



JOIN



STRETCH LAB
MY SALON *Suite.*

JUST SIGNED

Wireless
NATION

Boujee Nails
tropical **CAFE**
SMOOTHIE

3301 BOSTON
STREET
AT CANTON CROSSING



3301 BOSTON STREET

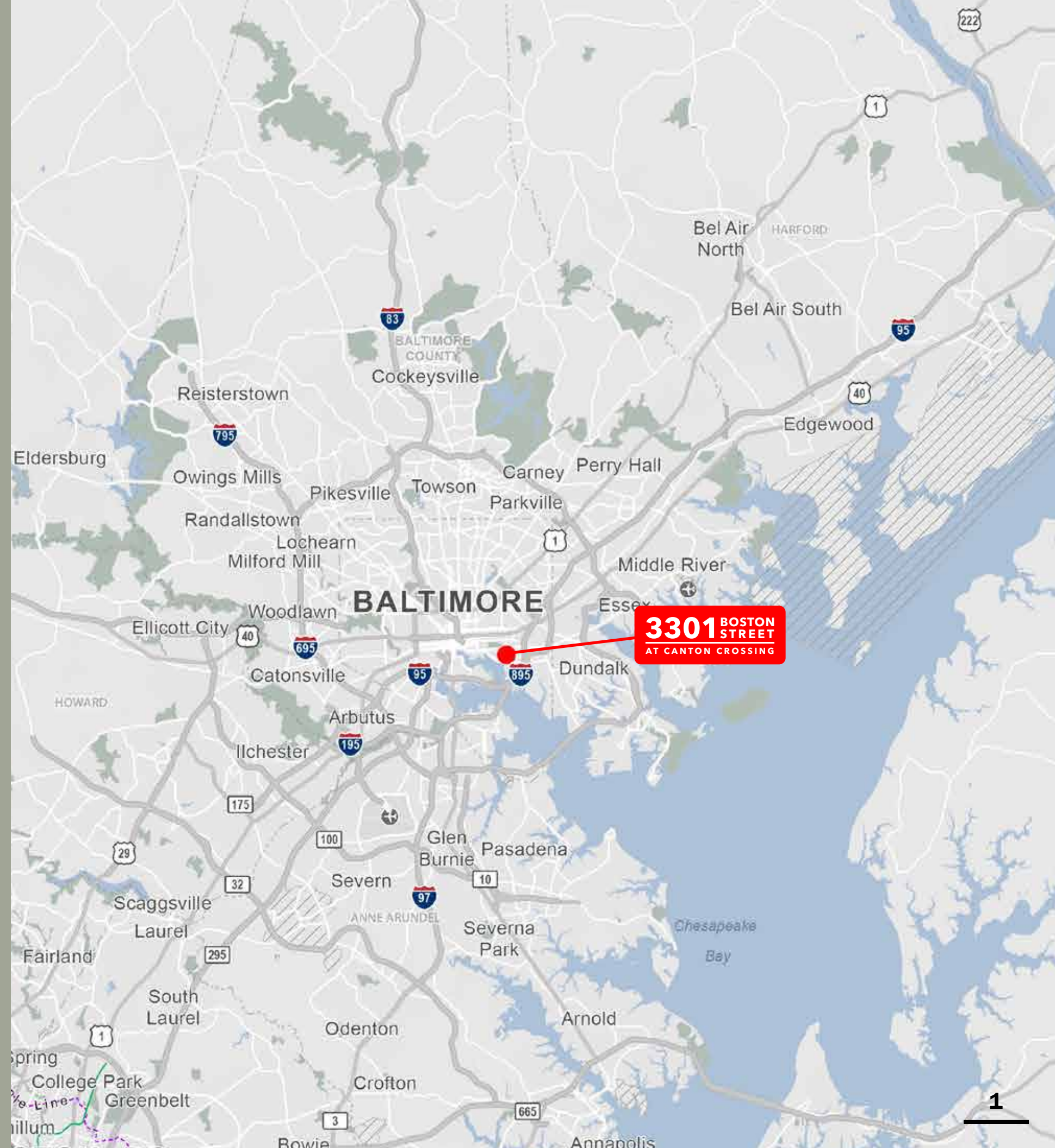
AT CANTON CROSSING

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

Icon	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

THE MARKETS AT
HIGHLANDTOWN

Walgreens

THE COLLECTIVE
AT CANTON

SPROUTS
FARMERS MARKET

CAVA

SHAKE SHACK

THE SHOPS AT
BREWERS HILL

Panera

FIVE GUYS

BROOM FACTORY

7 ELEVEN

QDOBA

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

BW15
amazon

BW12
amazon
FULFILLMENT CENTER

POINT BREEZE

THE CAN COMPANY

OUTBACK

tropical CAFE

LENSCRAFTERS

SAFeway

CANTON SQUARE

B'S

1201 S. HAVEN ST

ALICEANNA ST 10,591 AAWDT

FELLS POINT

BROADWAY MARKET

19,993 AAWDT

19,441 AAWDT

5,515 AAWDT

FLEET ST

HIGHLANDTOWN

EASTERN AVE

EASTERN AVE 26,013 AAWDT

GREEKTOWN

66,661 AAWDT

115,110 AAWDT

21,531 AAWDT

O'DONNELL ST

12,291 AAWDT

BOSTON ST

19,993 AAWDT

BOSTON ST

O'DONNELL HEIGHTS

PATAPSCO RIVER

CANTON WATERFRONT

BROENING HWY

15,411 AAWDT

HOLABIRD AVE

9,191 AAWDT

LOGUST POINT

PATAPSCO RIVER

E FORT AVE 3,933 AAWDT

10,141 AAWDT

S CLINTON ST

895

95

10,141 AAWDT

KEITH AVE

KEITH AVE

0 0.13 0.25 MILES

FORT MCHENRY



28,050 AAWDT

THE PORTER AT
3700 TOONE ST
orepower
YOGA
GNC
REV CYCLE STUDIO
Dunkin'

ALTA
BREWERS HILL
371 Units

THE COLLECTIVE
AT CANTON

515 Units
Multi-family

1201 S. HAVEN ST

MEWS ST
440 Units

ELLIOTT ST
THE DOMAIN
180 Units
BROOM FACTORY
QDOBA

THE SHOPS AT
BREWERS HILL
Panera
FIVE GUYS

3400 BOSTON
243 Units
(FUTURE)

TOONE ST
200 Units
Apartments
(FUTURE)

SPROUTS
FARMERS MARKET
Bark Social
SHAKE SHACK

12,780 AAWDT
S HAVEN ST

BOSTON ST
19,993 AAWDT

CANTON
WATERFRONT

**3301 BOSTON
STREET**
AT CANTON CROSSING

CareFirst
214,000 SF
~200 employees

10,141 AAWDT
S CLINTON ST

merritt
clubs

DSW
five
BELOW
ULTA
OLD NAVY
petco
Rack
petco
Harris Teeter
Michaels
TARGET

THE SHOPS AT
CANTON CROSSING

DANVILLE AVE

0 0.04 0.07 MILES

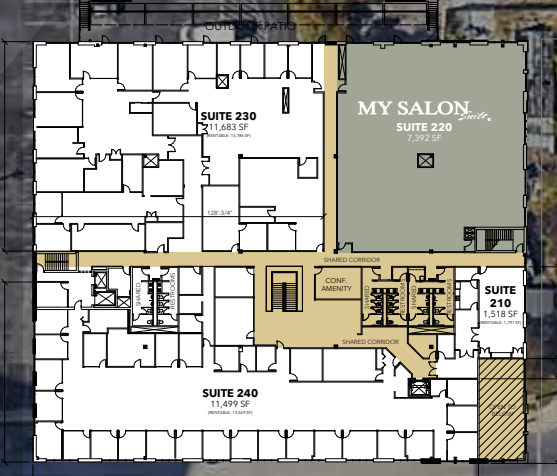
SITE PLANS



CANTON WATERFRONT **P**

WATERFRONT PUBLIC PAID PARKING LOT
APPROX 650 SPACES

UPPER LEVEL



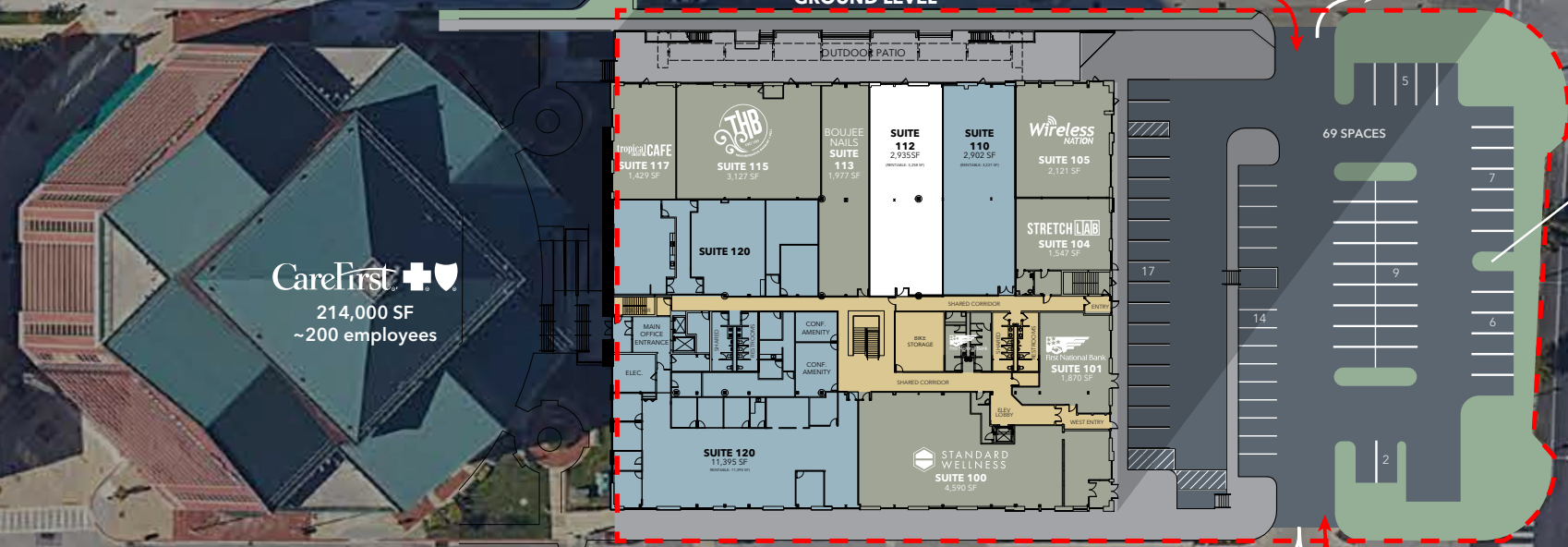
10,141 AAWDT

S CLINTON ST

SIGNAGE PYLON



GROUND LEVEL



CareFirst **+**
214,000 SF
~200 employees

BOSTON ST 19,993 AAWDT

S HIGHLAND AVE

P

PARKING GARAGE
134 SPACES

merritt clubs

BAYLIS ST

Site Plan Key

- Leased
- Available
- At Lease

0 90 FEET

ULTA

FIVE BEL'W LOFT

DSW







3301 BOSTON STREET

AT CANTON CROSSING

RETAIL LEASING

SUZANNE KATZ
410.308.6356
skatz@hrretail.com

BRYAN DAVIS
240.482.3612
bdavis@hrretail.com

WASHINGTON, DC
3 Bethesda Metro Center | Suite 620
Bethesda, MD 20814
Telephone 301.656.3030

www.hrretail.com

BALTIMORE, MD
2 Hamill Road | Suite 348W
Baltimore, MD 21210
Telephone 410.308.0800

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.

H&R
RETAIL
A MEMBER OF CHAIN LINKS RETAIL ADVISORS