



JOIN



First National Bank



THE FOREST
STRETCH LAB

MY SALON Suite.

JUST SIGNED

Wireless
NATION

Boujee Nails

tropical CAFE
SMOOTHIE

ALLY
BEHAVIOR CENTERS

3301 BOSTON
STREET
AT CANTON CROSSING



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

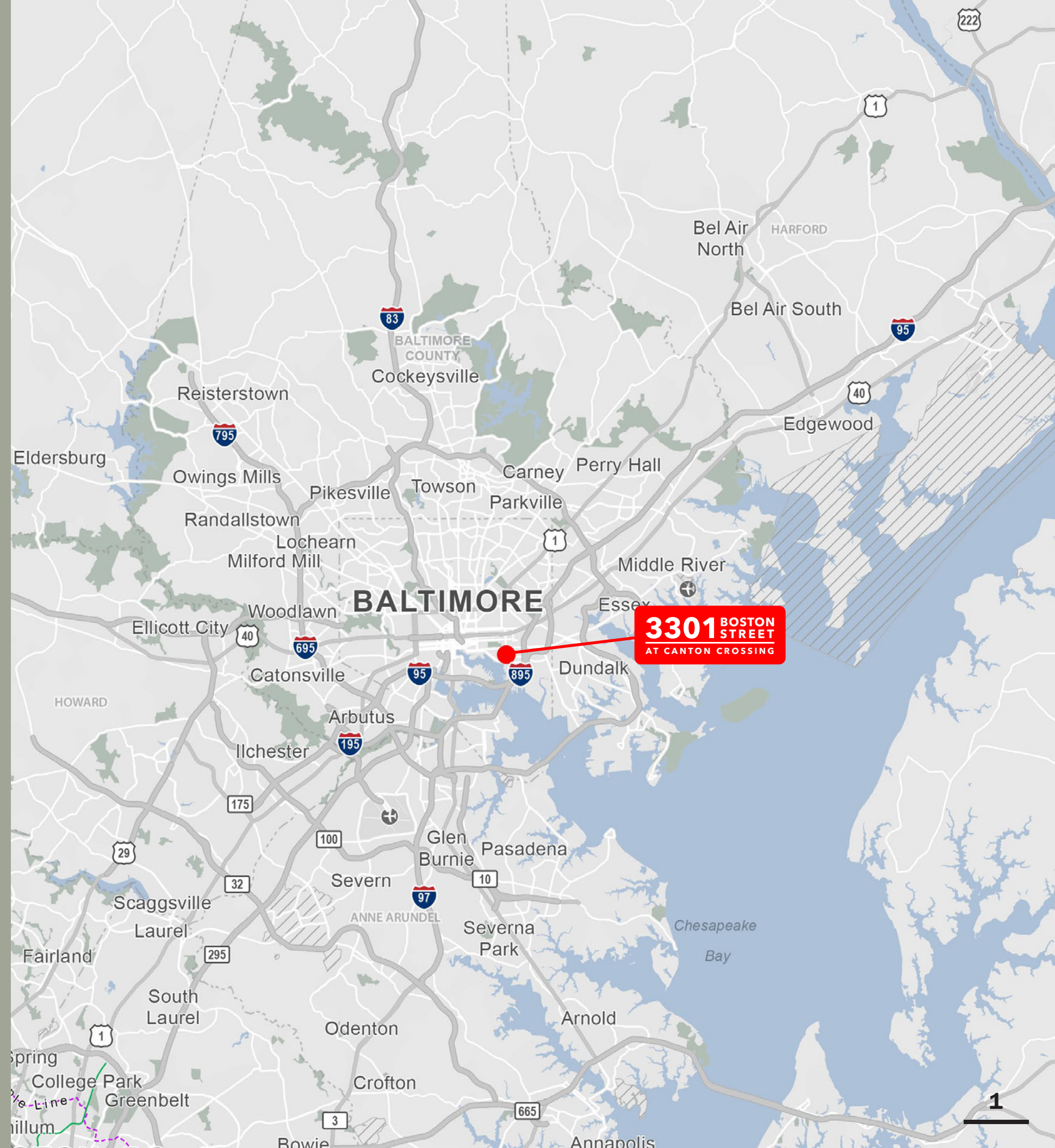
56.3%

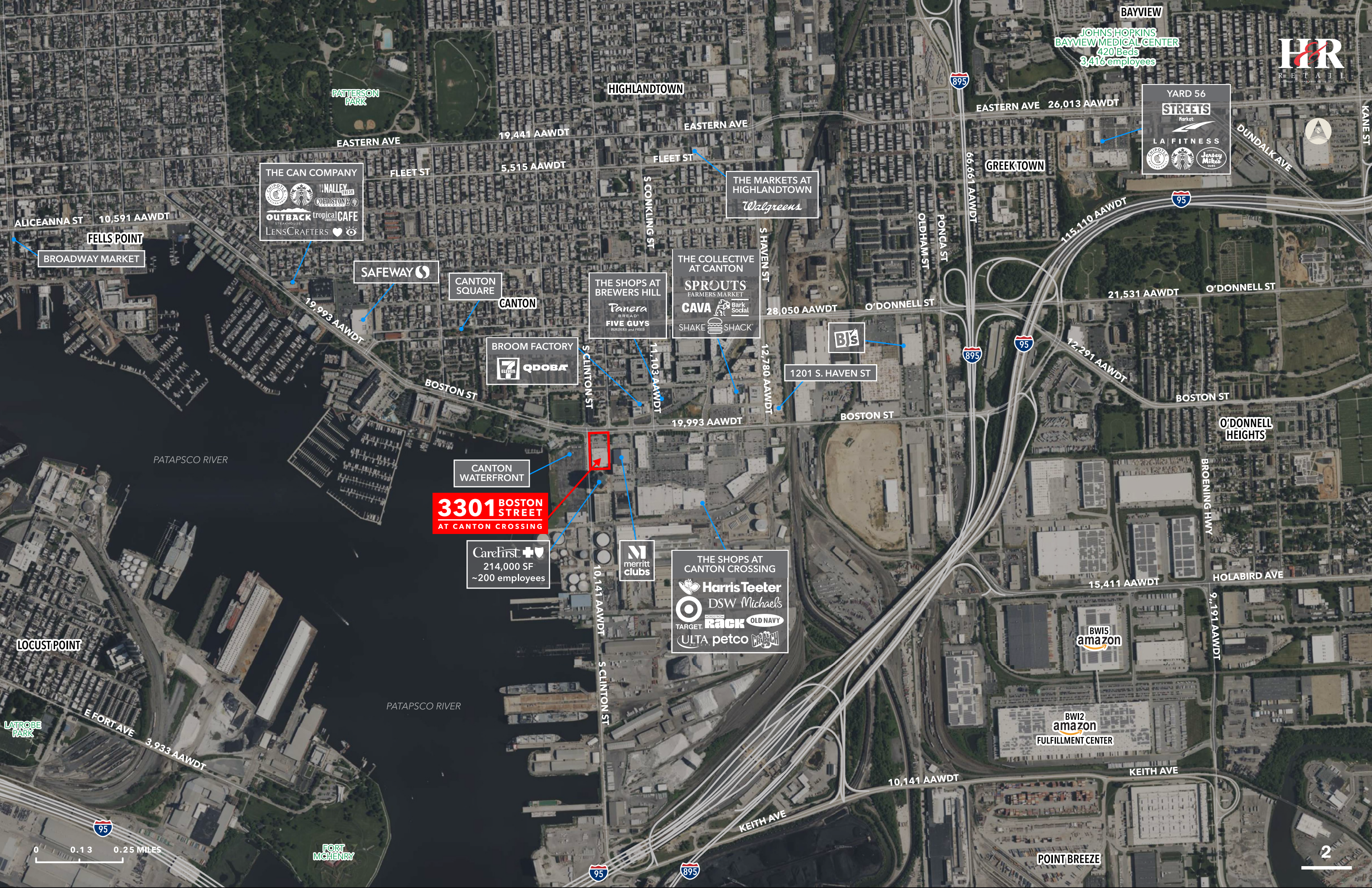
3 MILES
158,507

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
Johnny's
Miraz

HIGHLANDTOWN

PATTERSON PARK

EASTERN AVE 26,013 AAWDT

EASTERN AVE 19,441 AAWDT

EASTERN AVE

EASTERN AVE

FLEET ST

FLEET ST 5,515 AAWDT

FLEET ST

THE MARKETS AT
HIGHLANDTOWN
Walgreens

THE CAN COMPANY
Starbucks
VALLEY FRESH
CORDSTONE
OUTBACK STEAKHOUSE
tropical CAFE
LENSCRAFTERS

ALICEANNA ST 10,591 AAWDT

FELLS POINT

BROADWAY MARKET

SAFeway

CANTON SQUARE

CANTON

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

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

28,050 AAWDT

O'DONNELL ST

21,531 AAWDT

O'DONNELL ST

BROOM FACTORY
7 ELEVEN
QDOBA

BOSTON ST

S CLINTON ST

11,103 AAWDT

12,780 AAWDT

1201 S. HAVEN ST

19,993 AAWDT

BOSTON ST

BOSTON ST

O'DONNELL HEIGHTS

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
WALCH

15,411 AAWDT

HOLABIRD AVE

BW15
amazon

BW12
amazon
FULFILLMENT CENTER

KEITH AVE

10,141 AAWDT

KEITH AVE

POINT BREEZE

LOCUST POINT

LATROBE PARK

E FORT AVE

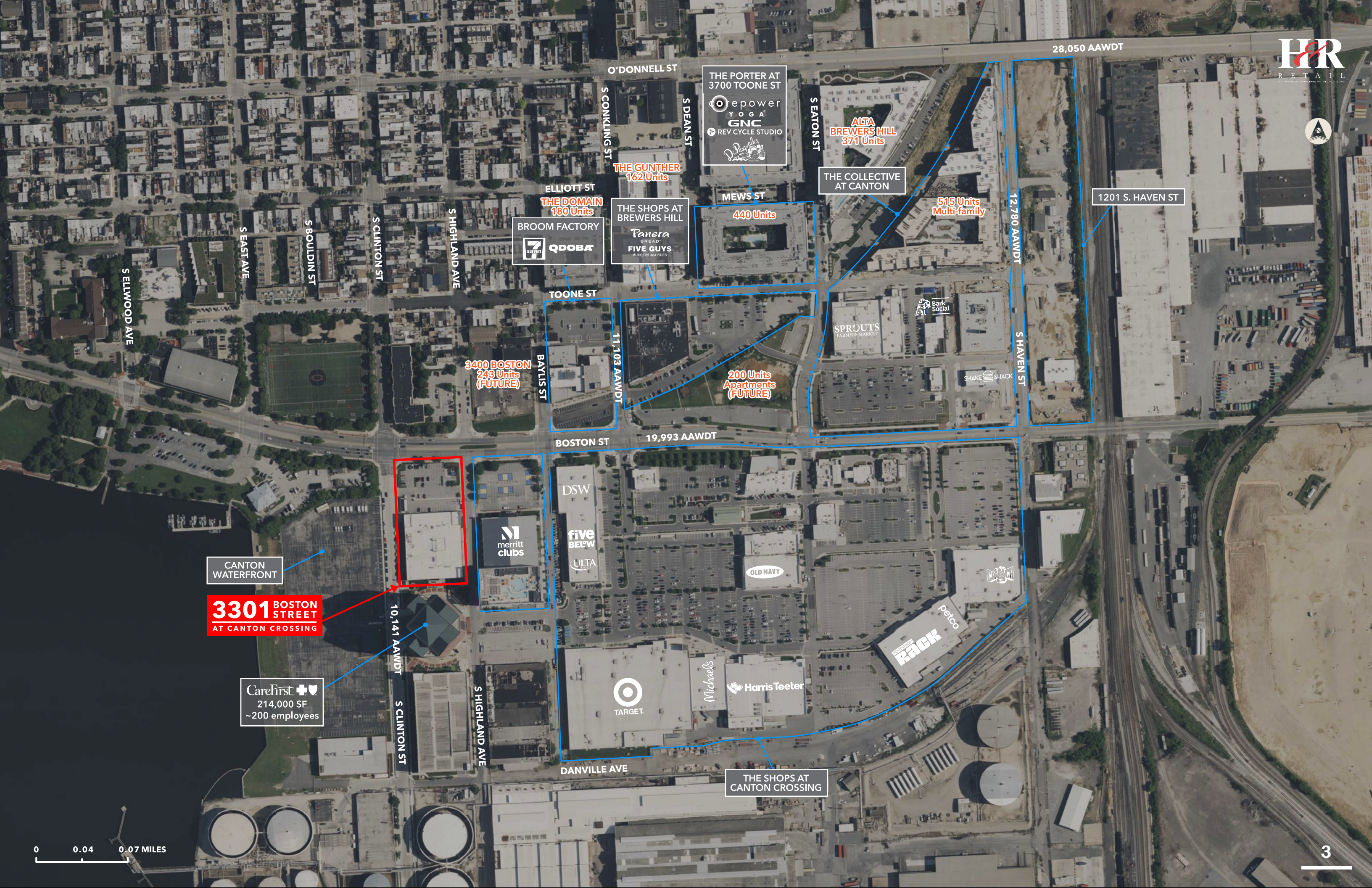
3,933 AAWDT

PATAPSCO RIVER

PATAPSCO RIVER

FORT MCHENRY

0 0.13 0.25 MILES



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

| tr | S |

SUITE
3.12

SU
1
2,9
(continued)

10
02 SF

1

69

5

—

2

16

FE
E E

1

□

1

6

1

10

10

S HIGHLAND AVE



PARKING GARAGE
134 SPACES



BAYLIS ST



five BELOW LOFT

DSW

Site Plan Key

- Leased
- Available
- At Lease
- Open

0 90 FEET

1







3301 BOSTON STREET

AT CANTON CROSSING



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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