



JOIN



First National Bank



STANDARD
WELLNESS

STRETCH LAB

MY SALON *Suite.*

JUST SIGNED

Wireless
NATION

Boujee Nails

tropical **CAFE**
SMOOTHIE

3301 BOSTON
STREET
AT CANTON CROSSING

HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

3301 BOSTON STREET

AT CANTON CROSSING

HIGHLIGHTS

- High visibility location facing Boston Street (19,993 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

2025 DEMOGRAPHICS



Total
Population



Daytime
Population



Average HH
Income



Bachelor's/Grad/
Prof Degree

1 MILE
20,921

19,702

\$150,909

71.1%

2 MILES
77,004

100,552

\$123,324

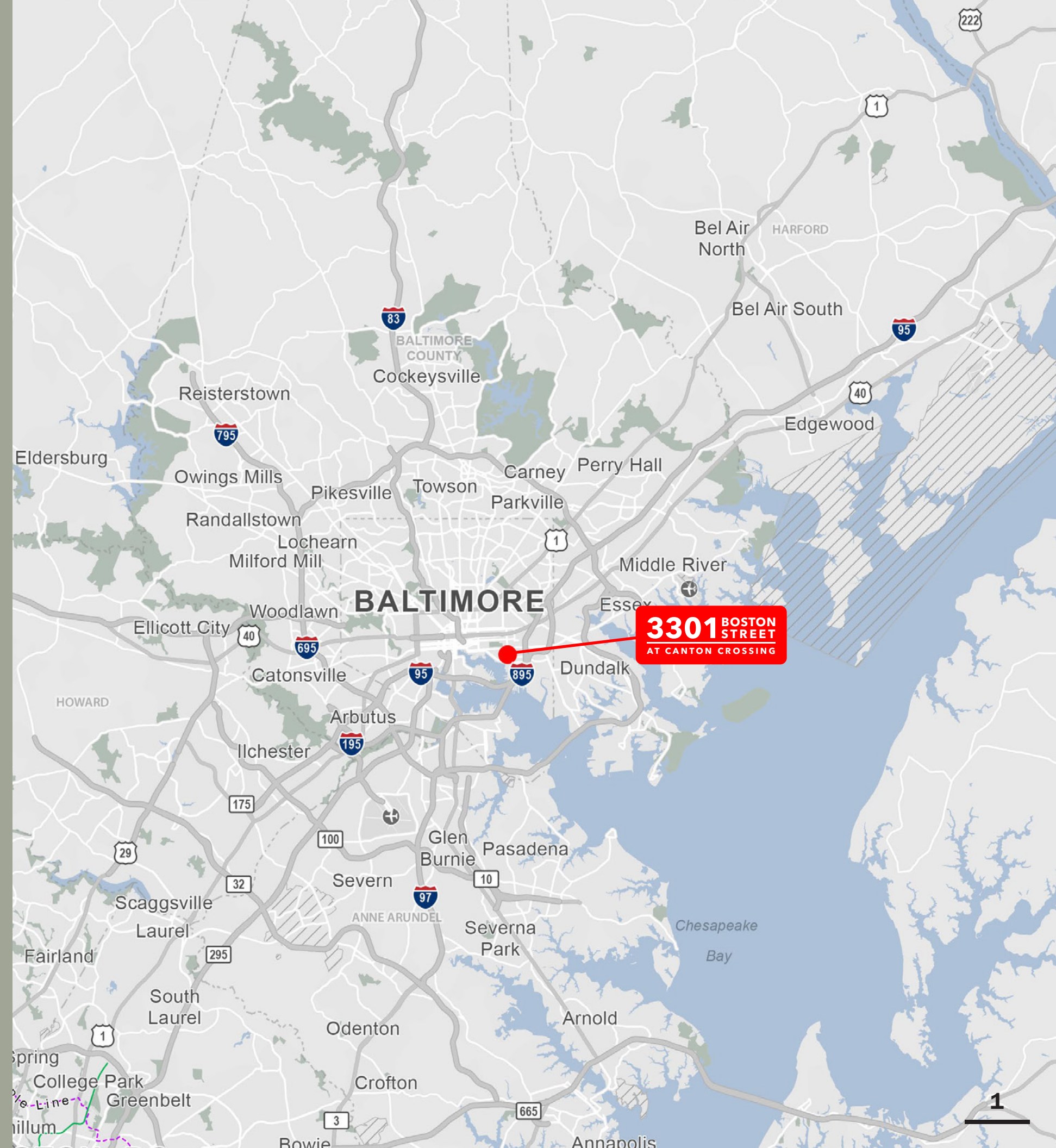
56.3%

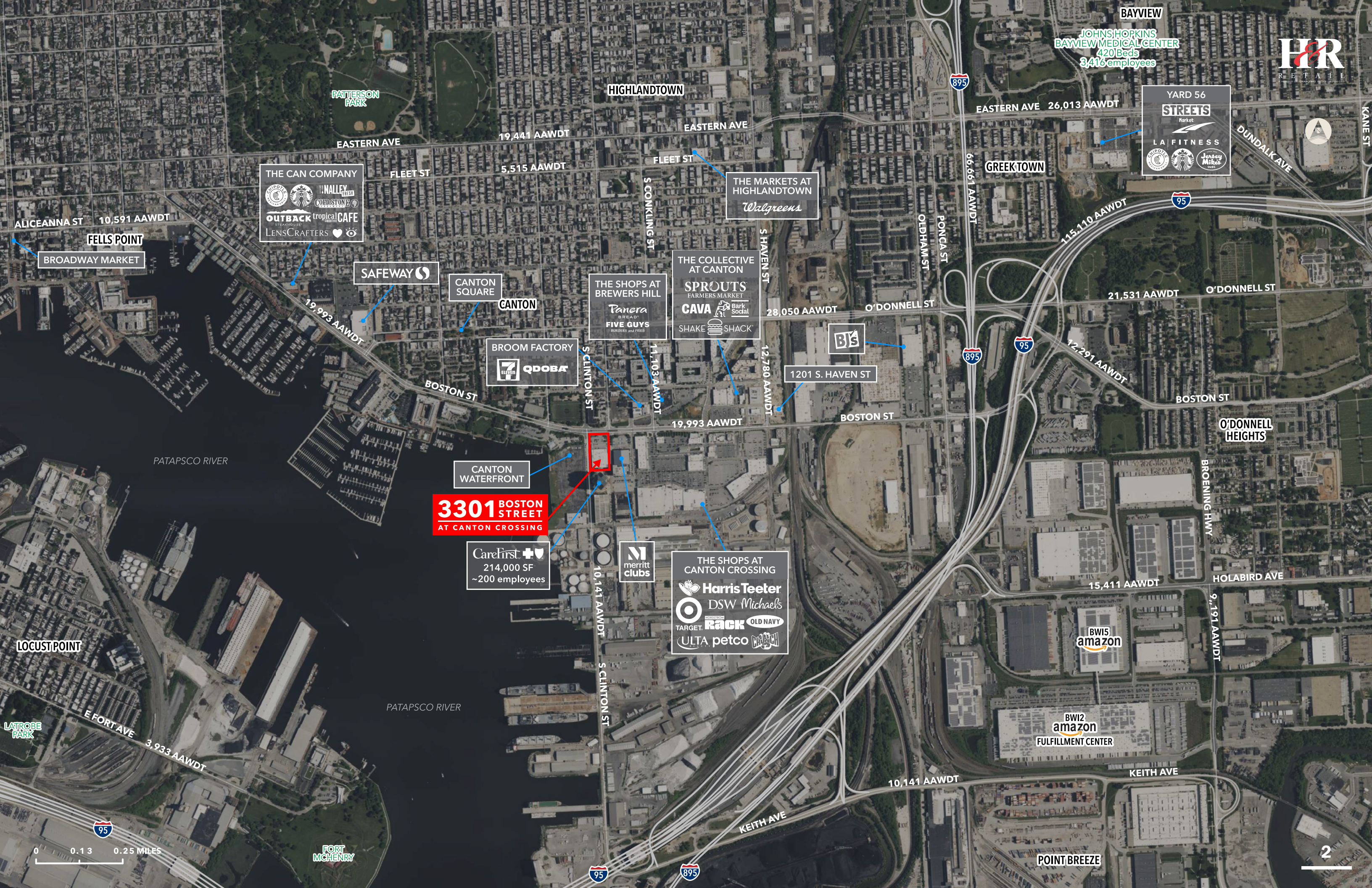
3 MILES
158,507

249,563

\$103,954

46.2%





BAYVIEW

JOHNS HOPKINS
BAYVIEW MEDICAL CENTER
420 Beds
3,416 employees

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

HIGHLANDTOWN

THE MARKETS AT
HIGHLANDTOWN
Walgreens

GREEKTOWN

19,441 AAWDT

EASTERN AVE 26,013 AAWDT

PATTERSON PARK

EASTERN AVE

FLEET ST

5,515 AAWDT

FLEET ST

S CONKLING ST

S HAVEN ST

THE COLLECTIVE
AT CANTON
SPROUTS
FARMERS MARKET
CAVA
Bark Social
SHAKE SHACK

THE SHOPS AT
BREWERS HILL
Panera
BREAD
FIVE GUYS
BURGERS and FRIES

CANTON SQUARE

CANTON

BROOM FACTORY
7 ELEVEN
QDOBA

S CLINTON ST

11,103 AAWDT

12,780 AAWDT

1201 S. HAVEN ST

BOSTON ST

19,993 AAWDT

BOSTON ST

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
WALMART

S CLINTON ST

10,141 AAWDT

10,141 AAWDT

15,411 AAWDT

HOLABIRD AVE

BROENING HWY

BW15
amazon

BW12
amazon
FULFILLMENT CENTER

KEITH AVE

POINT BREEZE

ALICEANNA ST 10,591 AAWDT

FELLS POINT

BROADWAY MARKET

19,993 AAWDT

SAFeway

PATAPSCO RIVER

PATAPSCO RIVER

LOGUST POINT

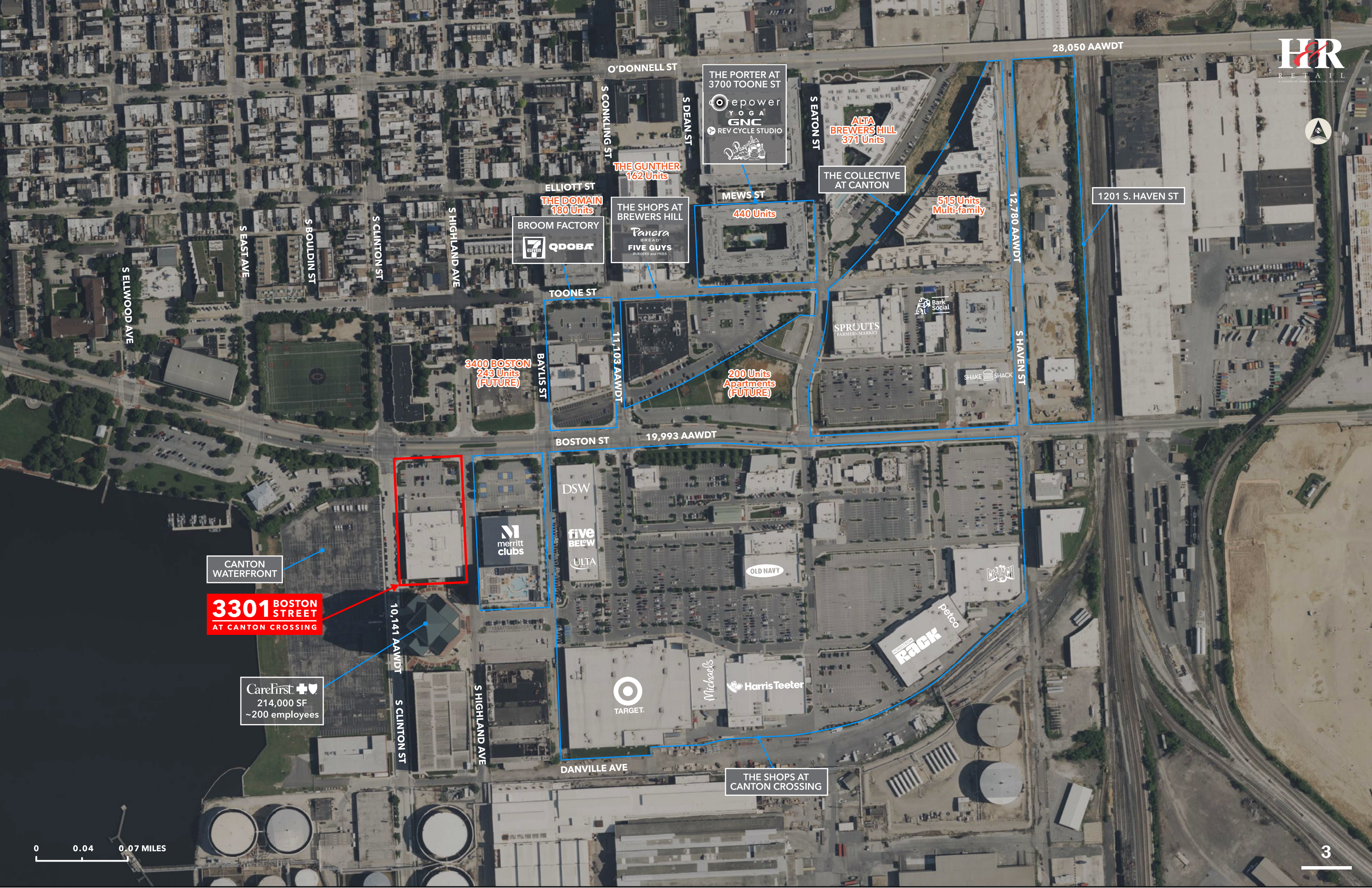
LATROBE PARK

E FORT AVE

3,933 AAWDT

FORT MCHENRY

0 0.13 0.25 MILES



28,050 AAWDT

THE PORTER AT
3700 TOONE ST
corepower
YOGA
GNC
REV CYCLE STUDIO
Dynamilis

THE GUNTHER
162 Units

ALTA
BREWERS HILL
371 Units

THE COLLECTIVE
AT CANTON

515 Units
Multi-family

1201 S. HAVEN ST

MEWS ST
440 Units

ELLIOTT ST
THE DOMAIN
180 Units

THE SHOPS AT
BREWERS HILL
Panera
BREAD
FIVE GUYS
BURGERS and FRIES

BROOM FACTORY
ELEVEN
QDOBA

TOONE ST

3400 BOSTON
243 Units
(FUTURE)

200 Units
Apartments
(FUTURE)

SPROUTS
FARMERS MARKET

Bark
Social

SHAKE
SHACK

19,993 AAWDT

BOSTON ST

CANTON
WATERFRONT

3301 BOSTON
STREET
AT CANTON CROSSING

10,141 AAWDT

CareFirst
214,000 SF
~200 employees

merritt
clubs

DSW
five
BELOW
ULTA

OLD NAVY

TARGET

Michaels

Harris Teeter

petco
Rack

THE SHOPS AT
CANTON CROSSING

SITE PLANS



CANTON WATERFRONT

**WATERFRONT PUBLIC PAID PARKING LOT
APPROX 650 SPACES**

UPPER LEVEL

10,141 AAWDT

S CLINTON ST

GROUND LEVEL

CareFirst 
214,000 SF
~200 employees

S HIGHLAND AVE

SIGNAGE PYLON

BOSTON ST 19,993 AAWDT

69 SPACES

PARKING GARAGE
134 SPACES



BAYLIS ST

FIVE BELOW LOFT

DSW

Site Plan Key

- Leased
- Available
- At Lease

0 90 FEET

4







3301 BOSTON STREET

AT CANTON CROSSING

RETAIL LEASING

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