3301 BOSTON STREET

AT CANTON CROSSING

JOIN

First National Bank

THE FOREST

STRETCH LAB

my salon suite

Boujee Nails

verizon

ALLY BEHAVIOR CENTERS

tropical SMOOTHIE CAFE

JUST SIGNED

FS8 PILATES · TONE · YOGA

MILAN Laser Hair Removal™

H&R RETAIL

A MEMBER OF CHAIN LINKS RETAIL ADVISORS

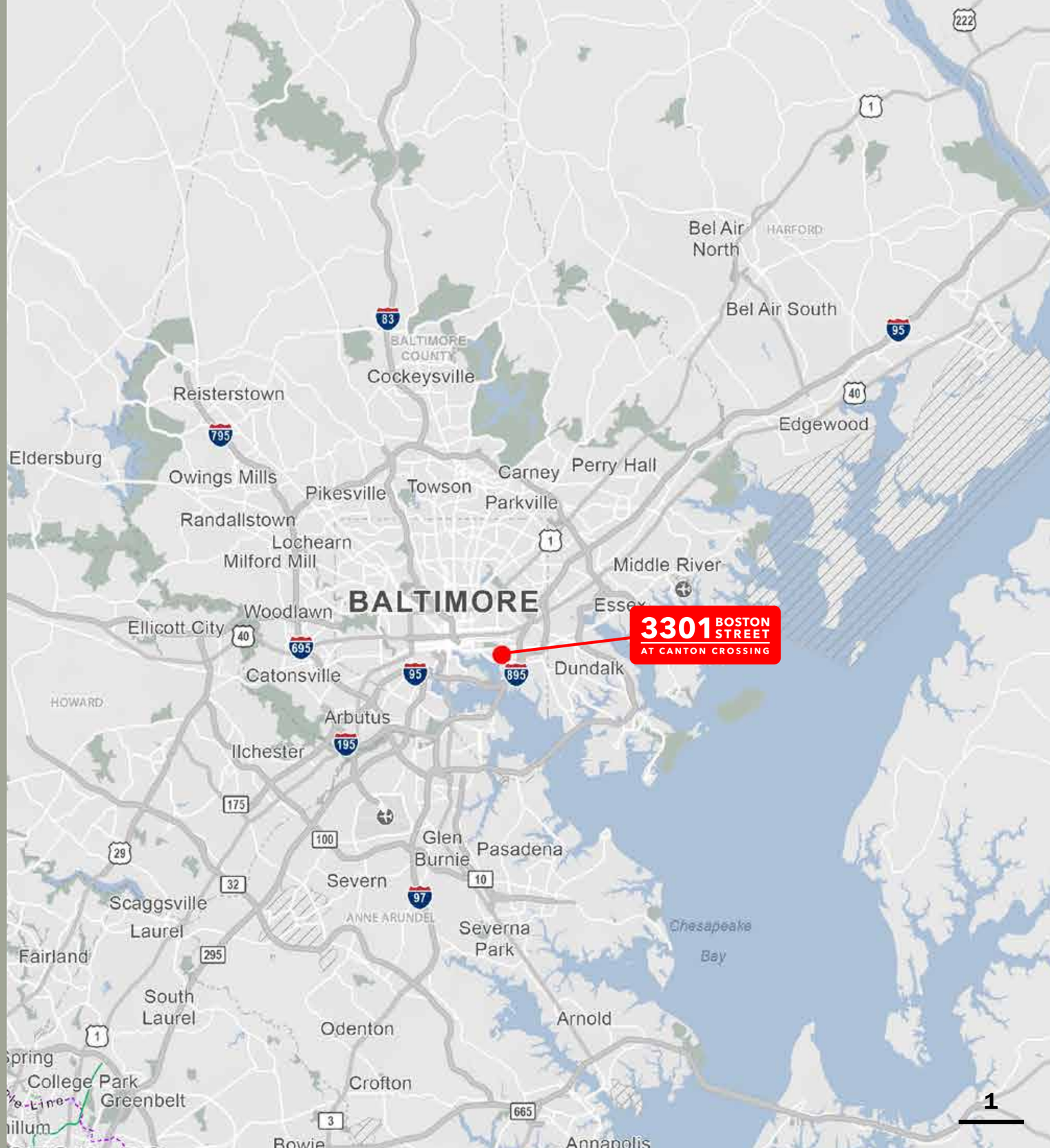
3301 BOSTON STREET
AT CANTON CROSSING

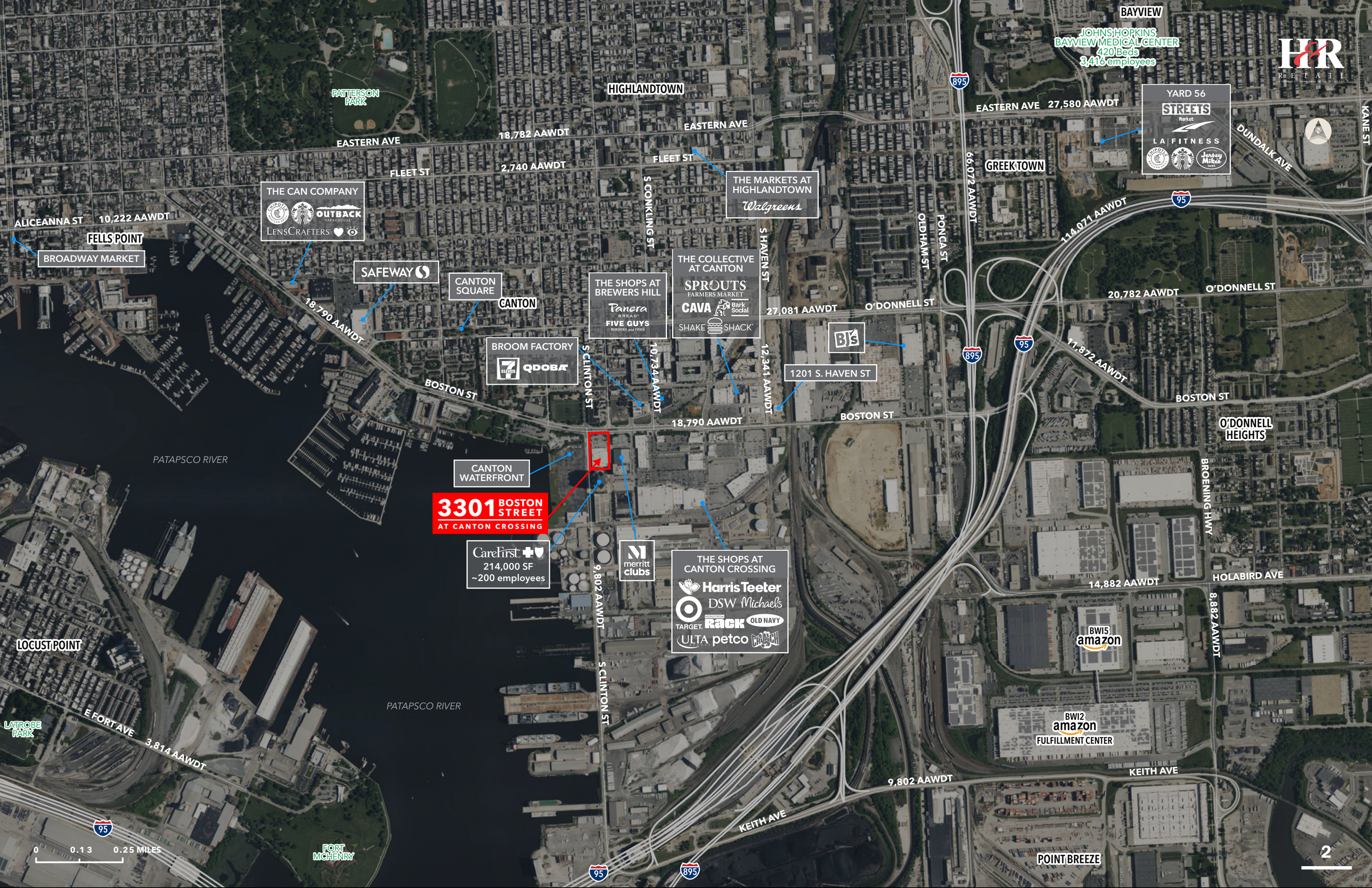
HIGHLIGHTS

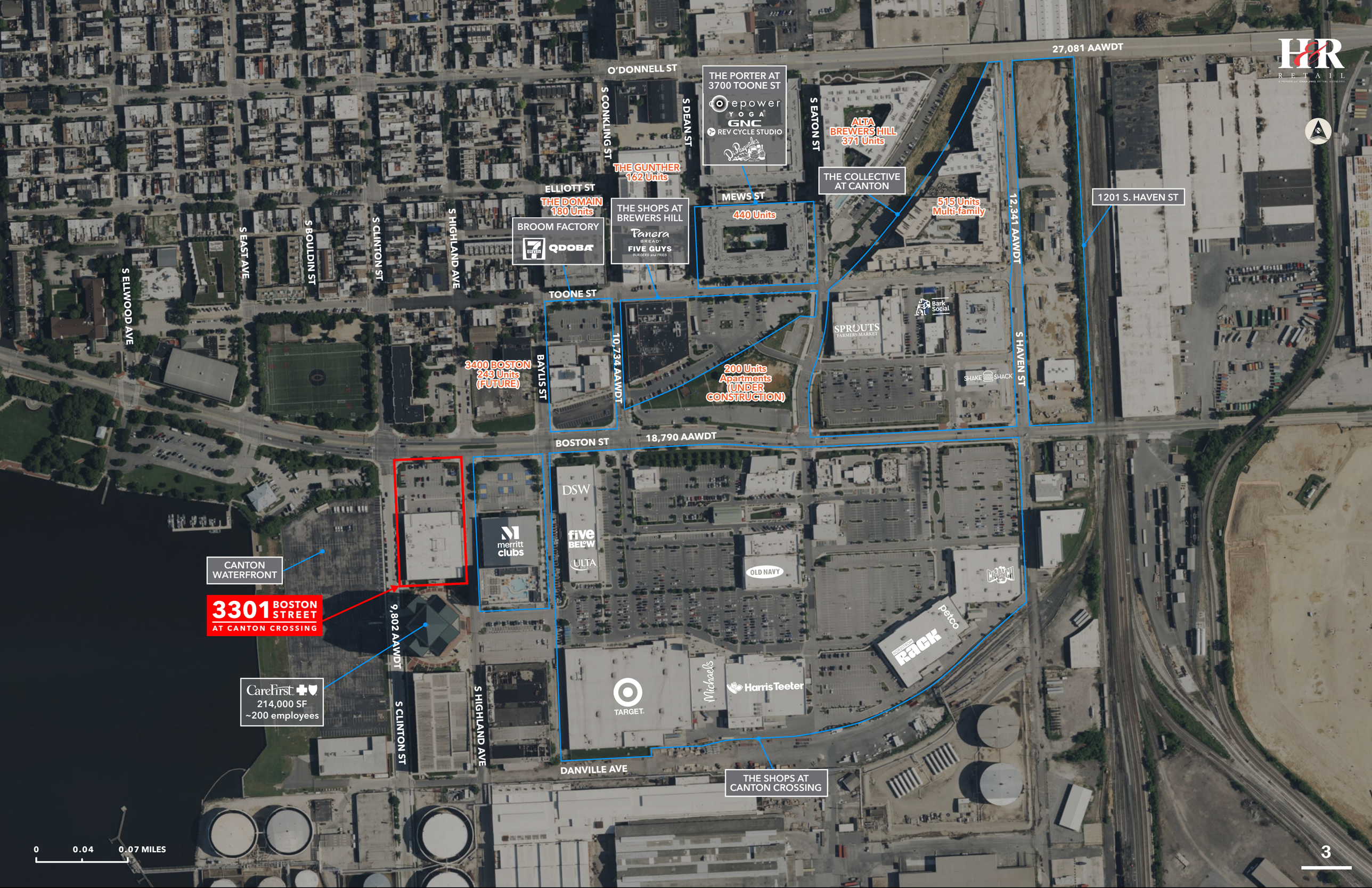
- High visibility location facing Boston Street (18,790 AAWDT) located in a dense, high growth trade area
- Located adjacent to Merritt Clubs Canton and Canton Crossing anchored by Target, Harris Teeter, Nordstrom Rack, DSW, and Michaels
- Easy access to I-95, I-895, and Downtown Baltimore
- Located 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	20,940	20,159	$169,666	70.5%
2 MILES	77,275	96,519	$136,503	55.9%
3 MILES	160,775	247,857	$114,593	46%




PATTERSON PARK
HIGHLANDTOWN
EASTERN AVE
18,782 AADWT
2,740 AADWT
FLEET ST
EASTERN AVE 27,580 AADWT
BAYVIEW
JOHNS HOPKINS BAYVIEW MEDICAL CENTER
420 Beds
3,416 employees
YARD 56
STREETS Market
LA FITNESS
DUNDALK AVE
KANE ST
GREEKTOWN
66,072 AADWT
114,071 AADWT
95
895
ALICEANNA ST
10,222 AADWT
FELLS POINT
BROADWAY MARKET
THE CAN COMPANY
OUTBACK STEAKHOUSE
LENSCRAFTERS
SAFEWAY
CANTON SQUARE
CANTON
18,790 AADWT
THE SHOPS AT BREWERS HILL
Panera BREAD
FIVE GUYS BURGERS and FRIES
THE COLLECTIVE AT CANTON
SPROUTS FARMERS MARKET
CAVA
Bark Social
SHAKE SHACK
THE MARKETS AT HIGHLANDTOWN
Walgreens
S CONKLING ST
S HAVEN ST
OLDHAM ST
PONCA ST
27,081 AADWT
O'DONNELL ST
20,782 AADWT
O'DONNELL ST
BROOM FACTORY
7-ELEVEN
QDOBA
S CLINTON ST
10,734 AADWT
12,341 AADWT
BJ'S
1201 S. HAVEN ST
11,872 AADWT
BOSTON ST
18,790 AADWT
BOSTON ST
O'DONNELL HEIGHTS
BROENING HWY
PATAPSCO RIVER
CANTON WATERFRONT
3301 BOSTON STREET
AT CANTON CROSSING
CarePlus
214,000 SF
~200 employees
merritt clubs
THE SHOPS AT CANTON CROSSING
Harris Teeter
DSW Michaels
TARGET
Rack
OLD NAVY
ULTA
petco
CRUNCH
9,802 AADWT
S CLINTON ST
14,882 AADWT
HOLABIRD AVE
8,882 AADWT
BWI5
amazon
BWI2
amazon
FULFILLMENT CENTER
KEITH AVE
9,802 AADWT
KEITH AVE
POINT BREEZE
LOCUST POINT
PATAPSCO RIVER
LATROBE PARK
E FORT AVE
3,814 AADWT
FORT MCHENRY
0 0.1 3 0.25 MILES
2


27,081 AAWDT
O'DONNELL ST
S CONKLING ST
S DEAN ST
S EATON ST
THE PORTER AT 3700 TOONE ST
Corepower YOGA
GNC
REV CYCLE STUDIO
Dr. Pawsitive
ALTA BREWERS HILL 371 Units
THE COLLECTIVE AT CANTON
THE GUNTHER 162 Units
ELLIOTT ST
THE DOMAIN 180 Units
MEWS ST
440 Units
515 Units Multi-family
12,341 AAWDT
1201 S. HAVEN ST
S ELLWOOD AVE
S EAST AVE
S BOULDIN ST
S CLINTON ST
S HIGHLAND AVE
BROOM FACTORY
7 ELEVEN
QDOBA
THE SHOPS AT BREWERS HILL
Panera BREAD
FIVE GUYS BURGERS and FRIES
TOONE ST
Bark Social
SPROUTS FARMERS MARKET
3400 BOSTON 243 Units (FUTURE)
BAYLIS ST
10,734 AAWDT
200 Units Apartments (UNDER CONSTRUCTION)
SHAKE SHACK
S HAVEN ST
BOSTON ST
18,790 AAWDT
DSW
five BELOW
ULTA
merritt clubs
OLD NAVY
Crunch
petco
HOME GOODS Rack
TARGET
Michaels
Harris Teeter
CANTON WATERFRONT
3301 BOSTON STREET AT CANTON CROSSING
9,802 AAWDT
S CLINTON ST
S HIGHLAND AVE
CareFirst
214,000 SF
~200 employees
DANVILLE AVE
THE SHOPS AT CANTON CROSSING
0
0.04
0.07 MILES
HR RETAIL
3

GROUND LEVEL SITE PLAN

CANTON WATERFRONT

WATERFRONT PUBLIC PAID PARKING LOT
APPROX 650 SPACES

9,802 AAWDT

S CLINTON ST

GROUND LEVEL

OUTDOOR PATIO

tropical CAFE
SUITE 117
1,429 SF

THB
SUITE 115
3,127 SF

Boujee Nails
SUITE 113
1,977 SF

SUITE 112
2,875SF

SUITE 110
2,897 SF

verizon
SUITE 108
2,121 SF

ALLY BEHAVIOR CENTERS
SUITE 120

CAN BE COMBINED

STRETCH LAB
SUITE 107
1,547 SF

SHARED CORRIDOR

ENTRY

ELEC.

BIKE STORAGE

First National Bank
SUITE 101
1,870 SF

WEST ENTRY

ALLY BEHAVIOR CENTERS
SUITE 120
11,297 SF

THE FOREST
SUITE 100
4,590 SF

69 SPACES

5
7
17
9
14
6
2

SIGNAGE PYLON



BOSTON ST 18,790 AAWDT

CareFirst
214,000 SF
~200 employees

S HIGHLAND AVE

PARKING GARAGE
134 SPACES

merritt clubs

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



9,802 AAWDT

S CLINTON ST

UPPER LEVEL

SUITE 232
5,922 SF
CAN BE DEMISED

SUITE 231
2,903 SF

F S 8
PILATES · TONE · YOGA
SUITE 230
2,661 SF

my salon suite
SUITE 220
7,392 SF

SHARED CORRIDOR

CONF. AMENITY

SUITE 210
1,690 SF

MILAN
Laser Hair Removal

SUITE 240
11,219 SF

69 SPACES

5
7
17
9
14
6
2

BOSTON ST 18,790 AAWDT

SIGNAGE PYLON



CareFirst
214,000 SF
~200 employees

S HIGHLAND AVE

PARKING GARAGE
134 SPACES

merritt clubs

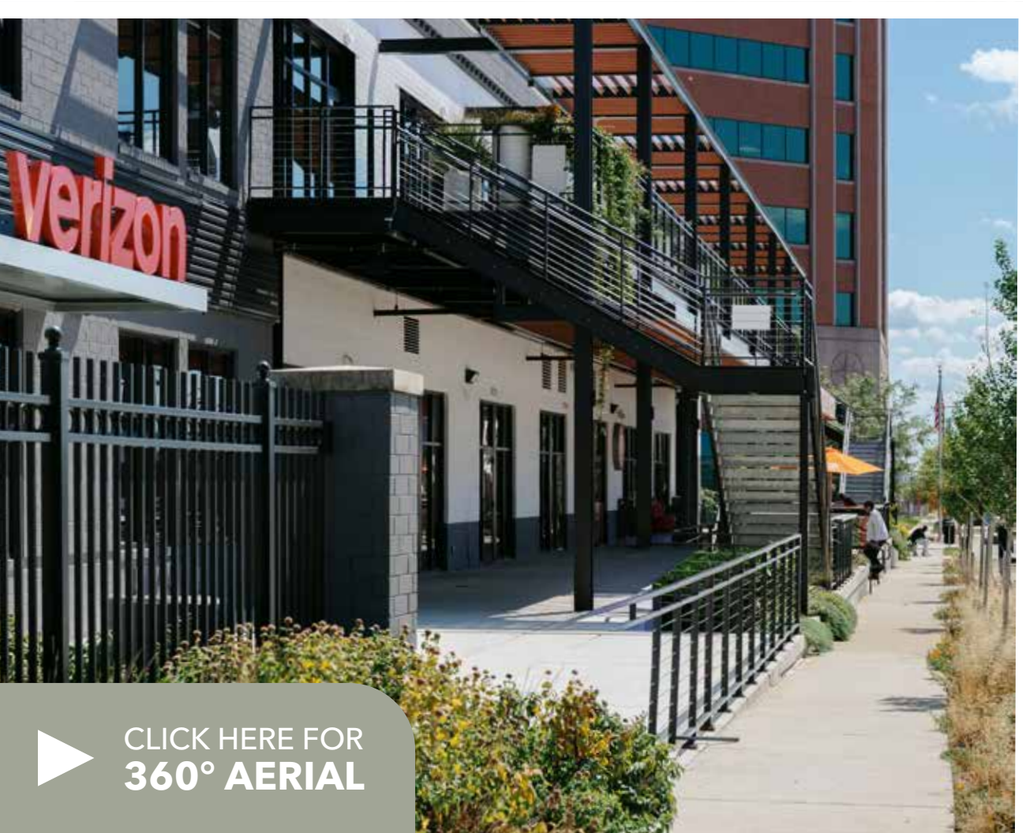


Site Plan Key
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0 90 FEET



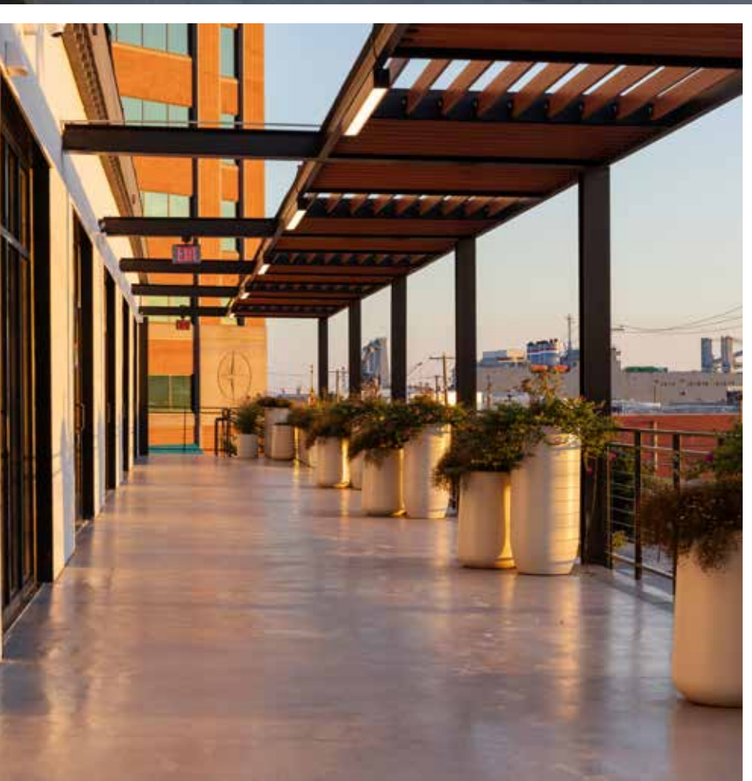


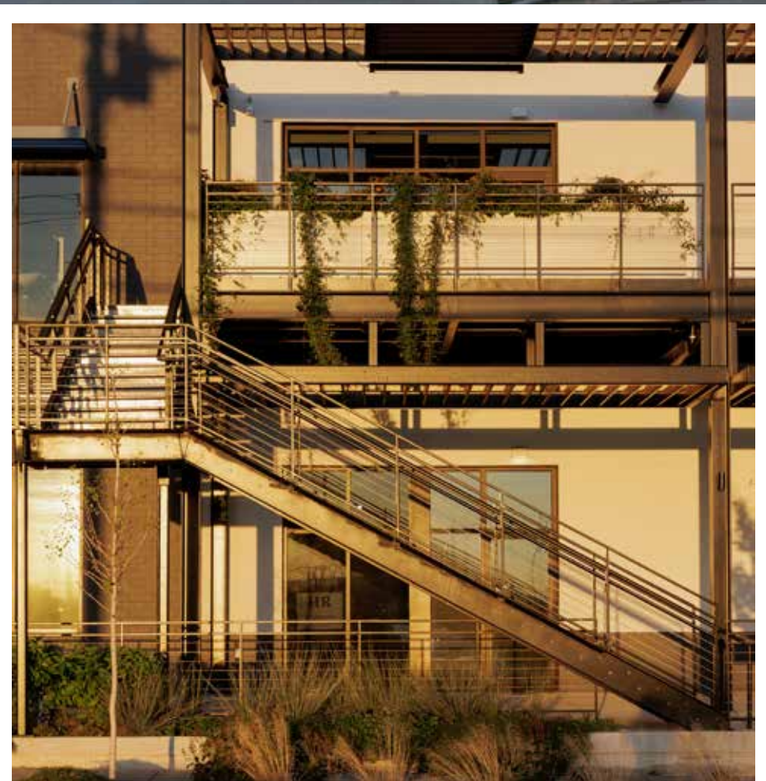


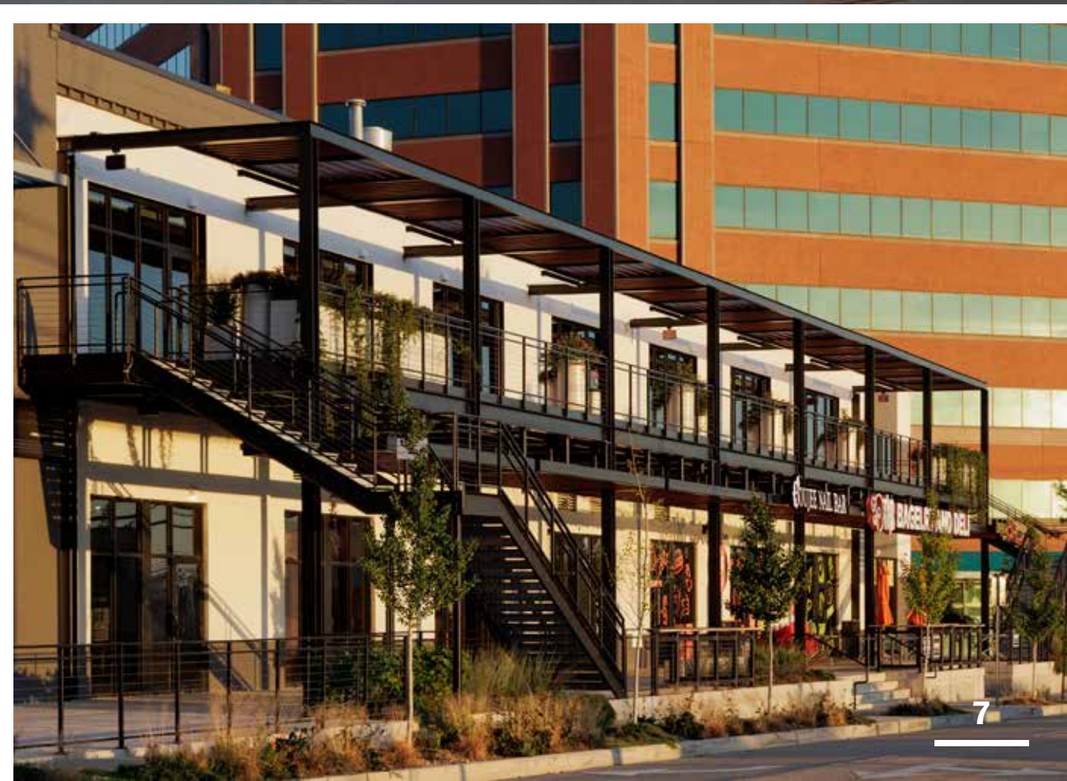
CLICK HERE FOR
360° AERIAL




merritt clubs
MY SALON Suite
MY SALON Suite
THE FOREST
3301 BOSTON ST.
STRETCH LAB
verizon
verizon
BAGELRY AND DELI


EXIT




BAGELRY AND DELI



3301 BOSTON STREET

AT CANTON CROSSING

H&R RETAIL
A MEMBER OF CHAIN LINKS RETAIL ADVISORS

www.hrretail.com

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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