



2400 BOSTON ST
BALTIMORE, MD 21224

PROPERTY HIGHLIGHTS

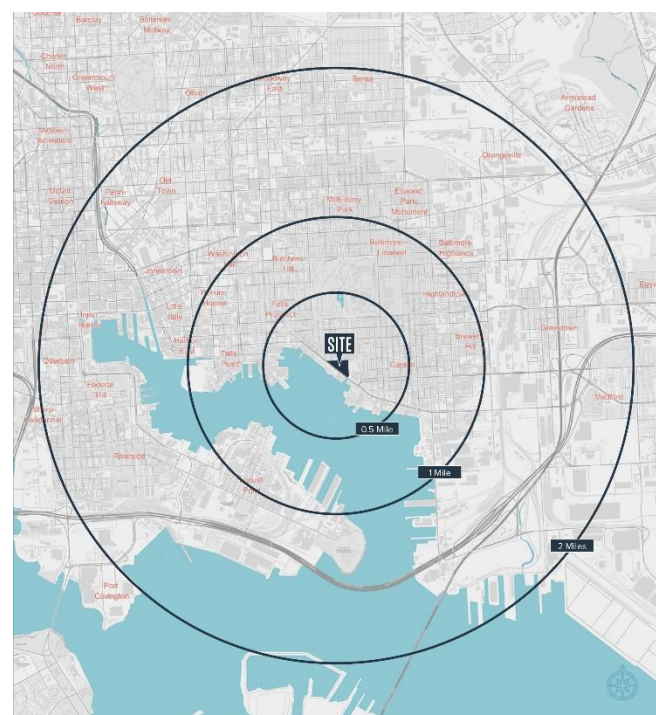
- **LOCATED IN THE HEART OF CANTON** Surrounded by dense, affluent, and growing residential population base.
- **CONVENIENT SURFACE PARKING** Additional parking in a structured garage on site.
- **EXCELLENT VISIBILITY** Highlight trafficked Boston Street (16,811 ADT).
- **HIGH VOLUME RETAILERS** Adjacent to high volume Safeway.
- **BUILT-IN DAYTIME POPULATION** AOL and DAP occupy office space within the project with approximately 350 daytime office employees.
- **NEWLY RENOVATED** Painted entire exterior, lighting upgrades, added planter boxes with seating, and monument sign*

DEMOGRAPHICS

	0.5 MILE	1 MILE	2 MILES
Population	10,933	40,502	110,203
No. Households	5,942	18,913	44,918
Average HH Income	\$115,576	\$97,145	\$79,388
Daytime Population	4,239	19,439	125,690
Availability	Immediately		
Space Available	1,600 – 10,000 sf		
Signage	Pylon Signage Available		
Co-Tenants (Retail)	Outback Steakhouse, Chipotle, Starbucks, Alma Cocina Latina, Pure Barre, Original Pancake House, RegionAle, ATI Physical Therapy, Brocatos Hair Studio, Nally Fresh, GameStop, Babylon Nails & More		

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