



COMMERCIAL REAL ESTATE

# RETAIL SPACE FOR LEASE

## Hanover Brewers Hill

3700 TOONE STREET  
BALTIMORE, MD 21224



All information herein was obtained from sources deemed reliable. This information is subject to change. No warranty is made as to its accuracy.



### OVERVIEW

The Hanover Company is proud to present Hanover Brewers Hill, featuring two residential buildings and 17,500 square feet of retail space. Hanover Brewers Hill is located in proximity to the Brewers Hill and Broom Factory developments that include almost 70,000 square feet of dynamic retail space, more than 300,000 square feet of historic office space and approximately 800 luxury apartments.

### FEATURING

AVAILABILITY	Immediate
SIZE	10,000 ± square feet
RENTAL RATE	\$35.00 per square foot
NET CHARGES	\$6.00 per square foot
TRAFFIC COUNTS	24,872 AADT - O'Donnell Street 16,451 AADT - Boston Street

### DEMOGRAPHICS AT A GLANCE

2016 DEMOGRAPHICS	.5 MILE	1 MILE	1.5 MILES
Population	5,593	23,764	50,233
No. Households	2,802	10,705	21,524
Average HH Income	\$114,643	\$86,724	\$26,860
Daytime Population	6,439	14,033	26,860

### FOR MORE INFORMATION, CONTACT:

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Members of the International Council of Shopping Centers and Realty Resources.

**RENDERING** Hanover Brewers Hill • 3700 Toone Street • Baltimore, MD 21224

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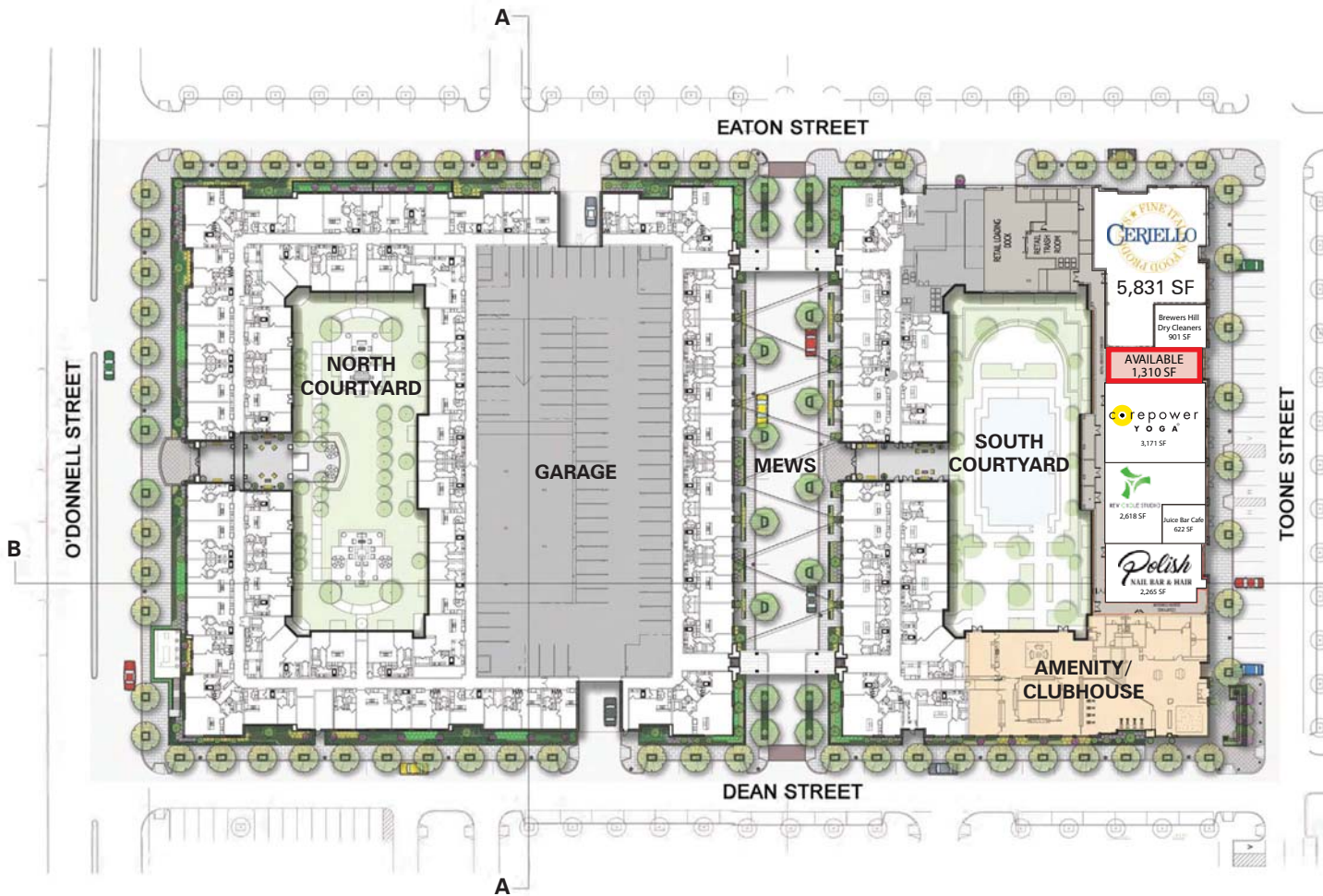
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**AVAILABLE SPACE**

**BUILDING FEATURES:**

- 440 market-rate units in two four-and five-story wood-frame buildings
- North building wraps above-grade parking garage providing direct access to unit floors
- South building includes podium level housing the Hanover clubhouse and roughly 17,500 square feet of ground level retail space
- Two buildings, separated by vehicular/pedestrian mews, connected two resident skybridges
- Architecture responds appropriately to the residential character of Canton while paying homage to the site's industrial past with exterior facades of brick, cast stone and stucco

**PARKING:**

- Hanover resident parking provided in above-grade parking garage completely wrapped by the north residential building, with two resident skybridges spanning the mews and connecting north and south buildings
- Retail and visitor parking provided via ample street parking on the private streets and shared surface lots surrounding the commercial space

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**KEY DEMAND GENERATORS  
NEAR HANOVER BREWERS HILL**

WITHIN A 3-5 MINUTE WALK:

- Approximately 4,000 office workers
- Approximately 800 luxury apartments
- 5,000+ Member Athletic Club

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