

600 S. Caroline Street | 1400 Alicanna Street | 601 S. Broadway
Baltimore, MD



Upscale Retail Opportunity

Connecting Harbor East and Fell's Point

CHASEN
COMPANIES

JLL

Making Connections in Retail

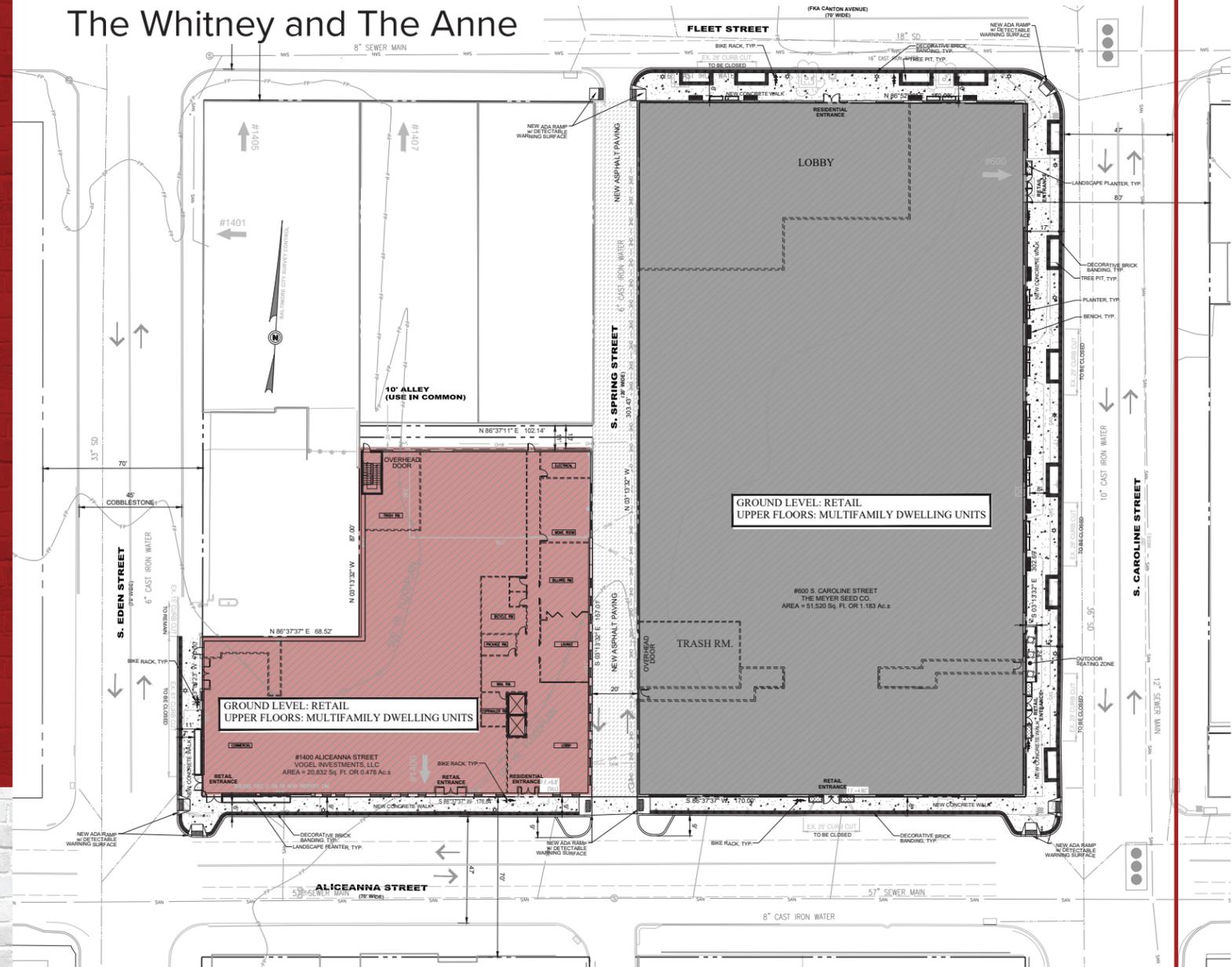
Three newly acquired historic buildings, located in the Harbor East and Fell's Point neighborhoods, will be restored and renovated as state-of-the-art residential buildings atop upscale retail. Although preserved to keep their historic Baltimore charm, these future mixed-use buildings will provide all the modern conveniences residents and visitors demand.

All the retail spaces are street level, are in shell condition and will be delivered with upgraded store fronts. With varying sizes to meet the needs of large to small shops, restaurants and grocery anchors, this new opportunity has something for everyone.

In addition to building renovations, the sidewalks will be expanded and enriched further connecting Fell's Point and Harbor East with added outdoor seating, bike racks and greenery – creating a more pedestrian friendly tie to the surrounding areas.



The Whitney and The Anne

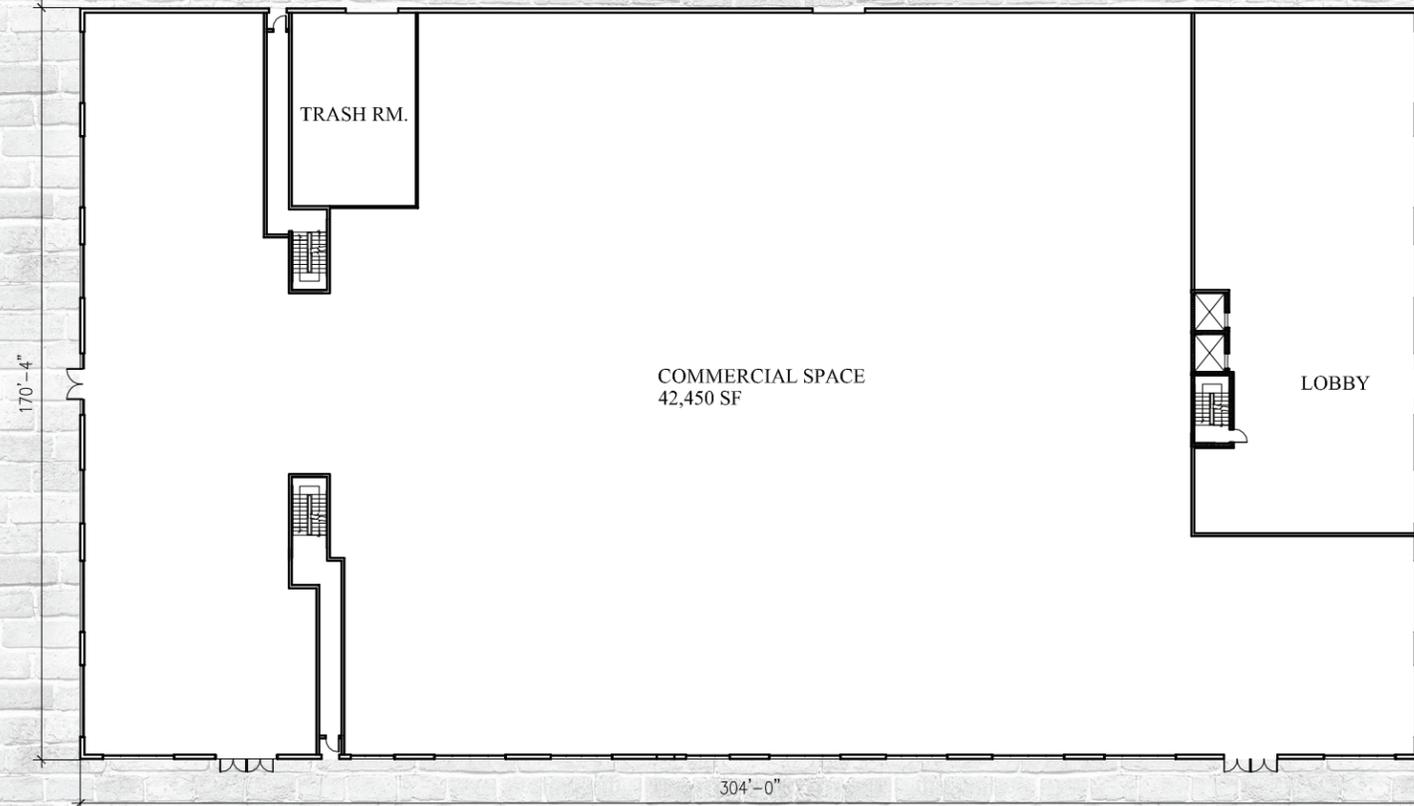


The Whitney

600 S. Caroline Street

42,450 SF
of street level retail

While preserving the century-old architecture with brick facade, The Whitney will be developed into a five-story mixed-use project with 172 luxury boutique apartments and **42,450 square feet of street level retail** space. The retail space is best suited for an urban grocery anchor or upscale apparel shop to complement the high-end retail neighbors of Harbor East.

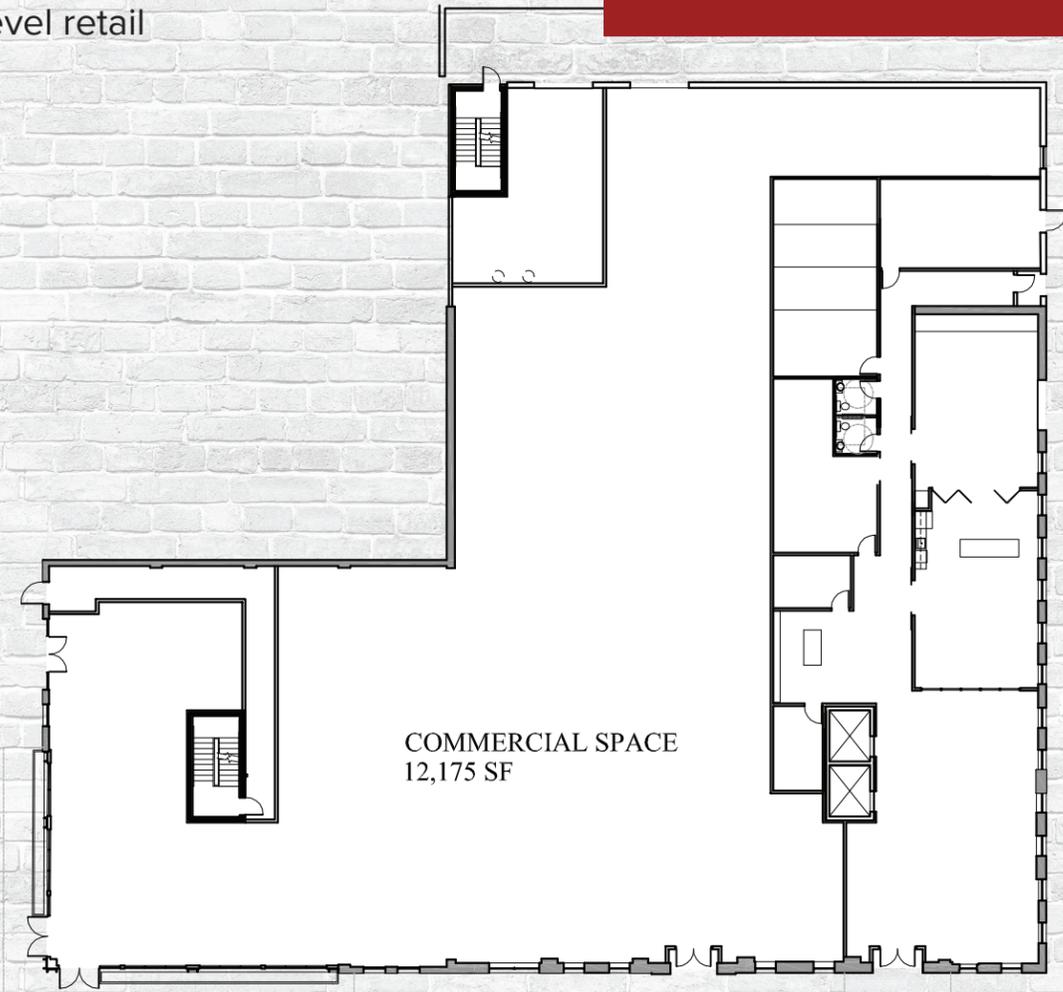


The Anne

1400 Aliceanna Street

12,200 SF
of street level retail

Located adjacent to The Whitney, The Anne is a historic warehouse that is being redeveloped into a five-story mixed-use building featuring 100 luxury boutique apartments as well as **12,200 square feet of street level retail** space.

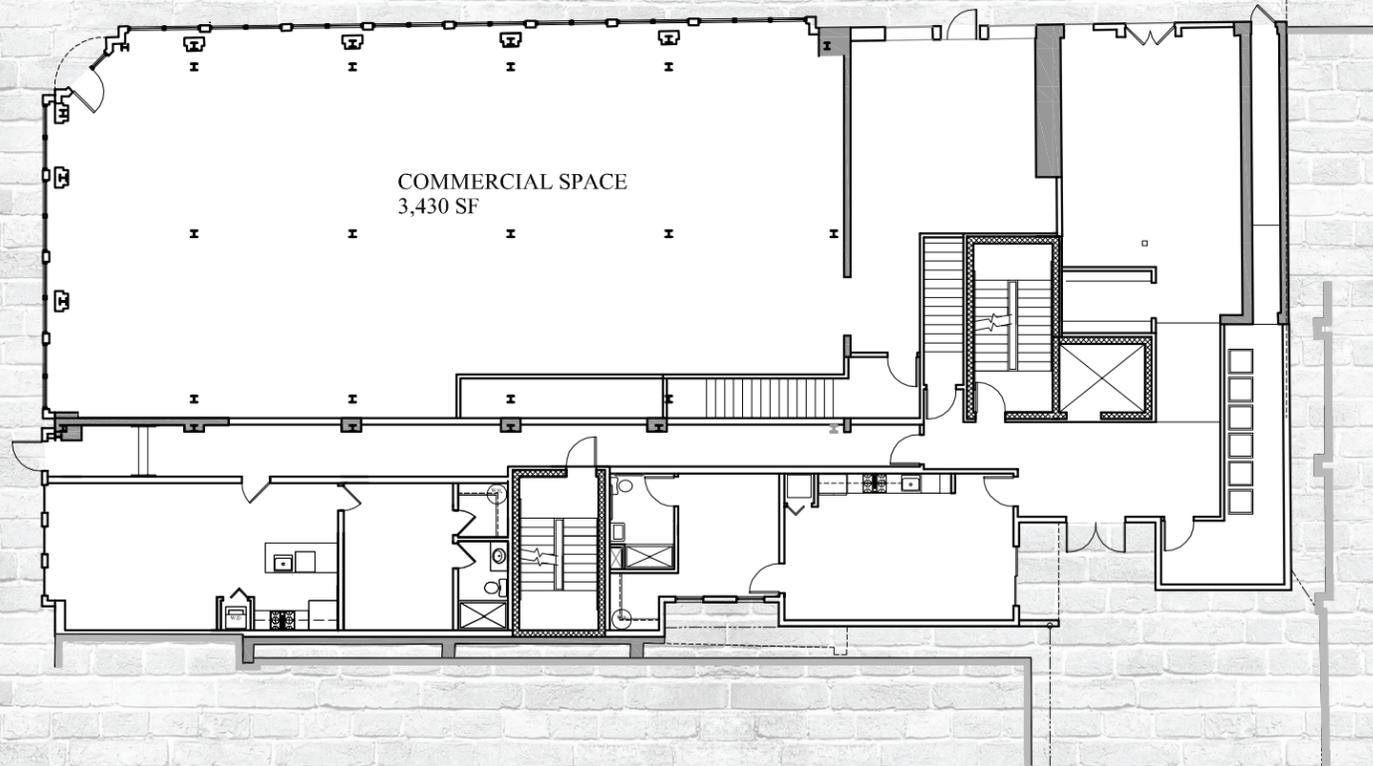


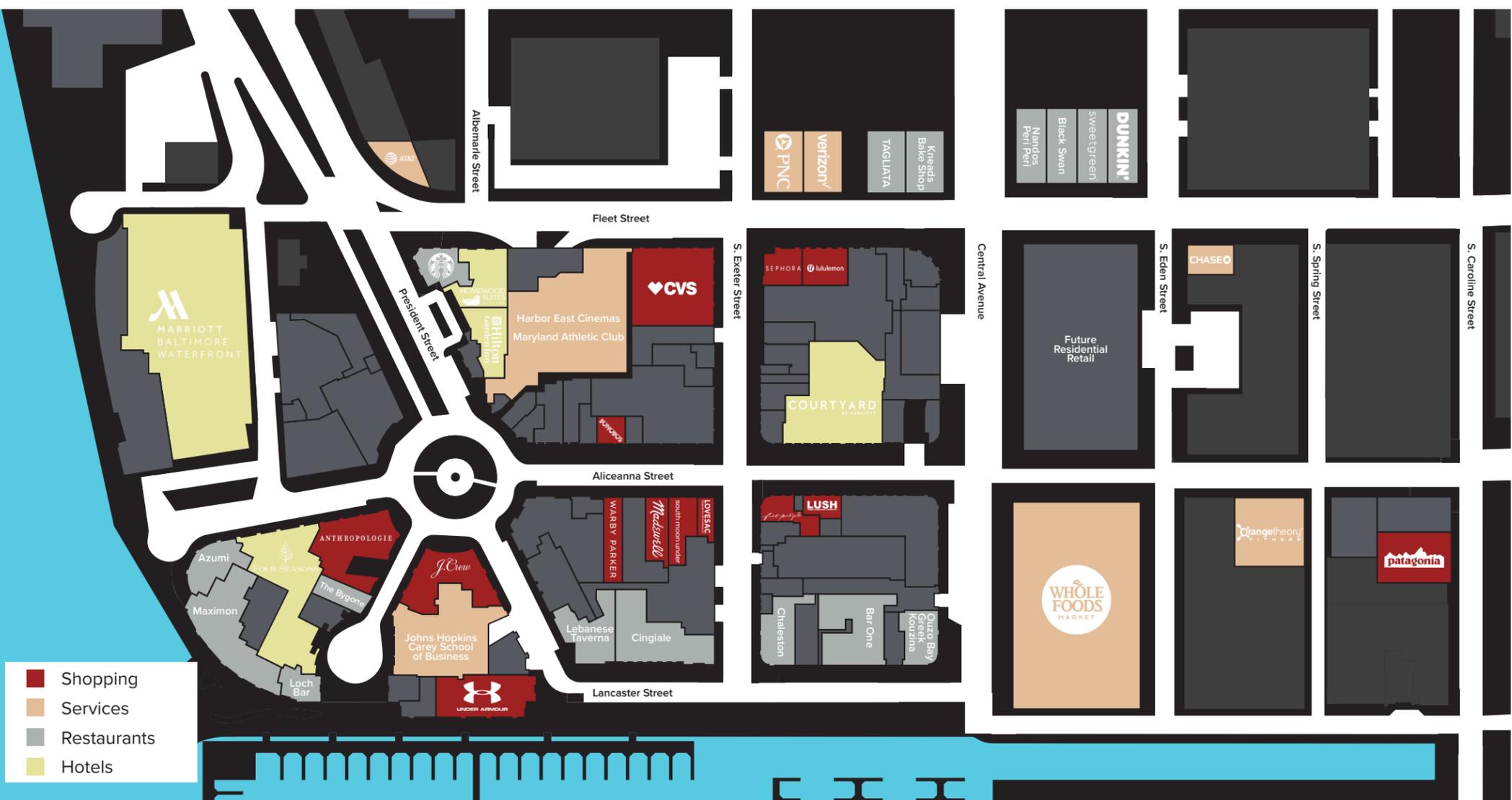
The Chelsea

601 S. Broadway Street

3,500 SF
of street level retail

Located on a prominent corner in the heart of Fell's Point, The Chelsea will be a new four-story luxury boutique apartment complex with **3,500 SF of street level retail** space with basement storage. The revamped property is situated next to the iconic Broadway Market and among the abundant shops, restaurants and services in the Fell's Point neighborhood.





- SHOPPING**
- Anthropologie
 - Bonobos
 - CVS
 - Free People
 - J.Crew
 - Lululemon
 - Lush Cosmetics
 - Madewell
 - South Moon Under
 - Under Armour Brand House
 - Warby Parker
 - LoveSac
 - Sephora
 - Patagonia

- SERVICES**
- AT&T
 - Verizon
 - Whole Foods
 - Orange Theory
 - Johns Hopkins Carey School of Business
 - Harbor East Cinemas
 - Maryland Athletic Club
 - Chase Bank
 - PNC Bank

- RESTAURANTS**
- Starbucks
 - Lebanese Taverna
 - Cingiale
 - Chleston
 - Bar One
 - Ouzo Bay Greek Kouzina
 - Tagliata
 - Kneads Bake Shop
 - Nandos Peri Peri
 - Black Swan
 - Sweetgreen
 - Dunkin Donuts
 - Loch Bar
 - Maximon
 - Azumi
 - The Bygone

- HOTELS**
- Four Seasons
 - Hilton Garden Inn
 - Homewood Suites
 - Marriott Waterfront
 - Courtyard by Marriott



0.25 Mile Radius

\$139,577
Household Income

3,418
Population

2,603
Residential Units

0.5 Mile Radius

\$128,905
Household Income

9,933
Population

6,459
Residential Units

1.0 Mile Radius

\$135,399
Household Income

38,855
Population

23,904
Residential Units

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