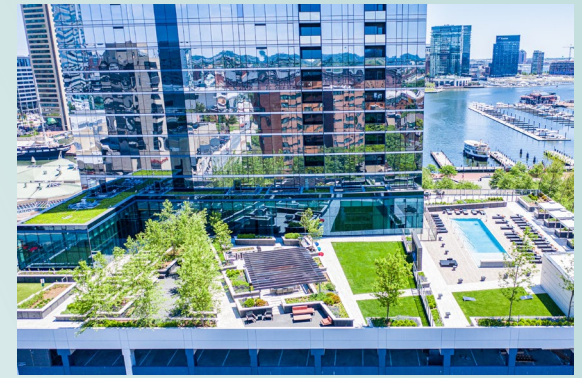
- 3,463 S.F.
- Outdoor Seating
- Grease exhaust capable
- 51' Frontage on Light Street
- 49' Frontage on E Barre Street



LIGHT STREET - 31,600 VPD

CONWAY STREET - 36,600 VPD









**WILLARD**

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