

SOUTHSIDE MARKETPLACE ■ BALTIMORE, MD



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■ Southside Marketplace

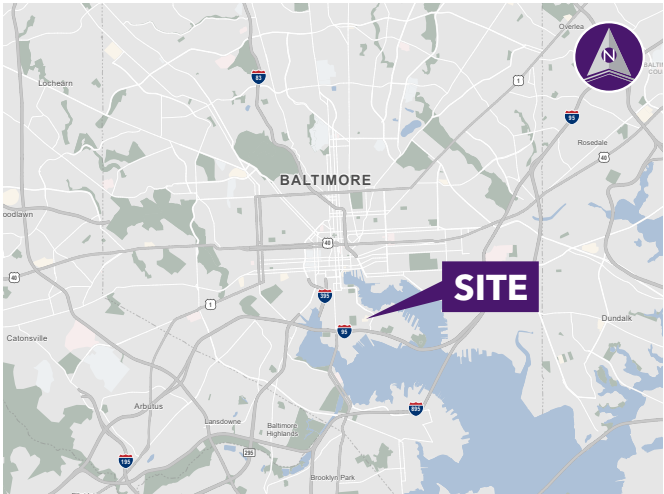
857 EAST FORT AVENUE | BALTIMORE, MD 21230

UP TO 6,016 SF 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



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**Regency
Centers.**

Demographics (2024 Estimated)

	1 Mile	3 Mile	5 Mile
Population	25,916	200,398	442,442
Average HH Income	\$178,249	\$97,703	\$86,130
Daytime Population	37,591	335,865	563,433

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#	TENANTS	AREA (SF)
1	RE SALON (AVAILABLE ON 1/1/26)	1,800
2	AT LEASE	6,600
3	The UPS Store	1,200
4	Buffalo Wild Wings To Go	1,500
5	SUBWAY (AVAILABLE ON 12/1/25)	1,500
6	Kumari Restaurant	1,500
7	Dirty Dough Cookies	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	Ledo Pizza	2,480
29	Goodyear Auto Service	5,760
30	Starbucks	1,750
31	Chipotle	2,750
NAP	McDonald's	0
SP	Sprinkler Room	0