



JOIN



THE FOREST

STRETCH LAB

MY SALON Suite.

Boujee Nails



tropical CAFE

JUST SIGNED

F S 8  
PILATES · TONE · YOGA

3301 BOSTON STREET  
AT CANTON CROSSING



# 3301 BOSTON STREET

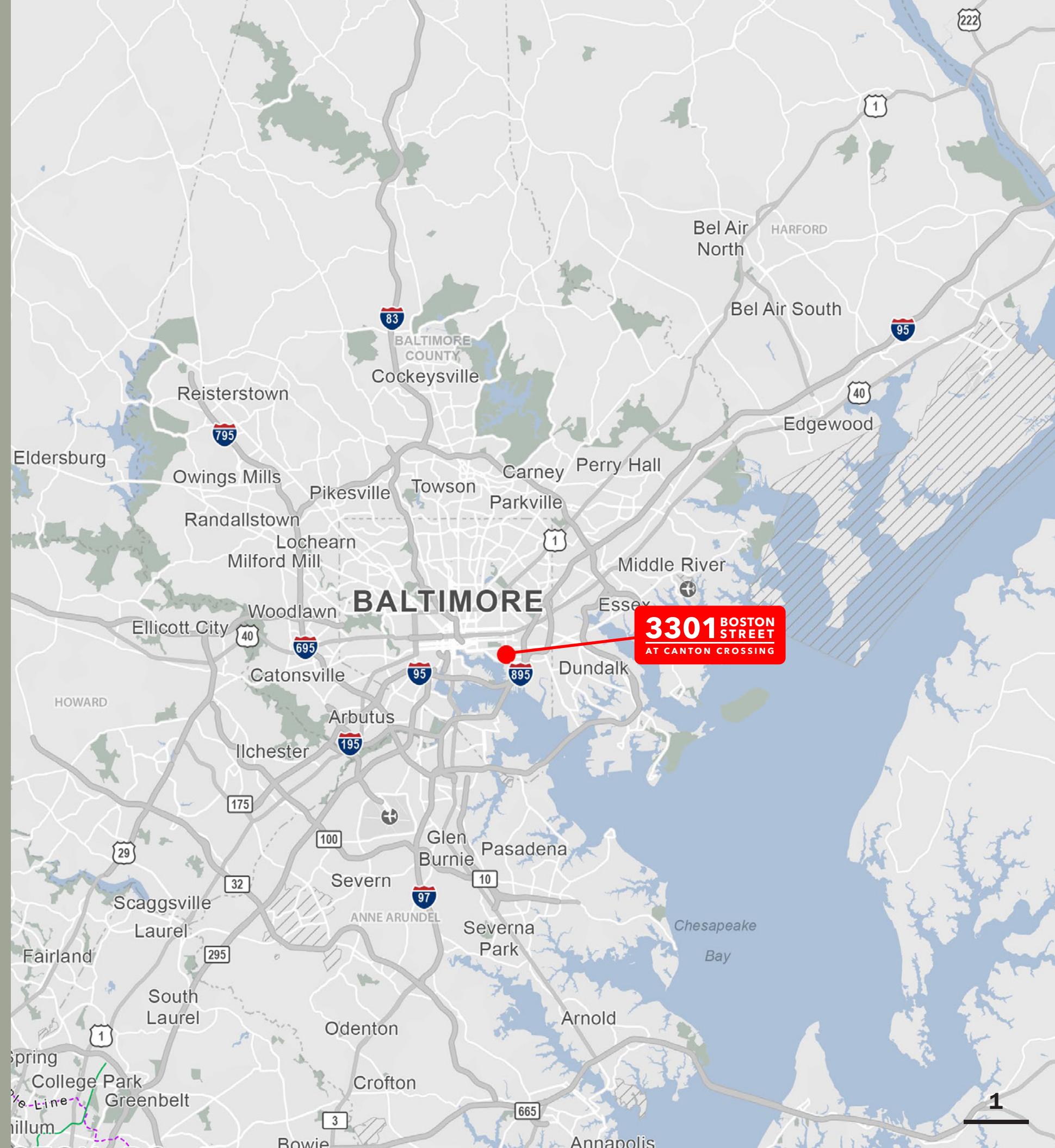
## AT CANTON CROSSING

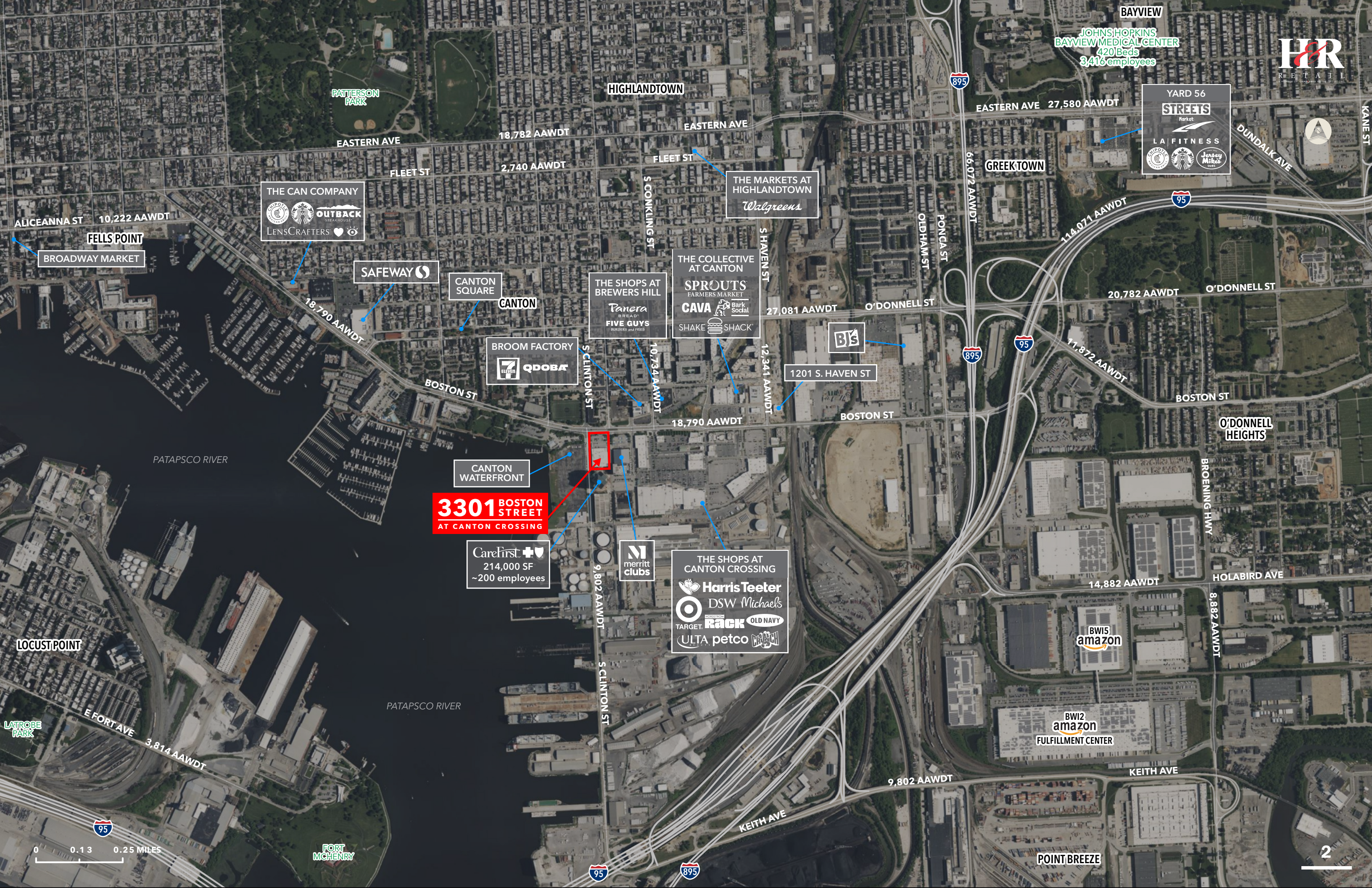
### HIGHLIGHTS

- High visibility location facing Boston Street (18,790 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

### 2026 DEMOGRAPHICS

|  Total Population |  Daytime Population |  Average HH Income |  Bachelor's/Grad/Prof Degree |
|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 1 MILE<br><b>20,940</b>                                                                              | <b>20,159</b>                                                                                          | <b>\$169,666</b>                                                                                      | <b>70.5%</b>                                                                                                      |
| 2 MILES<br><b>77,275</b>                                                                             | <b>96,519</b>                                                                                          | <b>\$136,503</b>                                                                                      | <b>55.9%</b>                                                                                                      |
| 3 MILES<br><b>160,775</b>                                                                            | <b>247,857</b>                                                                                         | <b>\$114,593</b>                                                                                      | <b>46%</b>                                                                                                        |





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

YARD 56  
**STREETS**  
Market  
LA FITNESS  
Chipotle  
Starbucks  
Johnny's  
Miraz

THE CAN COMPANY  
OUTBACK STEAKHOUSE  
LENSCRAFTERS

**SAFEWAY**

CANTON SQUARE

BROOM FACTORY  
7 ELEVEN  
QDOBA

THE SHOPS AT  
BREWERS HILL  
Panera  
FIVE GUYS

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

BJS

1201 S. HAVEN 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

BW15  
amazon

BW12  
amazon  
FULFILLMENT CENTER



27,081 AAWDT

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

THE GUNTHER  
162 Units

ELLIOTT ST  
THE DOMAIN  
180 Units

BROOM FACTORY  
QDOBA

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

MEWS ST  
440 Units

THE COLLECTIVE  
AT CANTON

515 Units  
Multi-family

1201 S. HAVEN ST

12,341 AAWDT

3400 BOSTON  
243 Units  
(FUTURE)

TOONE ST  
10,734 AAWDT

200 Units  
Apartments  
(UNDER  
CONSTRUCTION)

SPROUTS  
FARMERS MARKET  
Bark Social  
SHAKE SHACK

BOSTON ST  
18,790 AAWDT

CANTON  
WATERFRONT  
**3301 BOSTON STREET**  
AT CANTON CROSSING

9,802 AAWDT

CareFirst  
214,000 SF  
~200 employees

merritt  
clubs

DSW  
five BELOW  
ULTA

OLD NAVY

TARGET

Nichols

Harris Teeter

petco  
Rack

THE SHOPS AT  
CANTON CROSSING

# GROUND LEVEL SITE PLAN

CANTON  
WATERFRONT



WATERFRONT PUBLIC PAID PARKING LOT  
APPROX 650 SPACES



9,802 AAWDT

S CLINTON ST

GROUND LEVEL



SIGNAGE PYLON

CareFirst   
214,000 SF  
~200 employees



69 SPACES

BOSTON ST 18,790 AAWDT



S HIGHLAND AVE



PARKING GARAGE  
134 SPACES



## Site Plan Key

- Leased
- Available
- At Lease
- At LOI
- Open

0 90 FEET

# UPPER LEVEL SITE PLAN

CANTON  
WATERFRONT



WATERFRONT PUBLIC PAID PARKING LOT  
APPROX 650 SPACES



S CLINTON ST

UPPER LEVEL

SUITE 231  
8,825 SF  
CAN BE DEMISED  
(RENTABLE: 10,413 SF)

F S 8  
SUITE 230  
2,661 SF  
(RENTABLE: 3,140 SF)

MY SALON  
SUITE 220  
7,392 SF  
(RENTABLE: 8,733 SF)

SUITE 210  
1,690 SF  
(RENTABLE: 1,994 SF)

SUITE 240  
11,219 SF  
(RENTABLE: 13,238 SF)

CareFirst  
214,000 SF  
~200 employees

S HIGHLAND AVE



PARKING GARAGE  
134 SPACES



Site Plan Key

- Leased
- Available
- At Lease
- At LOI
- Open

0 90 FEET



SIGNAGE PYLON



BOSTON ST 18,790 AAWDT









# 3301 BOSTON STREET

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## AT CANTON CROSSING



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Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

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