SOUTHSIDE MARKETPLACE ■ BALTIMORE, MD



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Southside Marketplace

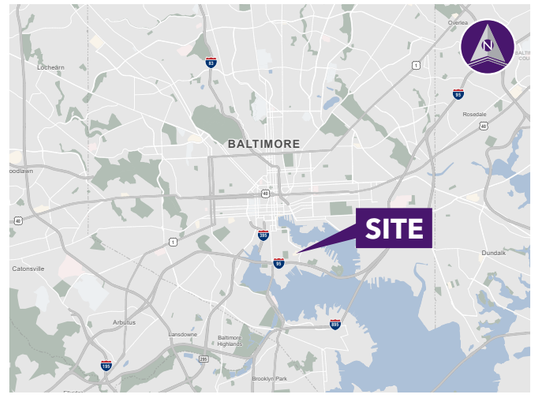
857 EAST FORT AVENUE | BALTIMORE, MD 21230

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



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Regency Centers.

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Demographics (2026 Estimated)

	1 Mile	3 Mile	5 Mile
Population	24,861	201,181	439,294
Average HH Income	$170,561	$105,357	$94,603
Daytime Population	31,048	311,557	547,121

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Regency Centers. PROPERTY

#	TENANTS	AREA (SF)
1	**AVAILABLE (2ND GENERATION SALON SPACE)**	**1,800**
2	ExpressCare Urgent Care	6,600
3	The UPS Store	1,200
4	Buffalo Wild Wings To Go	1,500
5	Naz's Halal	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	Sparking 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**