



3907 EASTERN AVENUE

BALTIMORE, MD 21224



3,640-7,280 SF Space Available

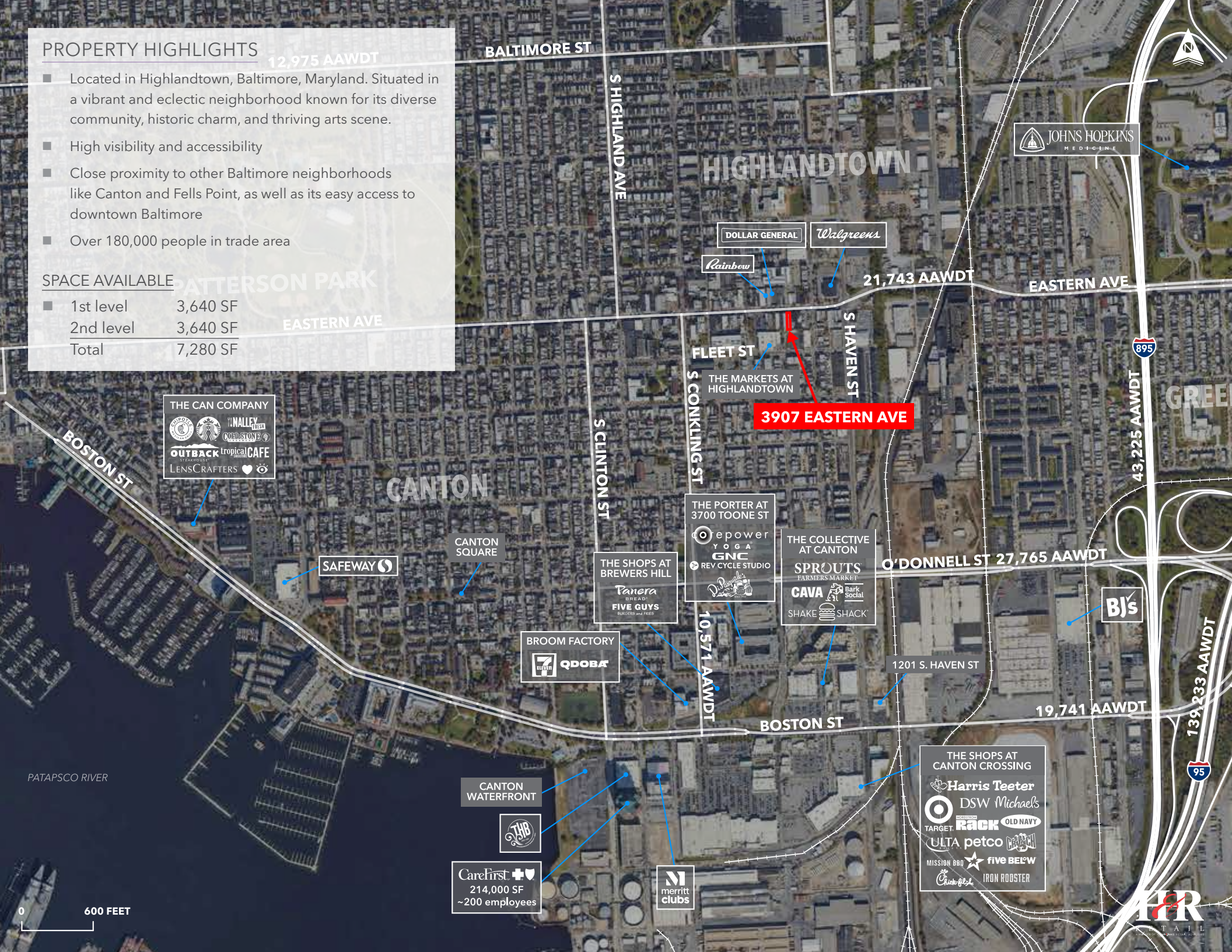
PROPERTY HIGHLIGHTS

12,975 AAWDT

- Located in Highlandtown, Baltimore, Maryland. Situated in a vibrant and eclectic neighborhood known for its diverse community, historic charm, and thriving arts scene.
- High visibility and accessibility
- Close proximity to other Baltimore neighborhoods like Canton and Fells Point, as well as its easy access to downtown Baltimore
- Over 180,000 people in trade area

SPACE AVAILABLE

■ 1st level	3,640 SF
■ 2nd level	3,640 SF
■ Total	7,280 SF



BALTIMORE ST

S HIGHLAND AVE

HIGHLANDTOWN

JOHNS HOPKINS MEDICINE

DOLLAR GENERAL

Walgreens

Rainbow

21,743 AAWDT

EASTERN AVE

PATTERSON PARK

EASTERN AVE

1st level 3,640 SF

2nd level 3,640 SF

Total 7,280 SF

THE CAN COMPANY
 STARBUCKS
 TROPICAL CAFE
 LENS CRAFTERS

BOSTON ST

CANTON

CANTON SQUARE

SAFeway

S CLINTON ST

FLEET ST

THE MARKETS AT HIGHLANDTOWN

3907 EASTERN AVE

S HAVEN ST

S CONKLING ST

THE PORTER AT 3700 TOONE ST

epower
 YOGA
 GNC
 REV CYCLE STUDIO

THE COLLECTIVE AT CANTON

SPROUTS FARMERS MARKET
 CAVA
 SHAKE SHACK

O'DONNELL ST 27,765 AAWDT

THE SHOPS AT BREWERS HILL
 Panera
 FIVE GUYS

BROOM FACTORY
 QDOBA

10,571 AAWDT

1201 S. HAVEN ST

BJ's

BOSTON ST

19,741 AAWDT

PATAPSCO RIVER

CANTON WATERFRONT

THB

Carefirst
 214,000 SF
 ~200 employees

merritt clubs

THE SHOPS AT CANTON CROSSING
 Harris Teeter
 DSW
 Michael's
 TARGET
 Rack
 OLD NAVY
 ULTA
 petco
 MISSION BBQ
 five BEL'W
 IRON ROOSTER

895

43,225 AAWDT

139,233 AAWDT

95

600 FEET

HR
 STALL
 2024.11.14.2024

HOHM HIGHLANDTOWN
APARTMENTS
149 apt. units
Built in 2023

Walgreens

JOHNS HOPKINS
WIC
HOUSE OF RUTH



Rainbow

DOLLAR GENERAL

cricket

EASTERN AVE

21,743 AAWDT



metro



H&R BLOCK

HIGHLANDTOWN
PHARMACY

GRUNDY ST

S HAVEN ST 8,374 AAWDT

S EATON ST

THE MARKETS AT
HIGHLANDTOWN

FLEET ST

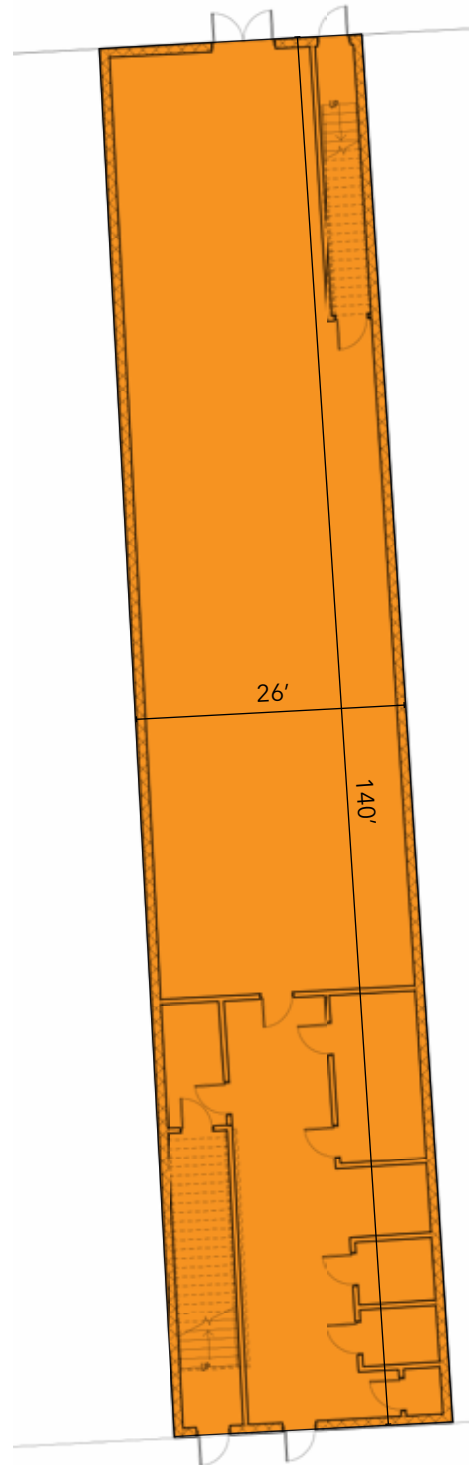
FAGLEY ST

BEST BATTERY

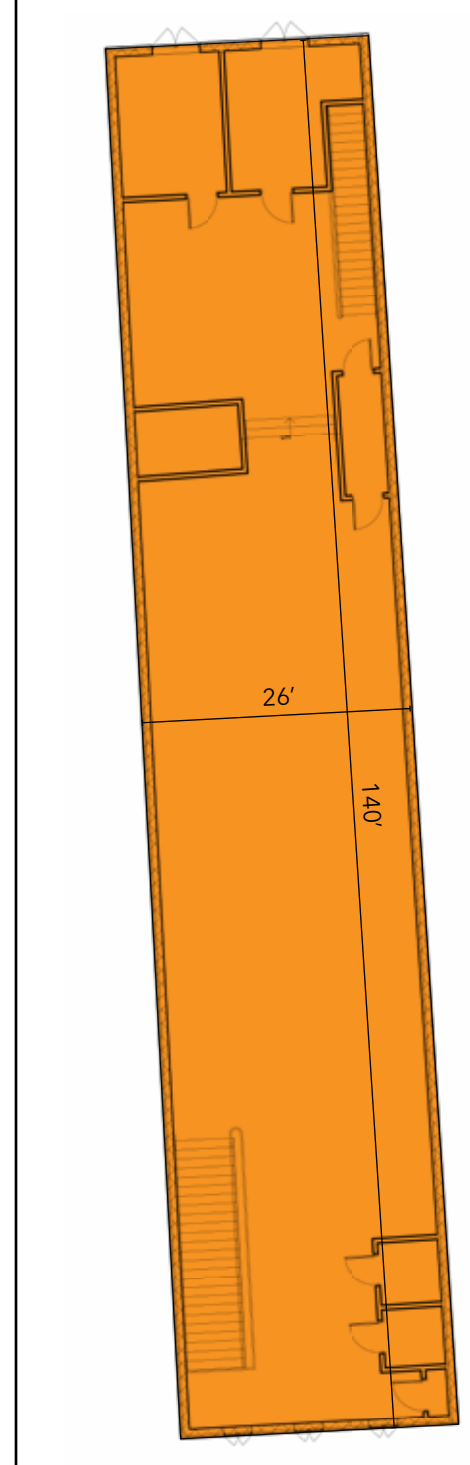




1ST LEVEL 3,640 SF



2ND LEVEL 3,640 SF

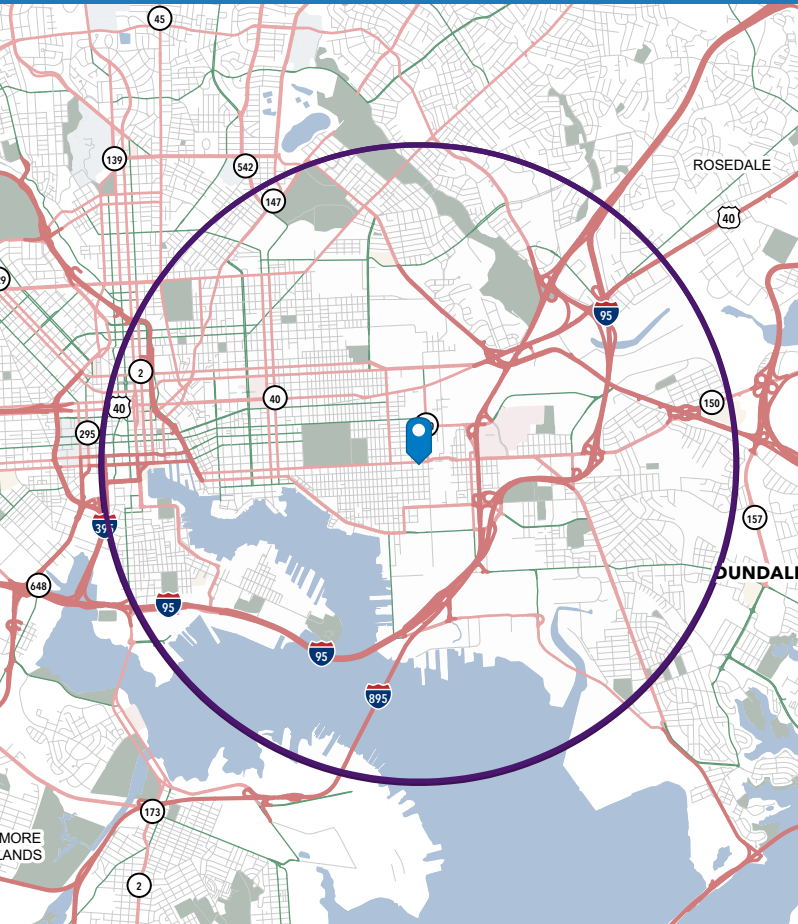




BALTIMORE, MD

DEMOGRAPHIC PROFILE (2023)

3907 Eastern Avenue
3 mile ring



KEY FACTS

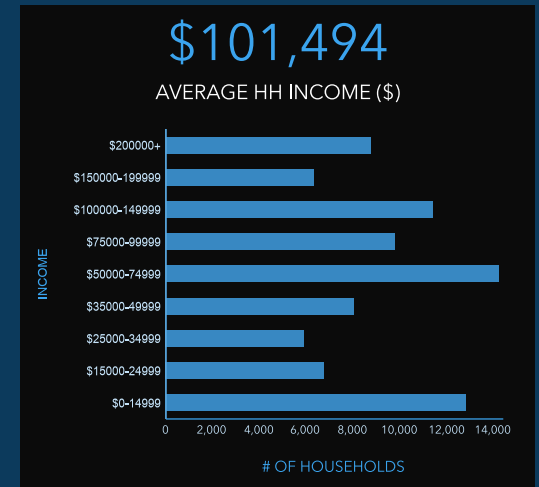
188,191 Population	35.6 Median Age	83,771 Households
------------------------------	---------------------------	-----------------------------

EDUCATION

22% High School Diploma	22% Bachelor's Degree	19% Graduate/Professional Degree
-----------------------------------	---------------------------------	--

INCOME

	\$62,611 Median Household Income
	\$45,291 Per Capita Income



BUSINESS

	10,846 Total Businesses		273,179 Daytime Population		947 Food Srv & Drinking Places
--	-----------------------------------	--	--------------------------------------	--	--

TAPESTRY SEGMENTS

3B Metro Renters
21,126 (25.2%) of households

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

- Very interested in the fine arts and strive to be sophisticated; value education and creativity.
- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.

12D Modest Income Homes
7,600 (9.1%) of households

Families in this urban segment may be nontraditional; however, their religious faith and family values guide their modest lifestyles. Many residents are primary caregivers to their elderly family members. Jobs are not always easy to come by, but wages and salary income are still the main sources of income for most households. Reliance on Social Security and public assistance income is necessary to support single-parent and multigenerational families. High poverty rates in this market make it difficult to make ends meet. Nonetheless, rents are relatively low (Index 73), public transportation is available, and Medicaid can assist families in need.

- Consumers in this market consider traditional gender roles and religious faith very important.
- This market lives for today, choosing to save only for a specific purpose.
- They favor TV as their media of choice and will purchase a product with a celebrity endorsement.

8E Front Porches
7,434 (8.9%) of households

Front Porches blends household types, with more young families with children or single households than average. This group is also more diverse than the US. Half of householders are renters, and many of the homes are older town homes or duplexes. Friends and family are central to Front Porches residents and help to influence household buying decisions. Residents enjoy their automobiles and like cars that are fun to drive. Income and net worth are well below the US average, and many families have taken out loans to make ends meet.

- Price is more important than brand names or style to these consumers.
- With limited incomes, these are not adventurous shoppers.
- They would rather cook a meal at home than dine out.
- They seek adventure and strive to have fun.



Please Contact
Brian Mitchell
240.482.3604
bmitchell@hrretail.com

1 West Pennsylvania Avenue,
Suite 320
Baltimore, Maryland 21204
410.308.0800