

trnewAVE

3301 BOSTON ST.  
AT CANTON CROSSING

3 BOSTON ST.

First National Bank

collegos

**3301** BOSTON  
STREET  
AT CANTON CROSSING



# 3301 BOSTON STREET

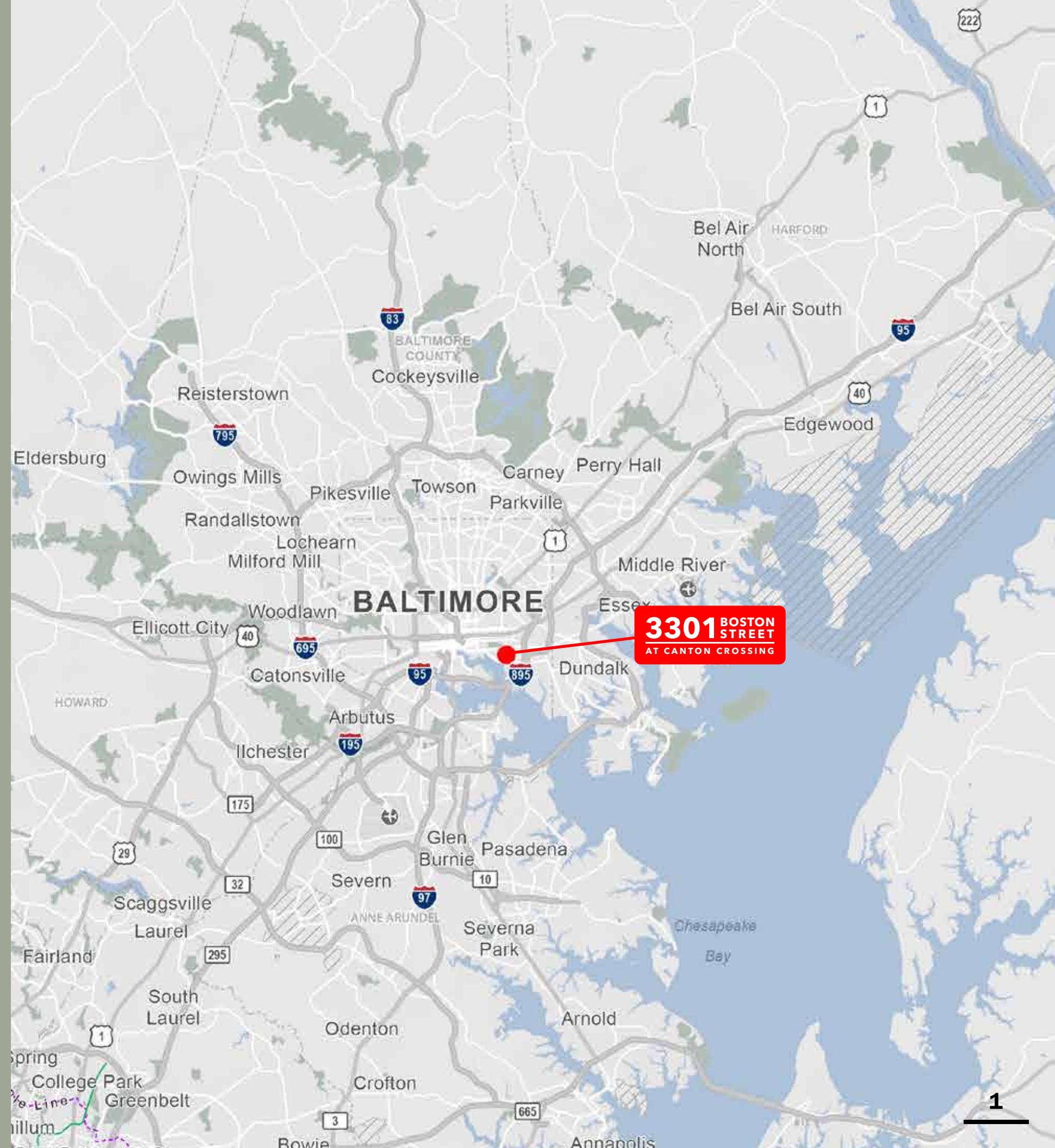
## AT CANTON CROSSING

### HIGHLIGHTS

- High visibility location facing Boston Street (19,741 AAWDT) located in a dense, high growth trade area
- Located adjacent to Merritt Clubs Canton and Canton Crossing anchored by Target, Harris Teeter, Nordstrom Rack, DSW and Michaels
- Easy access to I-95, I-895, and Downtown Baltimore
- Located within close proximity to the regional headquarters for CareFirst (200 employees) and Johns Hopkins Bayview Medical Center (3,416 employees)
- Walking distance to Canton Waterfront park and Canton Square

### 2023 DEMOGRAPHICS

Icon	Total Population	Daytime Population	Average HH Income	Bachelor's/Grad/Prof Degree
1 MILE	<b>20,059</b>	<b>21,560</b>	<b>\$160,891</b>	<b>71.5%</b>
2 MILES	<b>76,464</b>	<b>97,509</b>	<b>\$132,564</b>	<b>55.0%</b>
3 MILES	<b>157,962</b>	<b>255,714</b>	<b>\$108,034</b>	<b>45.1%</b>



**BAYVIEW**  
JOHNS HOPKINS  
BAYVIEW MEDICAL CENTER  
420 Beds  
3,416 employees

YARD 56  
STREETS Market  
LA FITNESS  
Starbucks  
Chipotle  
Jersey Mike's

**HIGHLANDTOWN**

PATTERSON PARK

EASTERN AVE

21,743 AAWDT

EASTERN AVE

EASTERN AVE 25,691 AAWDT

**GREEKTOWN**

THE CAN COMPANY  
Starbucks  
WALLEY  
CODSTONE  
OUTBACK tropical CAFE  
LENSCRAFTERS

FLEET ST

5,234 AAWDT

FLEET ST

THE MARKETS AT HIGHLANDTOWN  
Walgreens

ALICEANNA ST 11,843 AAWDT

**FELLS POINT**

BROADWAY MARKET

SAFeway

CANTON SQUARE

**CANTON**

THE SHOPS AT BREWERS HILL  
Panera  
FIVE GUYS  
BURGERS and FRIES

THE COLLECTIVE AT CANTON  
SPROUTS FARMERS MARKET  
CAVA  
SHAKE SHACK

27,765 AAWDT

B/S

1201 S. HAVEN ST

BROOM FACTORY  
7 ELEVEN  
QDOBA

S CLINTON ST

10,571 AAWDT

8,374 AAWDT

19,741 AAWDT

BOSTON ST

139,233 AAWDT

24,683 AAWDT

O'DONNELL ST

14,043 AAWDT

BOSTON ST

**O'DONNELL HEIGHTS**

PATAPSCO RIVER

CANTON WATERFRONT

**3301 BOSTON STREET**  
AT CANTON CROSSING

CareFirst  
214,000 SF  
~200 employees

merritt clubs

THE SHOPS AT CANTON CROSSING  
Harris Teeter  
DSW  
MICHAEL'S  
TARGET  
Rack  
OLD NAVY  
ULTA  
petco

10,343 AAWDT

S CLINTON ST

95

895

17,293 AAWDT

HOLABIRD AVE

BW15 amazon

9,193 AAWDT

BW12 amazon

FULFILLMENT CENTER

KEITH AVE

10,343 AAWDT

KEITH AVE

**POINT BREEZE**

**LOGUST POINT**

E FORT AVE 3,591 AAWDT

PATAPSCO RIVER

FORT MCHENRY

0 0.13 0.25 MILES



27,765 AAWDT

THE PORTER AT  
3700 TOONE ST

orepower  
YOGA  
GNC  
REV CYCLE STUDIO

O'DONNELL ST  
S CONKLING ST  
S DEAN ST

S EATON ST

ALTA  
BREWERS HILL  
371 Units

THE COLLECTIVE  
AT CANTON

515 Units  
Multi-family

1201 S. HAVEN ST

THE GUNTHER  
162 Units

MEWS ST  
440 Units

ELLIOTT ST  
THE DOMAIN  
180 Units

THE SHOPS AT  
BREWERS HILL

Panera  
BREAD  
FIVE GUYS  
BURGERS and FRIES

BROOM FACTORY

QDOBA

TOONE ST

3400 BOSTON  
243 Units  
(FUTURE)

10,571 AAWDT

200 Units  
Apartments  
(FUTURE)

SPROUTS  
FARMERS MARKET

Bark  
Social

SHAKE SHACK

S HAVEN ST

BAYLIS ST

BOSTON ST  
19,741 AAWDT

**3301 BOSTON STREET**  
AT CANTON CROSSING

Carefirst  
214,000 SF  
~200 employees

10,343 AAWDT  
S CLINTON ST

S HIGHLAND AVE

DSW

five BELOV

ULTA

OLD NAVY

peetco

Target

Michael's

Harris Teeter

Rack

DANVILLE AVE

THE SHOPS AT  
CANTON CROSSING

S ELLWOOD AVE

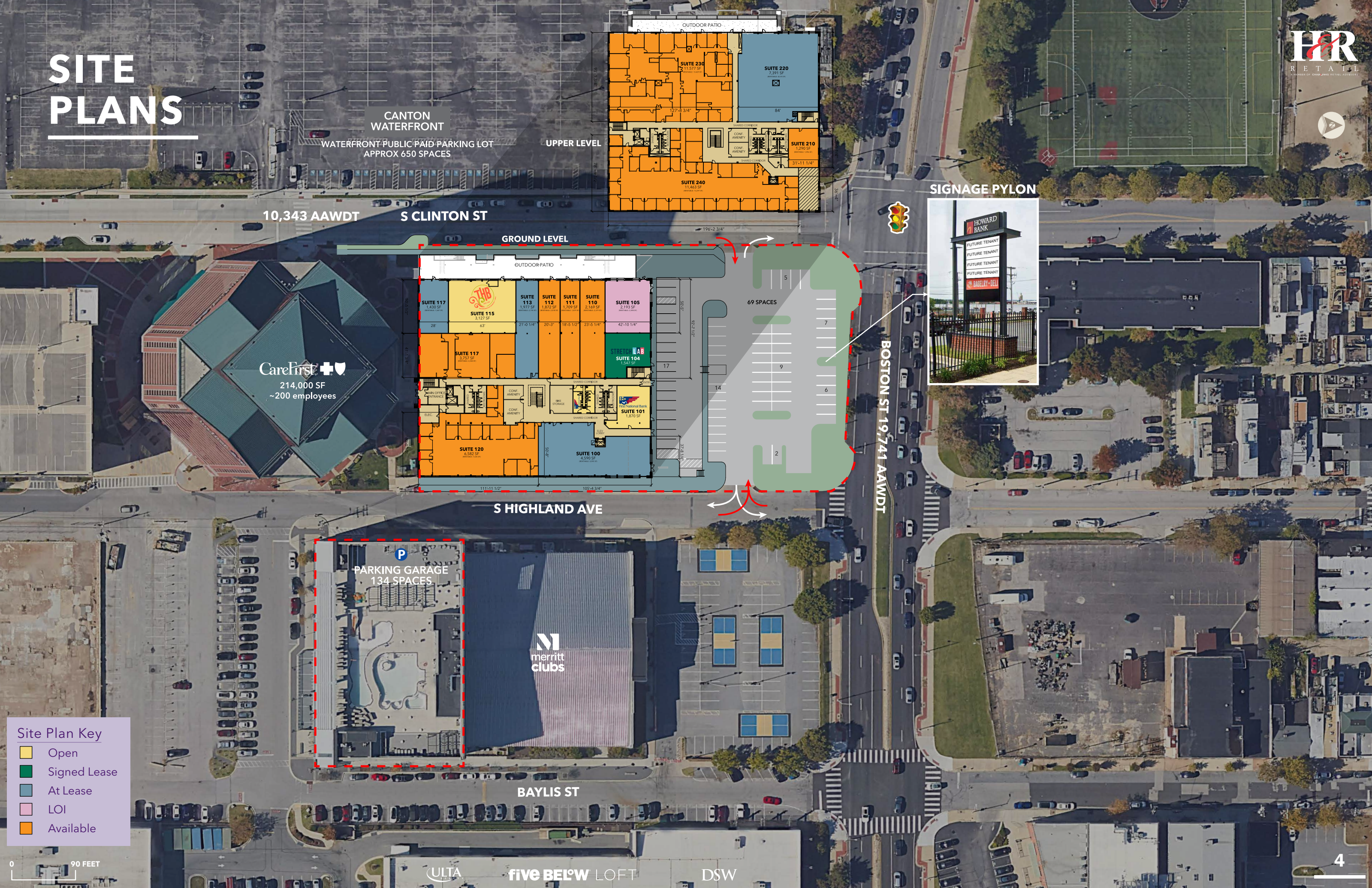
S EAST AVE

S BOULDIN ST

S CLINTON ST

S HIGHLAND AVE

# SITE PLANS



CareFirst  
214,000 SF  
~200 employees

**Site Plan Key**

- Open
- Signed Lease
- At Lease
- LOI
- Available

0 90 FEET







# 3301 BOSTON STREET

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## AT CANTON CROSSING

### RETAIL LEASING

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