

NEW RETAIL AT EDMONDSON VILLAGE

4400-4592 EDMONDSON AVENUE | BALTIMORE, MARYLAND 21229



LEASING BY:



MACKENZIE
RETAIL

DEVELOPED BY:

TREND

Transforming
Retail Economics
of Neighborhood
Development

UDG



HIGHLIGHTS

- » Redevelopment of **iconic** Edmondson Village Shopping Center
- » Multiple retail pad sites available for the **first time** in 60+ years
- » Ample on-site **parking**
- » Adjacent to **Edmondson Square** (Giant Food, Advance Auto Parts)
- » Located on **heavily trafficked** Edmondson Avenue (Route 40): 46,000+ cars per day
- » Easy **access** to I-695, I-95 and I-70
- » Across from the new **Uplands** development (63 Ac ± master planned mixed-use community)
- » Phase II **residential development** coming to rear of project in near future

RETAIL AVAILABLE:

11,200 SF ±

16,000 SF ±

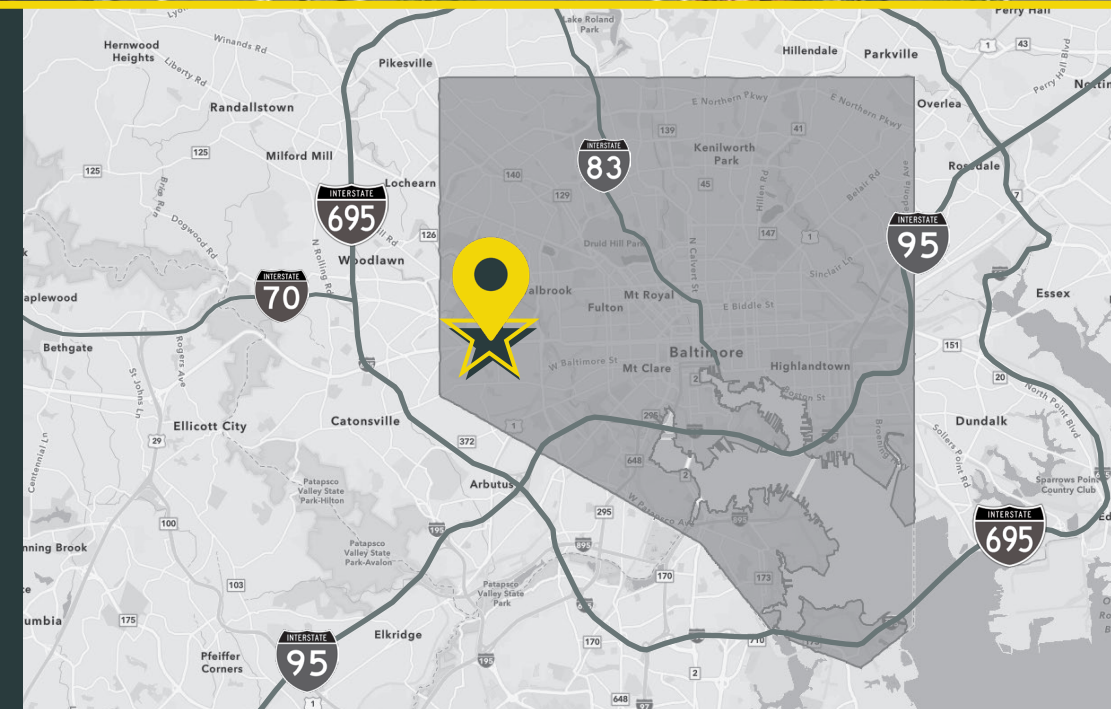
30,000 SF ±

RETAIL PAD SITES:

0.5 - 1.0 ACRE ±

OFFICE AVAILABLE:

2,288-24,000 SF ±



PHASE II
(FUTURE RESIDENTIAL)

SITE PLAN*
*PAD SITES CONCEPTUAL ONLY



TRUIST

30,000 SF ±
RETAIL AVAILABLE

16,000 SF ±
RETAIL AVAILABLE

FAMILY
DOLLAR

11,200 SF ±
RETAIL AVAILABLE

POPEYES

PAD 1
AVAILABLE

PAD 2
AVAILABLE

PAD 3
AVAILABLE



EDMONDSON AVE 46,061 AADT

TENANT ROSTER:

| | | |
|-----------|----------------------|----------|
| 4408-4412 | POPEYE'S | 6,193 SF |
| 4416 | CHIROPRACTOR | 3,200 SF |
| 4576 | JACKSON HEWITT | 870 SF |
| 4400 | THRIFTY OUTLET | 8,136 SF |
| 4426 | KIMMY'S RESTAURANT | 5,592 SF |
| 4428 | AMERICA'S BEST WINGS | 1,986 SF |

| | | |
|------|------------------|-----------|
| 4430 | INJURY TREATMENT | 3,500 SF |
| 4506 | LAXMI PHARMACY | 1,645 SF |
| 4410 | DENTAL DREAMS | 4,995 SF |
| 4518 | FAMILY DOLLAR | 14,769 SF |
| 4534 | NAIL ENVY & SPA | 2,686 SF |
| 4538 | WIC | 2,537 SF |

| | | |
|------|------------------|-----------|
| 4536 | TIME MANAGEMENT | 13,887 SF |
| 4578 | ROYAL CARRYOUT | 1,17 SF5 |
| 4584 | BRYAN'S CARRYOUT | 1,175 SF |
| 4590 | BEAUTY SENSE | 7,000 SF |
| 4582 | PARTY PLUS PARTY | 1,174 SF |
| 4588 | TRUIST | 3,000 SF |

SWAN AVE

WOODRIDGE

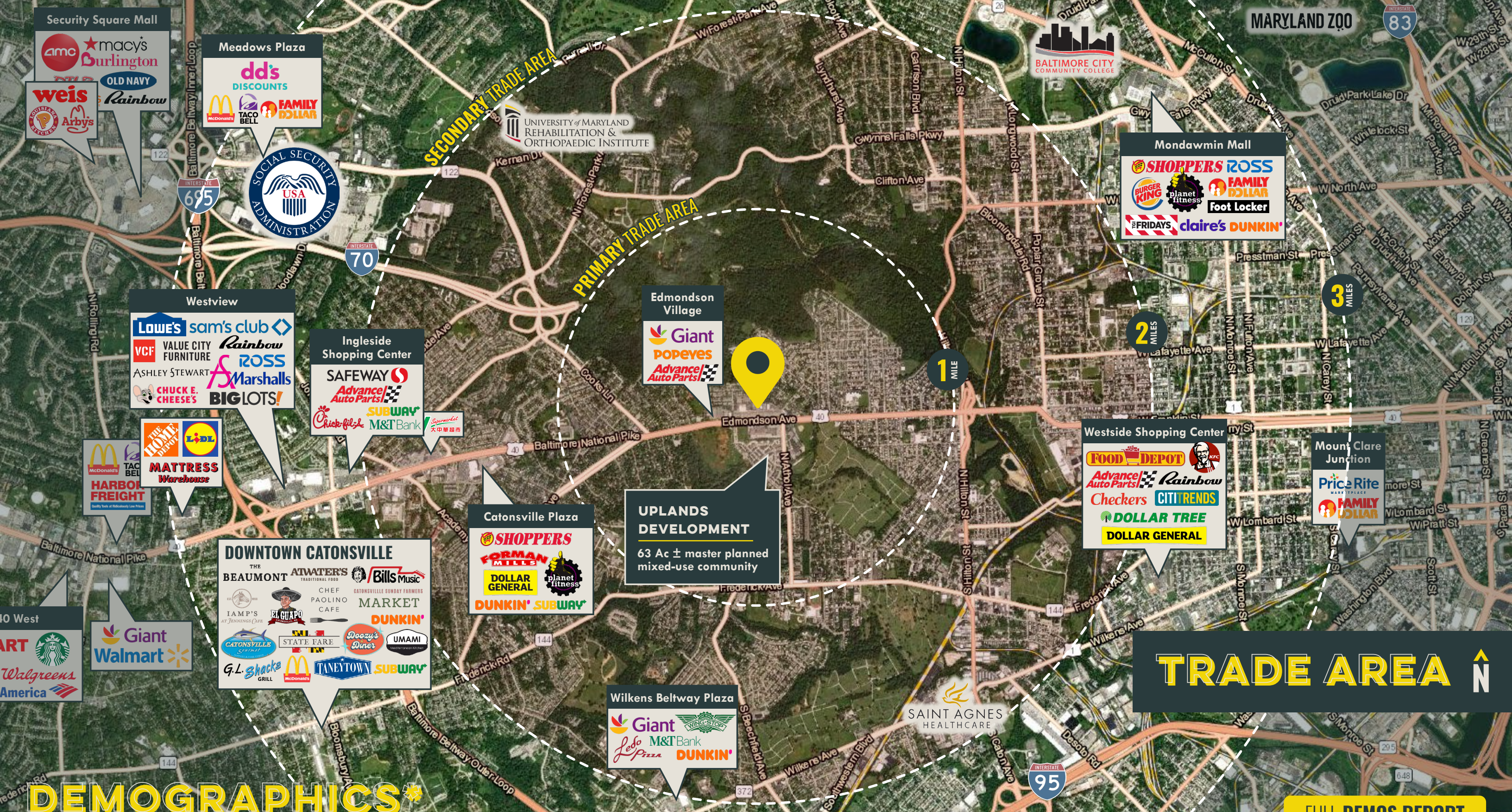
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OLD FREDERICK RD

N ATHOL AVE

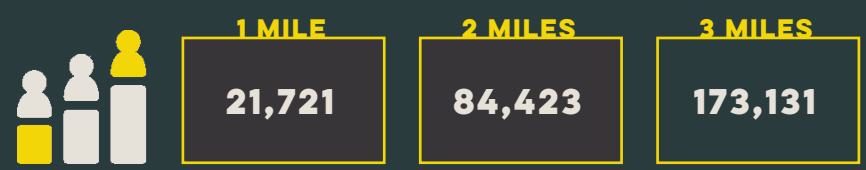




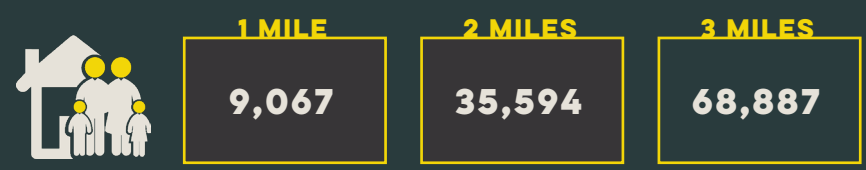
DEMOGRAPHICS*

[FULL DEMOS REPORT](#)

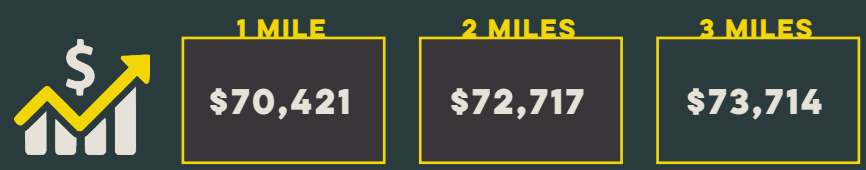
RESIDENTIAL POPULATION



NUMBER OF HOUSEHOLDS



AVG. HOUSEHOLD INCOME



*2022



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