

510 S. EDEN STREET

Harbor East, MD 21231
Baltimore City

±8,000 SF PRIME HARBOR EAST LOCATION

IN THE HEART OF ONE
OF BALTIMORE'S MOST
VIBRANT MIXED-USE
NEIGHBORHOODS

NEARBY RETAILERS

SEPHORA

 lululemon

sweetgreen



alo

PANDORA
UNFORGETTABLE MOMENTS

RETAIL FOR LEASE

- ±8,000 SF single-story building in the heart of Harbor East.
- Surrounded by top-tier retailers, restaurants, hotels, and new residential density.
- Easy access to I-83, I-95, and the Inner Harbor.
- Dramatic industrial façade with excellent branding potential and direct street access.
- Zoning in C-5DE (Downtown East subdistrict, C-5 Downtown District class) — allows for a broad mix of downtown uses in a dense, mixed-use context.

CO-LEASED BY:

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KS
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AVAILABLE SPACE:

- ±8,000 SF

LOCATION & DEMOGRAPHICS



[DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024

President St	33,431 ADT
Eastern Ave	18,001 ADT
S Central Ave	3,123 ADT

	.5-MILE	1-MILES	1.5-MILES			
	Population 9,083	36,852	90,646		Households 4,857	20,864 47,955
	Daytime Population 20,559	99,019	194,132		Average Household Income \$120,866	\$127,078 \$116,498

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The map displays the following locations and businesses:

- Lexington Market**: Krause's, Black Market, Pennie's Deli, Rock.
- University of Maryland Baltimore**: 15,271 students & staff.
- CFB Bank Arena**: 829K annual visitors.
- Chipotle Mexican Grill**.
- Dunkin'**.
- Wells Fargo**.
- F Mobile**.
- Starbucks**.
- CVS**.
- Lockwood Place**: Marshall's, IHOP, Chipotle.
- 150 Annual Events Power Plant Live!**.
- Ray's Head**.
- Little Italy**: 28 Italian restaurants and grocery stores.
- Avalon Harbor**.
- Bambu**.
- AT&T**.
- UPS**.
- sweetgreen**.
- Nando's**.
- Two Guys Pizza**.
- EWBEN**.
- Taqueria**.
- Historic Fells Point**.
- Kneads Bakery**.
- Su Casa**: It's Your Home.
- Admiral's Cup**.
- Barclina**.
- PLNDRY Baltimore**.
- Harbor Point Development**: 308 hotel keys, 882 residential units, 3,000 total employees.
- T.Rowe Price**: Global HQ (2,500 employees).
- Morgan Stanley**: (1,300 employees).
- Canopy**: (156 keys).
- West Elm**.
- Fish House**.
- Harbor East**: 3M SF of office, 1,185 residential units, 500K SF of retail.
- Harbor Place East**.
- National Aquarium**: 12M annual visitors (2020).
- Pier Six Pavilion**: 4,800 seats.
- Whole Foods**.
- Marriott**.
- Courtyard**.
- J.Crew**.
- Chanel**.
- Alo**.
- Orange Theory Fitness**.
- GoJane**.
- Sephora**.
- Patagonia**.
- Harbor East**: 3M SF of office, 1,185 residential units, 500K SF of retail.
- Harbor Point**.
- Harbor Place Development**: 300,000 SF of commercial space, 18,740 public space, 900 residential units.
- 414 Light Street**: Famen Utsu.
- Baltimore Convention Center**: 500K annual attendees, 140+ annual events.
- 45,071 seats**: 2,200M annual visitors.
- 7,000 seats**.
- CVS**.
- Mothers**.
- More Licks**.
- Tim Ruzicka**.
- American Visionary Art Museum**: 100K annual visitors.
- 510 S. EDEN ST** (marked with a red location pin).

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LOCKWOOD PLACE

Marshall's
ihop
CHIPOTLE

Phillips SEAFOOD
Hard Rock CAFE

NATIONAL AQUARIUM
1.2M ANNUAL VISITORS [2023]

RUTH'S CHRIS STEAK HOUSE
MCCORMICK & SCHMICK'S
SEAFOOD RESTAURANT

PIER SIX PAVILION
4,600 SEATS

THE RITZ-CARLTON

AMERICAN VISIONARY ART MUSEUM
100K ANNUAL VISITORS

HARBOR POINT DEVELOPMENT
308 HOTEL KEYS
892 RESIDENTIAL UNITS
3,000 TOTAL EMPLOYEES

T.RowePrice GLOBAL HQ (2,500 EMPLOYEES)
Morgan Stanley (1,300 EMPLOYEES)

AVALON HARBOR
BAMBU
AT&T
ups

LITTLE ITALY
28 ITALIAN RESTAURANTS AND GROCERY STORES

510 S. EDEN ST.

KNEADS
alo
Abercrombie & Fitch
sweetgreen
Nando's
SEPHORA
gorjana
lululemon athletica
COURTYARD BY HILTON
southmoonunder
Marriott
FOUR SEASONS
J.CREW
UNDER ARMOUR
WHOLE FOODS
FLA
honeygrow
CEREMONY
west elm

Two Guys Pizza
ERIBEN
IMMO TAQUERIA
HISTORIC FELS POINT
THE CHOPFAR
patagonia
SU CASA
It's Your Home

BARCOCINA
the ADMIRAL'S CUP

WATERFRONT
OYSTER HOUSE
PRIMA
PENDRY BALTIMORE
REC PIER
SAGAMORE

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CLOSE-UP AERIAL



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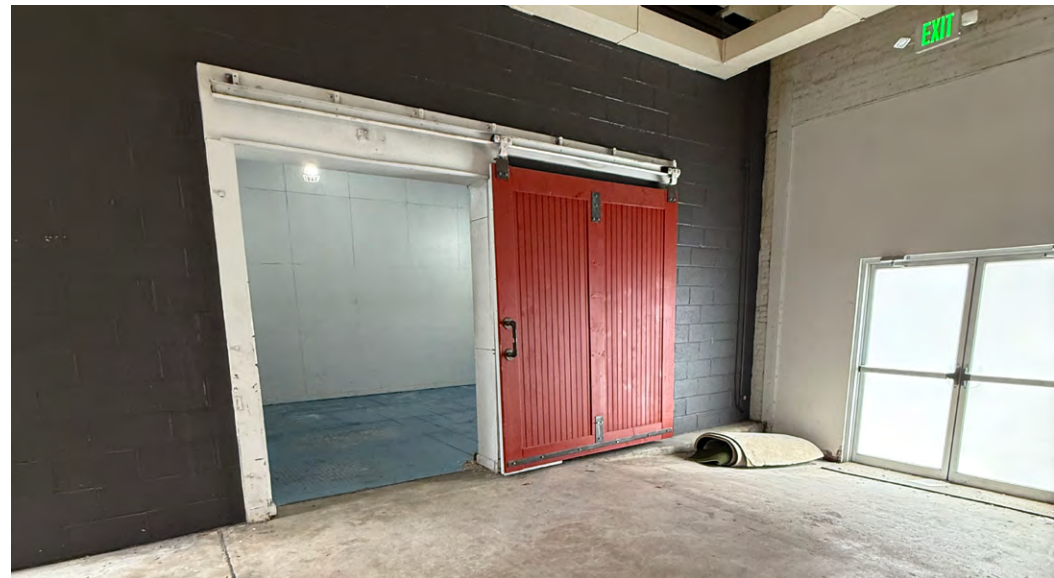
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PHOTOS



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