



**414** LIGHT  
STREET

*Unique Retail Opportunity*  
BALTIMORE | MARYLAND

# 414 LIGHT STREET

## *Unique Retail Opportunity*

*414 Light Street stands 44 stories high, making it the tallest residential building in both the city of Baltimore and state of Maryland. It is designed by renowned architecture firm Solomon Cordwell Buenz, boasting luxurious amenities and finishes throughout the building.*

**394**  
LUXURY  
RESIDENTIAL  
UNITS

**ON-SITE  
PARKING**

**12,000+ SF**  
RETAIL SPACE

RAMEN  
UTSUHE

LIORA  
MATTHEW KENNY

DOUBLE ZERO  
MATTHEW KENNY

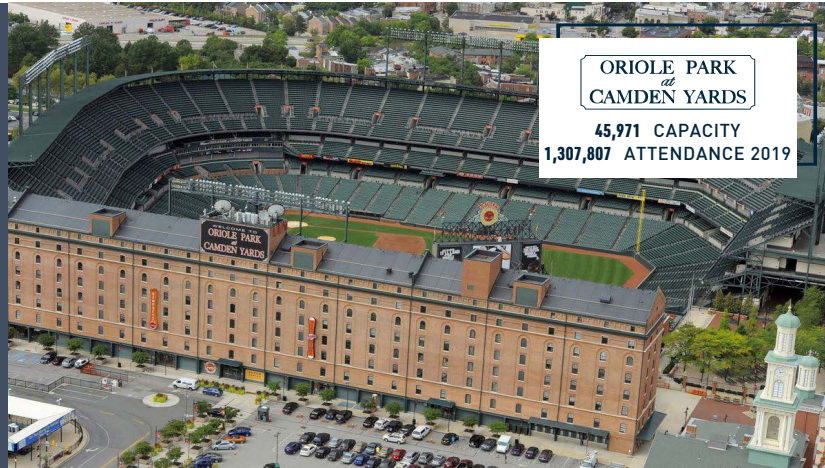
# BALTIMORE HIGHLIGHTS



MSA CONTAINS  
**2.8 MIL**  
PEOPLE



**M&T Bank**  
STADIUM  
71,008 CAPACITY  
70,602 AVG. GAME DAY  
ATTENDANCE 2019



**ORIOLE PARK  
at  
CAMDEN YARDS**  
45,971 CAPACITY  
1,307,807 ATTENDANCE 2019



**26.7 MIL**  
VISITORS IN  
2019  
SPENDING  
**\$5.9 BIL**



**ROYAL  
FARMS  
ARENA**  
800,000  
ATTENDANCE 2019



**POWER PLANT**  
8 M  
VISITORS



**Baltimore**  
Convention Center  
140+ EVENTS  
500,000+ ATTENDANCE  
ANNUALLY



**NATIONAL  
AQUARIUM.**  
1.2 M  
VISITORS 2019



One of the  
**TOP 15**  
BEST  
WATERFRONT  
CITIES IN  
THE WORLD

**N.1** HOSPITAL IN THE NATION  
(JOHN HOPKINS)

# NEIGHBORHOOD

414 Light is located in the heart of Downtown Baltimore, nestled right between the dense, historic neighborhoods of Otterbein, Federal Hill and Locust Point and the bustling inner harbor and Baltimore central business district. The building is walking distance from each of these areas and surrounding venues such as the National Aquarium, M&T Bank Stadium, Oriole Park at Camden Yards, the Maryland Science Center amongst many others. Getting around town is very simple with access to the MARC Train, light rail and major highways.

# DEMOGRAPHICS

.5 MILES	1 MILE	1.5 MILES
8,185	39,810	87,485
POPULATION		
43,164	113,012	154,998
DAYTIME POPULATION		
\$131,596	\$111,570	\$97,900
AVERAGE HH INCOME		

# TRAFFIC

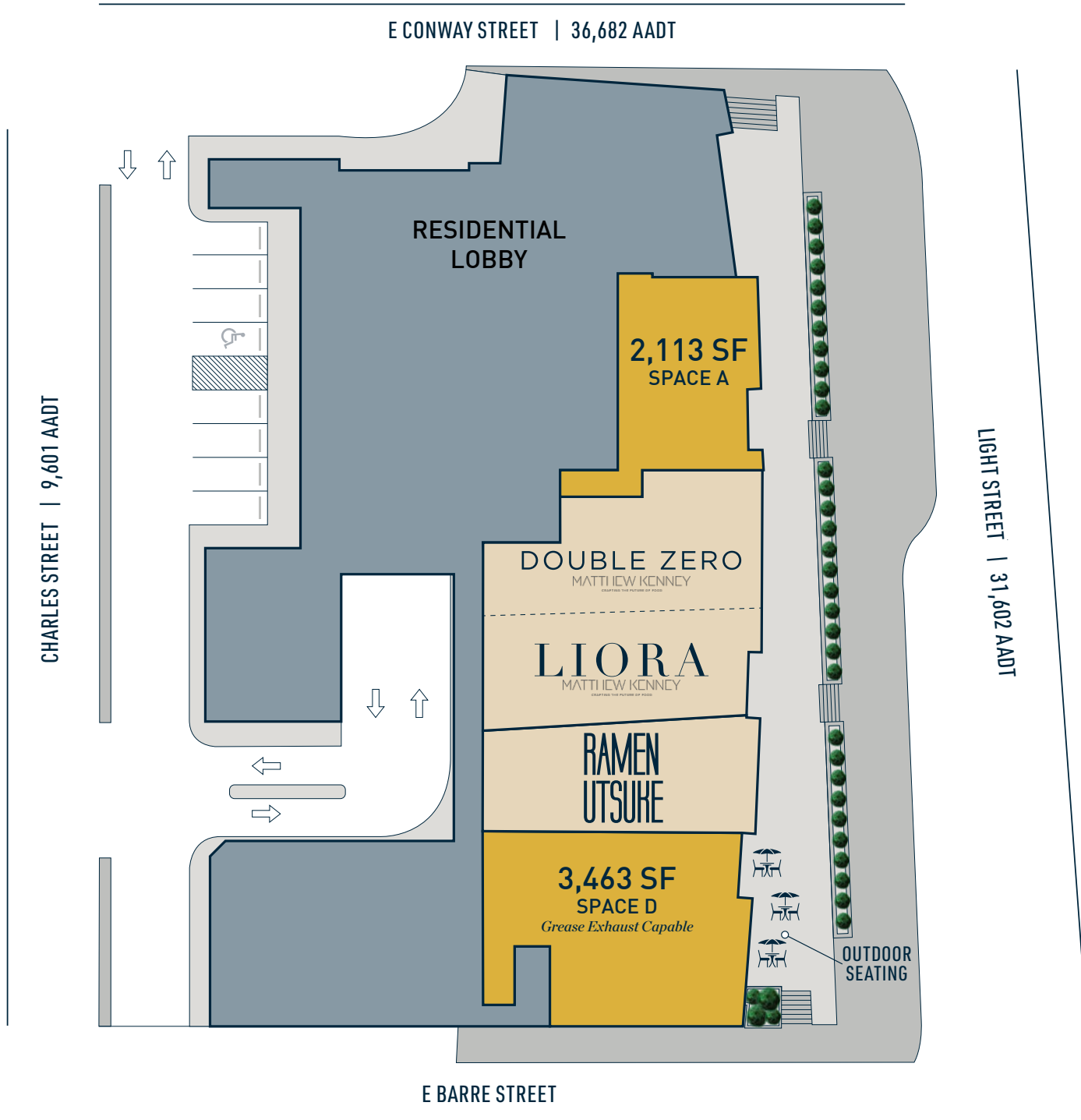
LIGHT STREET	31,602 AADT
E CONWAY STREET	36,682 AADT



# THE MARKET

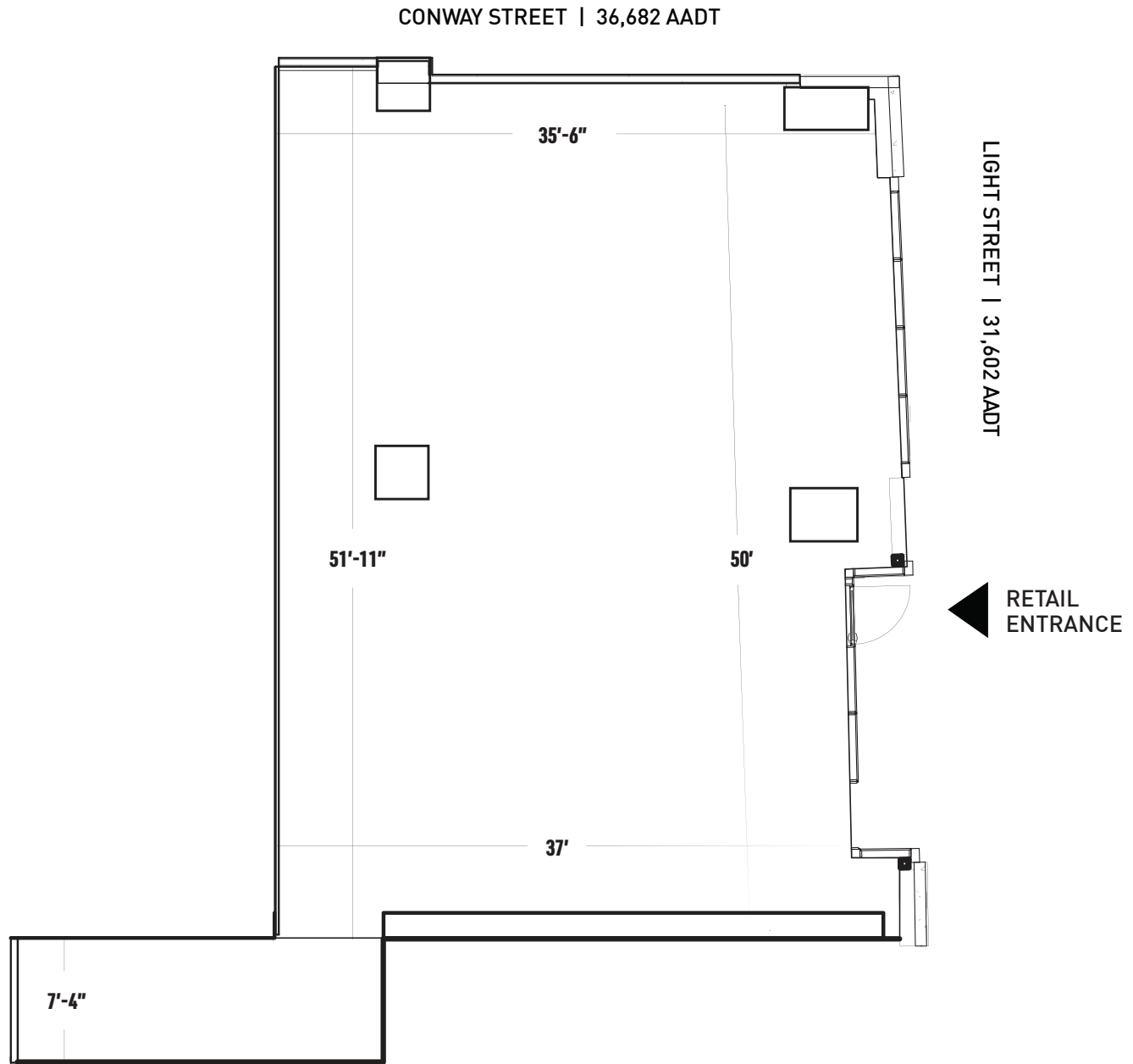


# SITE PLAN



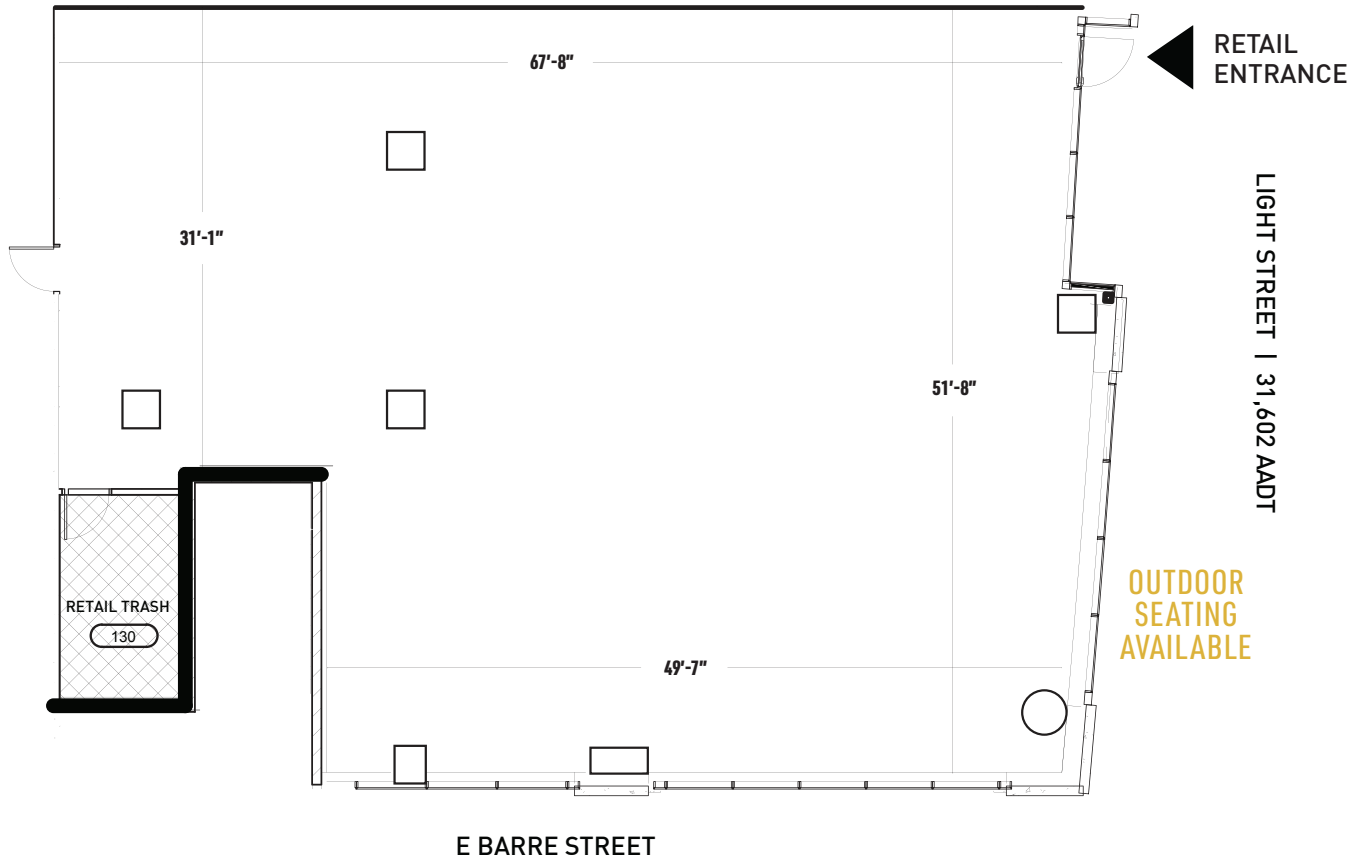
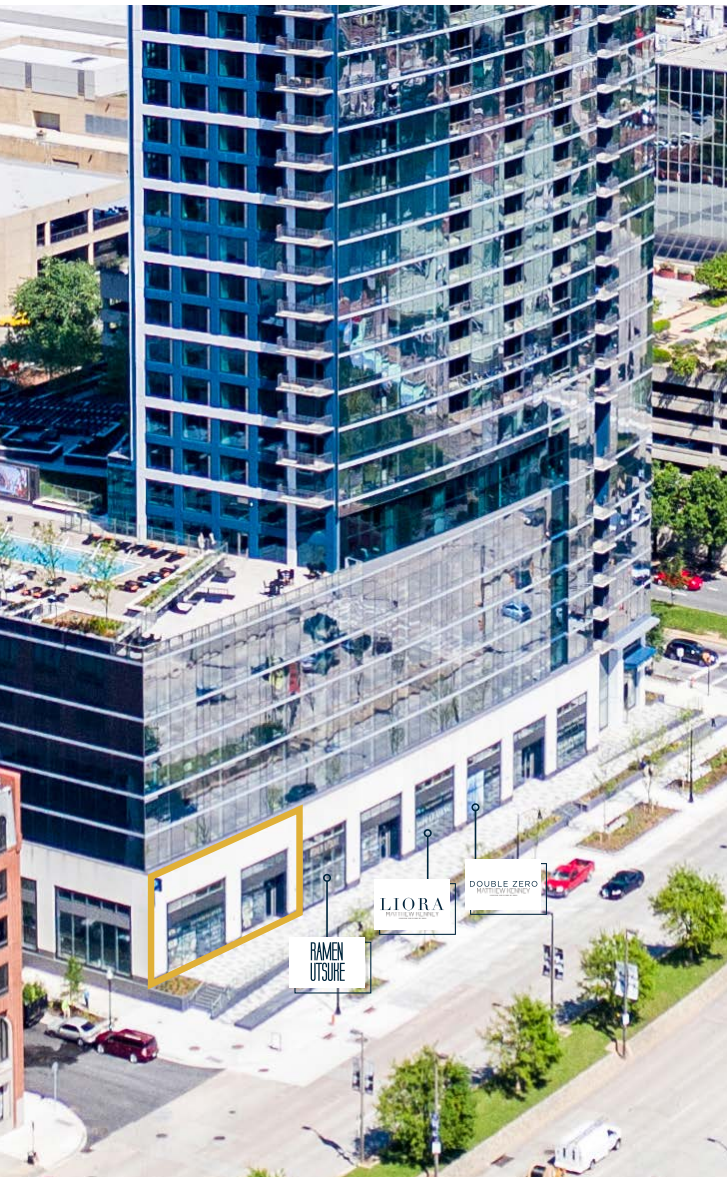
# 2,113 SF

SPACE A | RETAIL



# 3,463 SF

SPACE D | RETAIL  
*Grease Exhaust Capable*



# 414 LIGHT STREET

BALTIMORE | MARYLAND

MICHAEL GINSBURG  
mginsburg@klnb.com  
443-632-2041

ALEX SHEARER  
ashearer@klnb.com  
443-632-2081

MICHAEL PATZ  
mpatz@klnb.com  
443-632-2043

klnb

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