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INTRODUCING *STADIUM SQUARE* *BALTIMORE, MD*



Retail Leasing By: H&R Retail
Development By: Caves Valley Partners

BALTIMORE, MD ■ WASHINGTON, DC

www.hrretail.com

INTRODUCTION

STADIUM SQUARE

Caves Valley Partners, The Hanover Companies, and H&R Retail are proud to present Stadium Square, a redefining mixed-use development located in historic South Baltimore.

LOCATION:

- Located in South Baltimore's Sharp-Leadenhall neighborhood between Federal Hill and M&T Bank Stadium, the site is positioned on three blocks bounded by Cross, Race and Leadenhall Streets
- Within walking distance to Hamburg Street Light Rail Station (30,000 daily ridership entire line), Camden Station MARC (96,000 daily ridership entire line) between D.C. and Baltimore, and Charm City Circulator (seven stops on the purple line with 4,700 daily ridership for the entire line)
- Two blocks from the Cross Street Market redevelopment
- Two blocks from M&T Bank Stadium
- Five blocks from Horseshoe Casino
- 0.7 miles from Oriole Park at Camden Yards
- 0.8 miles from Inner Harbor
- 0.8 miles Maryland Science Center
- 1.4 miles from National Aquarium
- Convenient to I-95, I-295 and I-395
- Walk score of 91 out of 100 – prior to redevelopment



THE PROJECT:

- The project will consist of 700 luxury apartments, 300,000 sf of Class A office space, 70,000 sf of street level retail and parking for over 2,000 cars
- Easy pedestrian and vehicular access from multiple points
- Upgraded Solo Gibbs Park into cutting-edge park with involvement from Baltimore Ravens and NFL adjacent to Stadium Square.

PHASE 1 – SPRING/SUMMER 2017 DELIVERY

- Hanover Cross Street, a new apartment complex featuring approximately 300 apartments, 13,000 sf of street level retail, and a 480-space parking garage with 40 spaces dedicated to retail – **Under Construction**
- Adjacent to Hanover Cross Street, five existing townhomes will be repurposed into a 5-6 story building with 35+ apartments and 6,000 sf of ground-floor retail
- A new, 6-story 72,000 office building at 145 West Ostend Street, with technology and cybersecurity companies expected as primary tenants. – **Under Construction**

PHASE 2 – SPRING 2018 DELIVERY

- Mixed use development situated between Hanover Cross Street and Ostend Street with approximately 350 luxury apartments, 30,000 sf of office space and 30,000 sf of retail space including potential grocery anchor

PHASE 3 – SPRING 2019 DELIVERY

- 180,000 sf office building at 155 West Ostend Street with ground floor retail and parking garage. Adjacent to 145 West Ostend Street.

THE MARKET:

- Excellent demographics

DENSE POPULATION		1 MILE 23,554 people	2 MILE 114,136 people	3 MILE 263,383 people
	STRONG DAYTIME POPULATION		1 MILE 59,873 employees	2 MILE 173,037 employees
HIGHLY EDUCATED		The number of college-educated people ages 25-34 living within three miles of Baltimore's central business district increased 92% from 2000 to 2010		



SOUTH BALTIMORE



#4 Top cities for young adults on the east coast
The Business Journals, 2013

Betamore Award winning tech incubator

MARYLAND SCIENCE CENTER 500,000 visitors annually


#10  Most walkable cities
Walk Score 2015

 **71,008** M&T Bank Stadium Capacity
900,000 2014 Attendance
Minute walk from Stadium Square

#2 Nine Hot startup U.S. cities that aren't New York or San Francisco
Entrepreneur, 2015


 **45,971** Camden Yards Capacity
2,320,590 2015 Attendance


Top 15 Best waterfront cities worldwide
Forbes, 2014



NATIONAL AQUARIUM
1.5M visitors annually


State of the art campus coming to Port Covington


HORSESHOE
CASINO • BALTIMORE
5M visitors annually

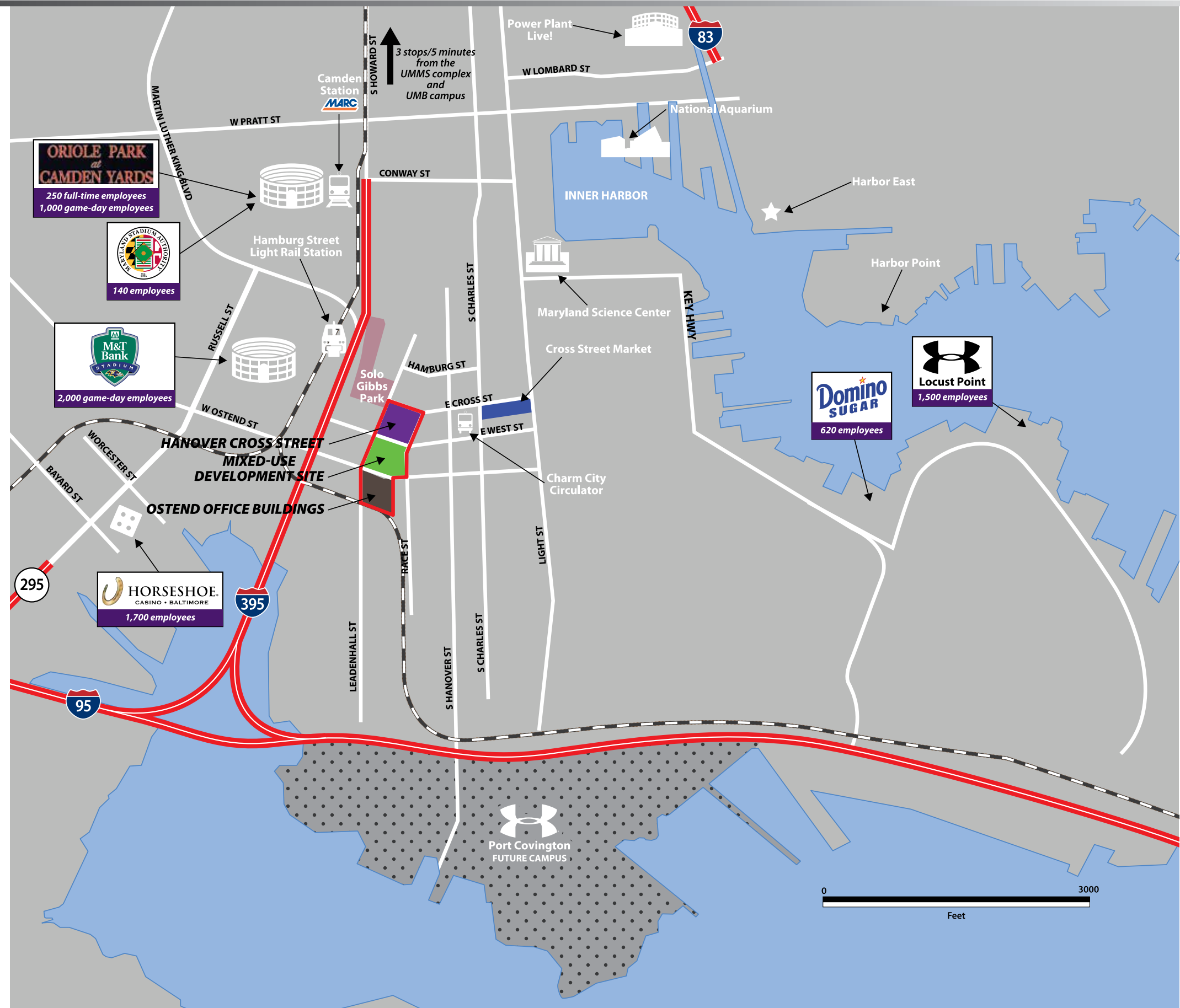
 **96,000** daily ridership entire line between D.C. and Baltimore

 **30,000** Baltimore Light Rail daily ridership entire line

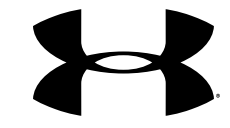
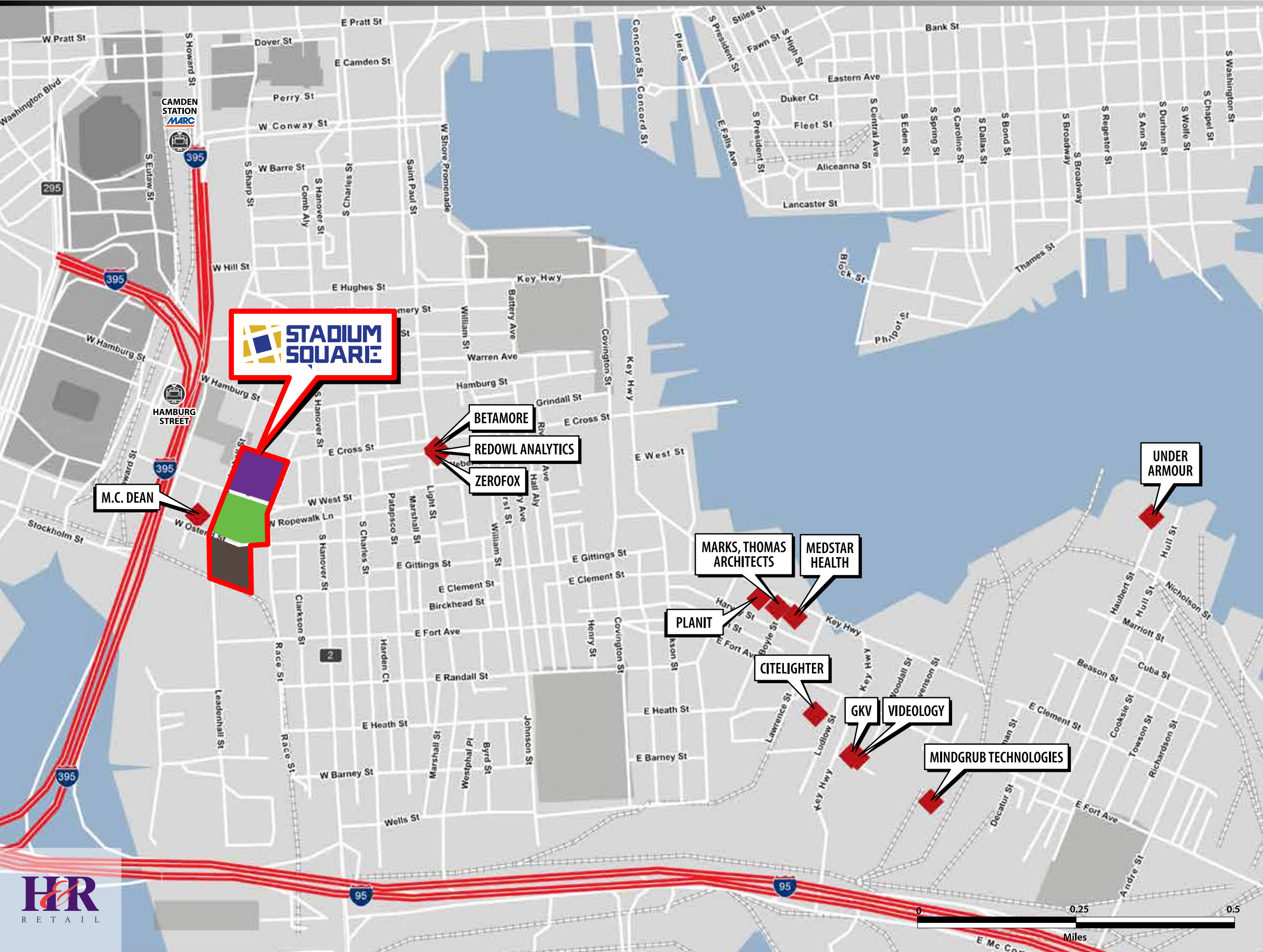
 **4,700** Charm City Circulator daily ridership for the entire line

POWER PLANT
Live!
3,000,000 visitors annually

SOUTH BALTIMORE: MAJOR EMPLOYERS



TECH AND MILLENNIAL BOOM



ESTABLISHED RETAIL: MARKET AERIAL



HORSESHOE.
CASINO • BALTIMORE

JOHNNY SANCHEZ
STEAKS

JACK BINIONS
STEAK

HARBORPLACE WEST

Yard House H&M
URBAN OUTFITTERS

HARBORPLACE EAST

Cheesecake Factory
MeS
FIVE GUYS

POWER PLANT

BARNES & NOBLE
CHIPOTE
Hard Rock CAFE
Poibelly
Phillips

HARBOR EAST

WHOLE FOODS
Brooks Brothers
WHITE | BLACK
lululemon athletica
south moon under
LANDMARK THEATRES
604
CVS pharmacy
ARHAUS
J.CREW MAC
ANTHROPOLOGIE

STADIUM SQUARE

SOUTHSIDE MARKETPLACE

SHOPPERS
W FOR RITE AID
STARBUCKS
SMOOTHIE KING
SHERWIN WILLIAMS
GNC SUBWAY

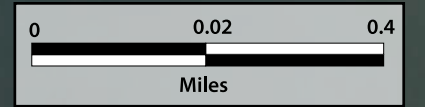
MCHENRY ROW

Harris Teeter
Charm City Run
PNC
verizon
the Greene Turtle
hair cutlery

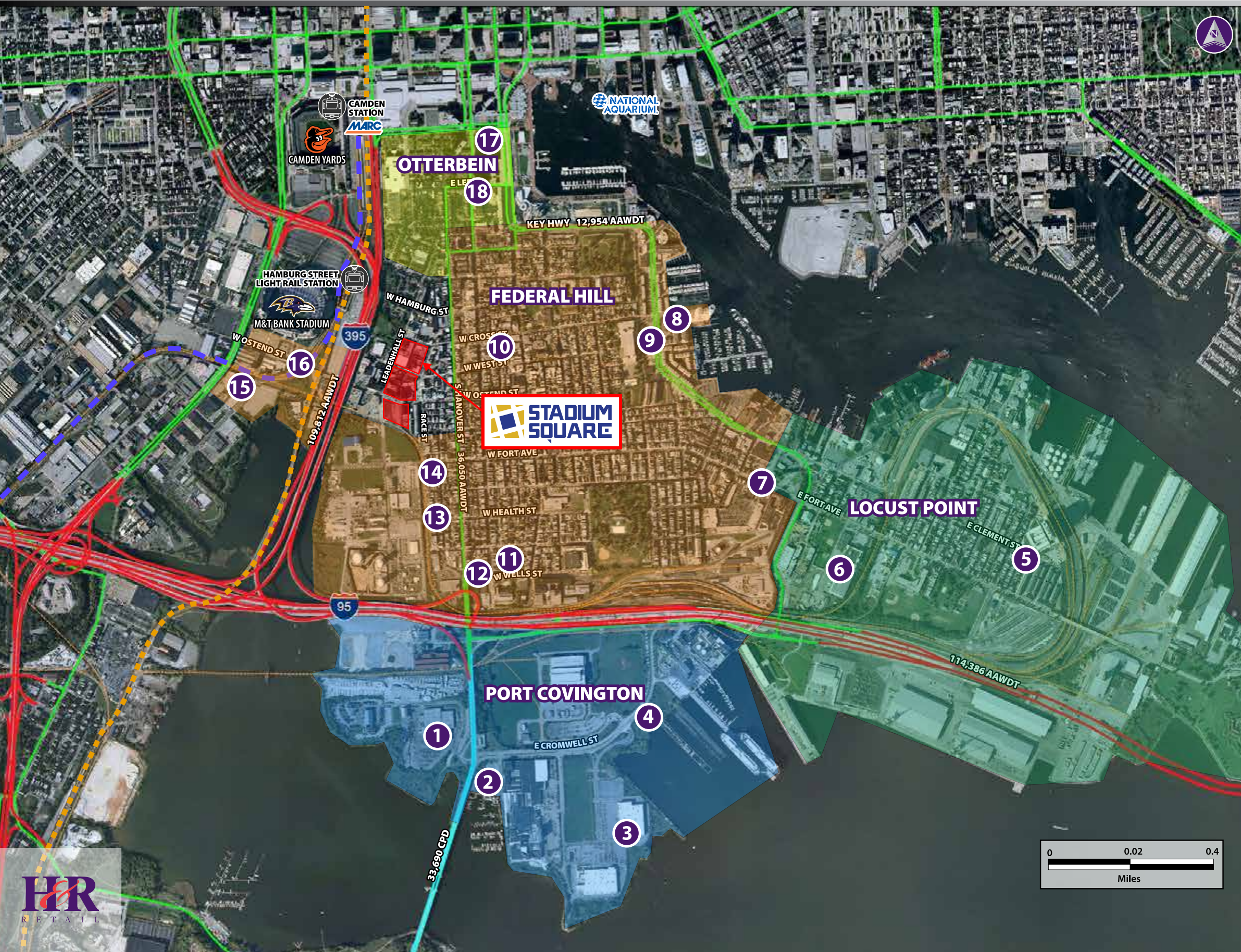
FUTURE CAMPUS



PORT COVINGTON



SOUTH BALTIMORE CURRENT AND PROPOSED DEVELOPMENTS



DEVELOPMENTS

PORT COVINGTON

- 1. City Garage - Under Armour
Under Armour CEO Kevin Plank's 133,000 sf conversion of a former city bus depot into innovation space for business start-ups
- 2. West Covington Park
Brand new National Aquarium owned park
- 3. Former Sam's Club
Under Armour converting to 170,000 sf of office space in the first step of building its new 3 million sf campus.
- 4. Sagamore Distillery
Under Armour CEO Kevin Plank's four-building waterfront park style whiskey distillery

LOCUST POINT

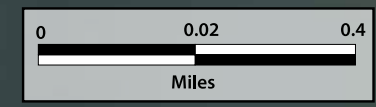
- 5. Key's Overlook
53 new-construction townhome project
- 6. McHenry Row II
Former Phillips headquarters redevelopment into office space
- 7. Anthem House
275 apartments and 14,000 sf of ground floor retail

FEDERAL HILL

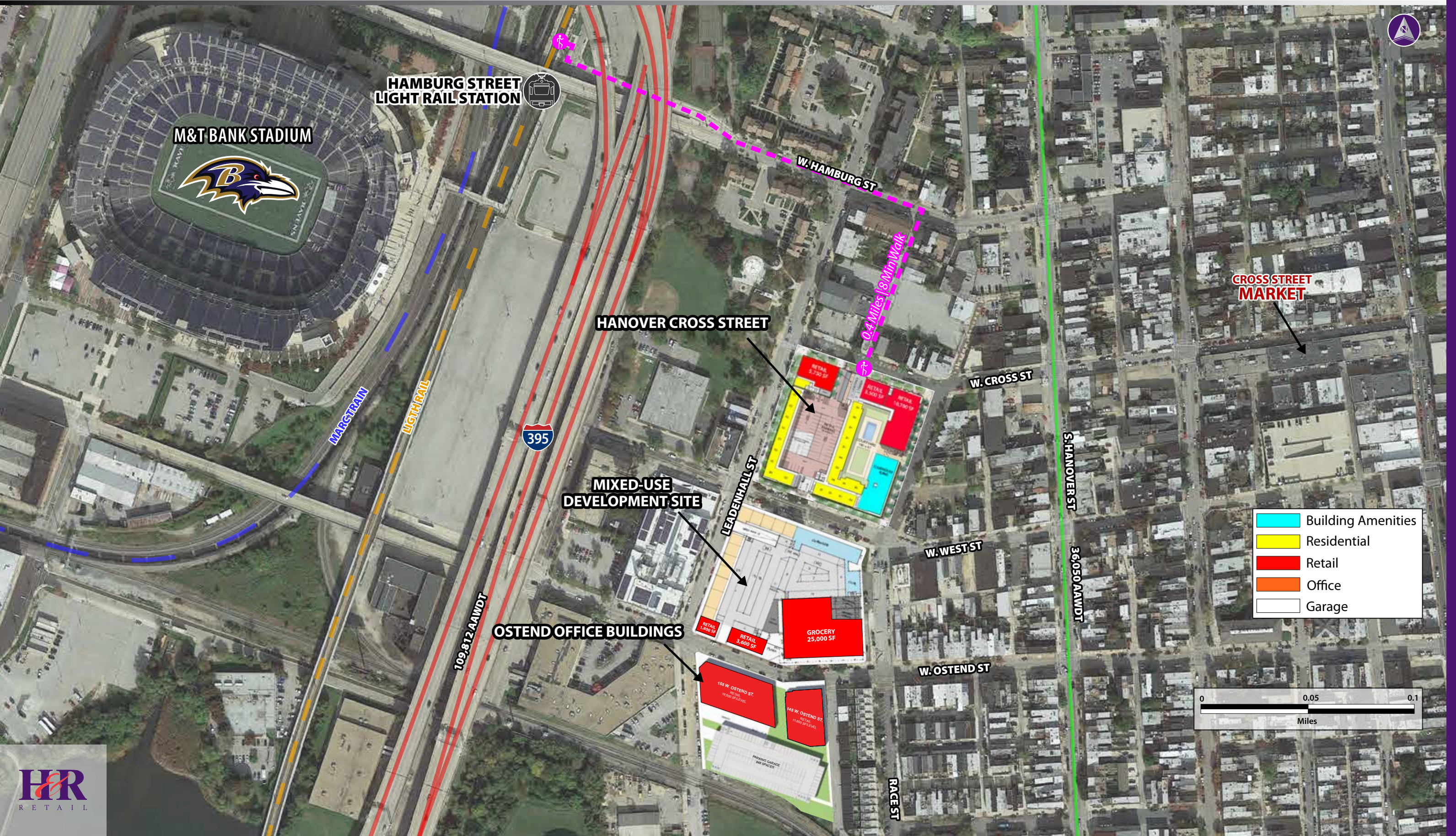
- 8. The Pinnacle
18-story tower featuring 30 luxury condominiums into office space
- 9. 1100 Key Highway
260-unit luxury apartment building in front of Digital Harbor High School
- 10. Cross Street Market
Redeveloping into a premier urban market
- 11. 2 East Wells
153 apartments with ground floor retail space
- 12. The Pabst Castle
Original bottling plant for the Pabst Brewing Company conversion into office space
- 13. Heath Street Lofts
59 upscale industrial apartment homes
- 14. The Enclave
13-new construction townhome gated community
- 15. Warner Street Entertainment District
A sports and entertainment district with restaurants, hotels and shopping along Russell and Warner streets
- 16. The Parker Building
Conversion into 50,000 sf of office space

OTTERBEIN

- 17. 414 Light Street
392-unit luxury apartment building
- 18. Banner Hill
349-unit luxury apartment building

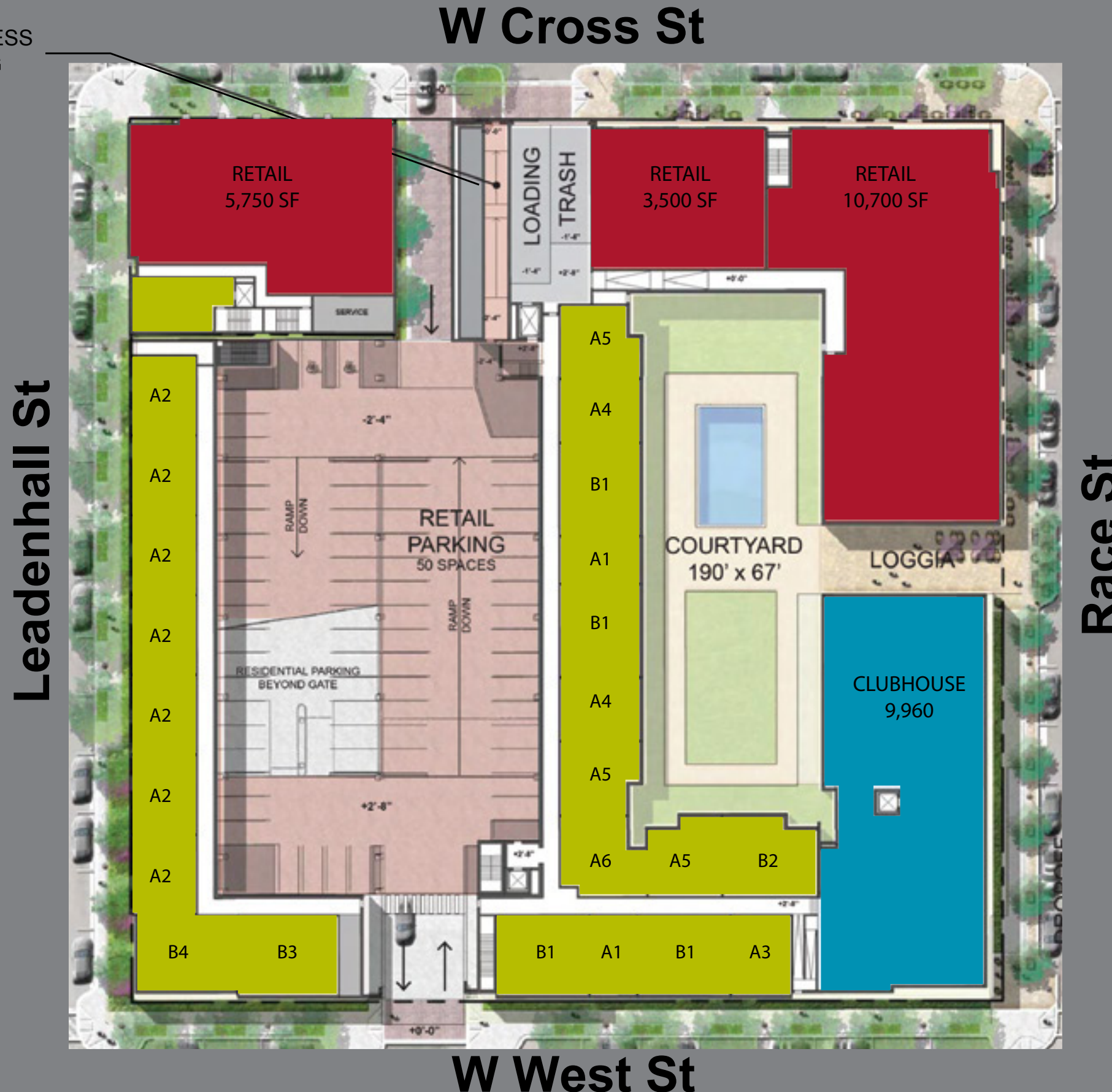


MASTER PLAN: CLOSE IN AERIAL



HANOVER CROSS STREET: **SITE PLAN**

PEDESTRIAN ACCESS TO/FROM PARKING



HANOVER CROSS STREET: **OVERALL GROUND FLOOR PLAN**



RENDERINGS

CORNER OF CROSS & RACE STREETS



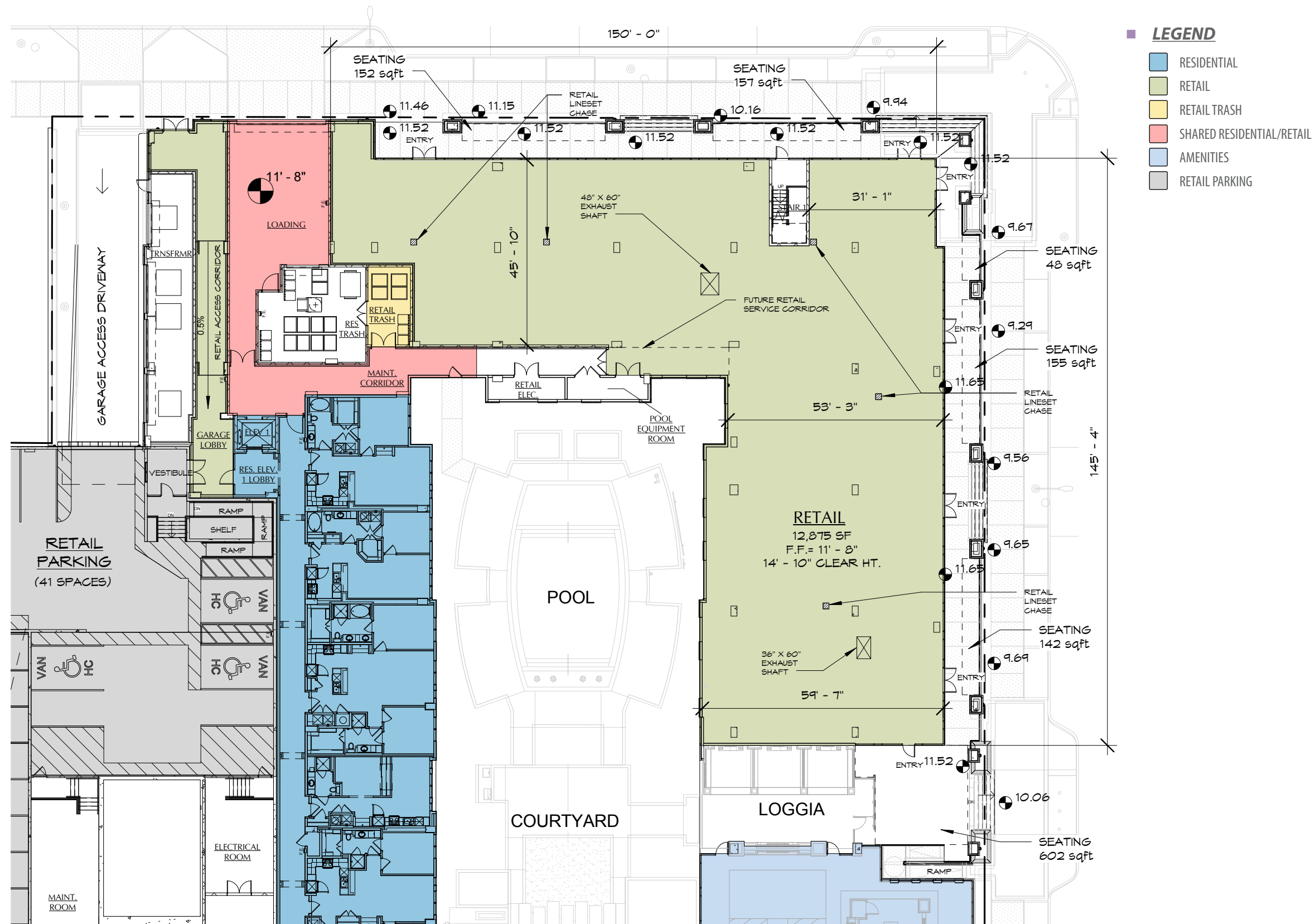
ENTRANCE @ CROSS & RACE STREETS



- PART OF PHASE 1 TO DELIVER SPRING/SUMMER 2017
- 13,000 SF OF GROUND-LEVEL RETAIL/RESTAURANT SPACE
- OUTDOOR SEATING AVAILABLE
- 40 GARAGE PARKING SPACES DEDICATED TO RETAIL



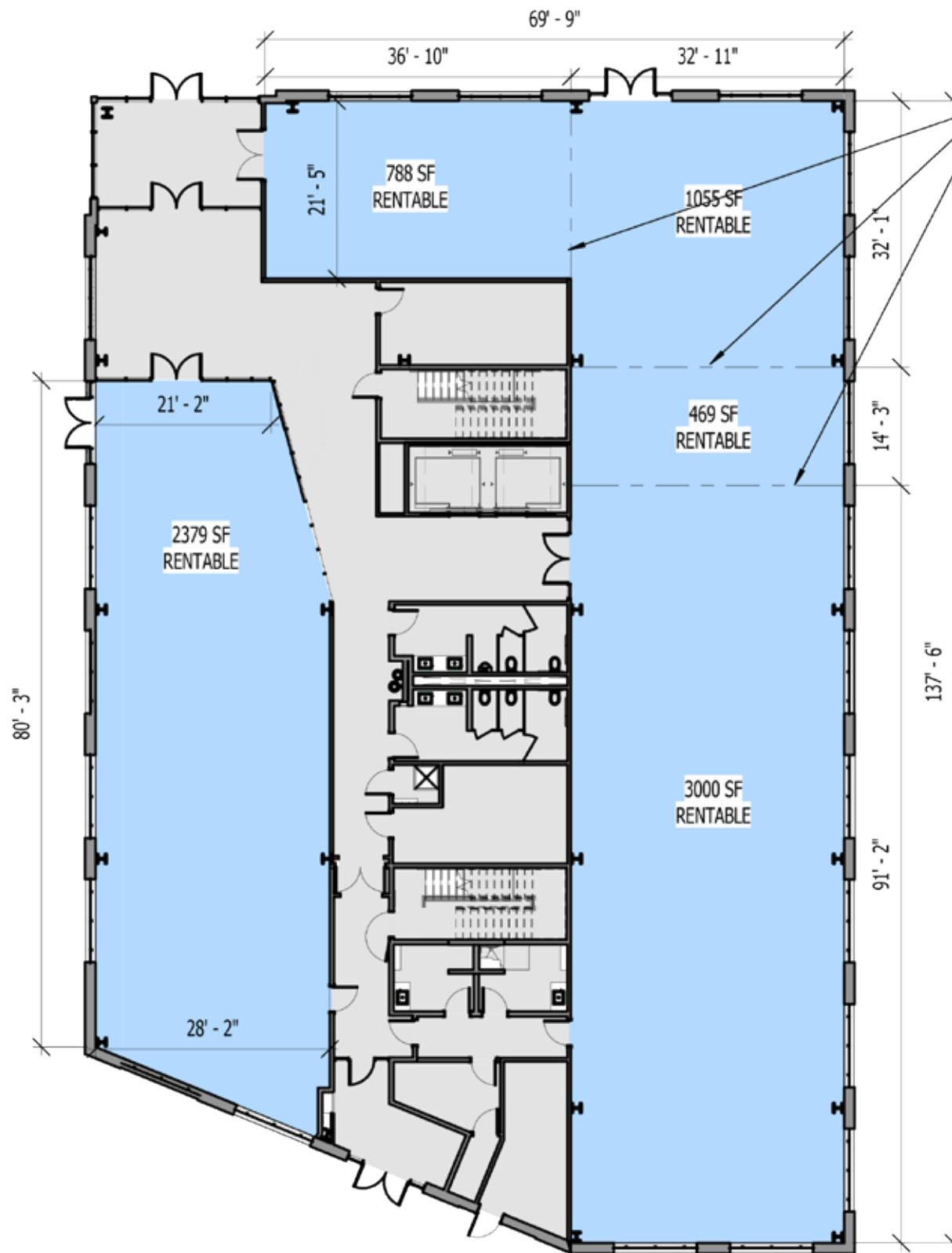
HANOVER CROSS STREET: *RETAIL GROUND FLOOR PLAN ZOOMED-IN*



OSTEND OFFICE BUILDINGS: **SITE PLAN**



145 WEST OSTEND STREET: **RETAIL GROUND FLOOR PLAN**



SPACE CAN BE DIVIDED UP INTO SMALL, MEDIUM, OR LARGE BASED ON NEED

First Floor Plan

RENDERINGS

OSTEND STREET LOOKING EAST



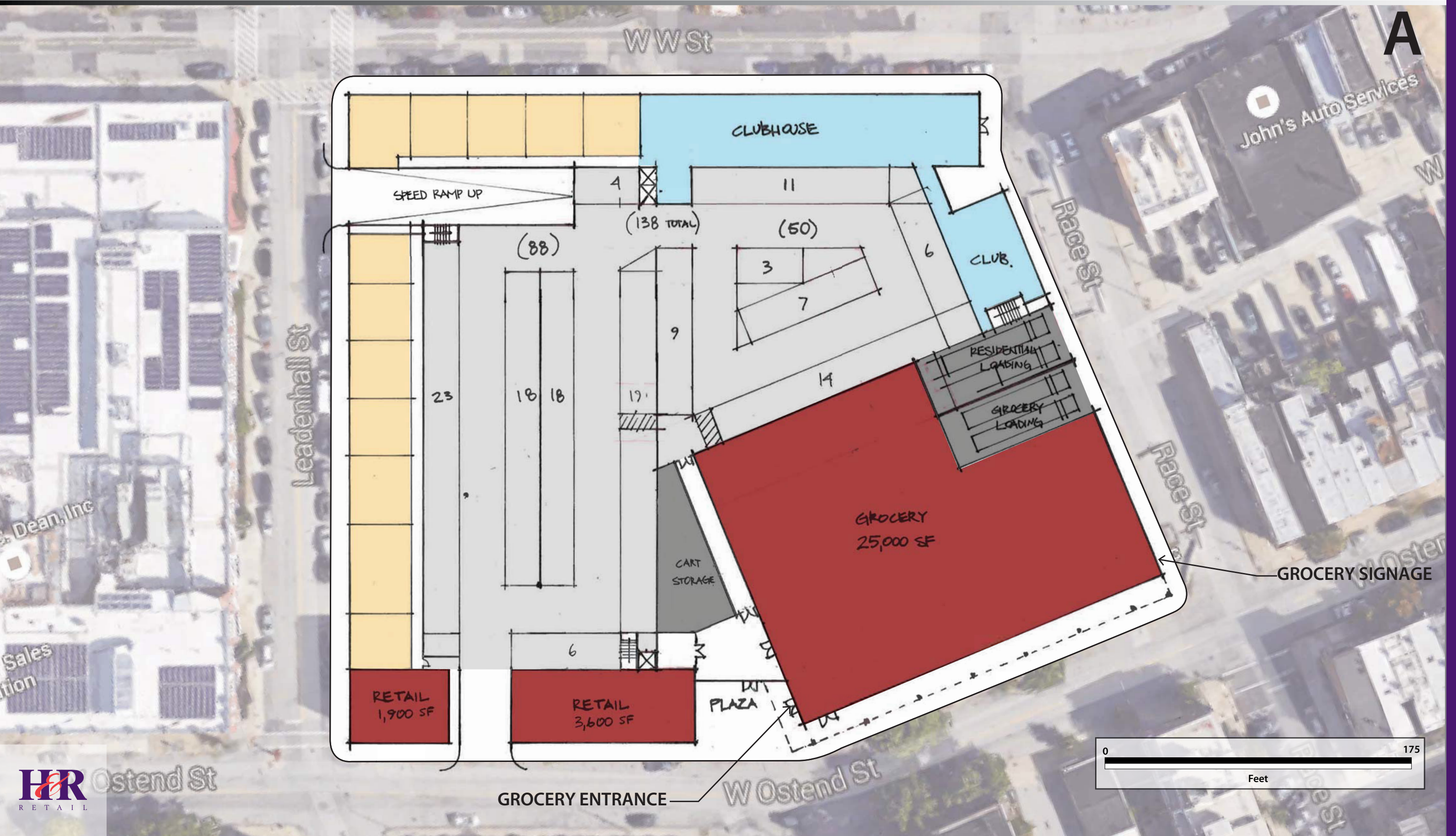
OSTEND STREET LOOKING WEST



OSTEND STREET ENTRY



MIXED-USE DEVELOPMENT SITE: **SITE PLAN**



A

PROJECT: **RENDERINGS**



VIEW FROM 395 ENTERING BALTIMORE



VIEW FROM EAST

FULL DEMOGRAPHIC PROFILE | 2000 - 2010 Census, 2015 Estimates with 2020 Projections

Calculated using Proportional Block Groups | Lat/Lon: 39.2757/-76.6177

Stadium Square		1 mile radius	2 mile radius	3 mile radius
Population	2015 Estimated Population	23,554	114,136	263,383
	2020 Projected Population	24,094	118,019	276,280
	2010 Census Population	22,175	104,749	238,010
	2000 Census Population	21,239	104,777	252,094
	Projected Annual Growth 2015 to 2020	0.5%	0.7%	1.0%
	Historical Annual Growth 2000 to 2015	0.7%	0.6%	0.3%
Households	2015 Estimated Households	11,777	50,937	109,104
	2020 Projected Households	11,866	51,872	112,686
	2010 Census Households	11,008	46,450	98,363
	2000 Census Households	9,670	43,628	99,632
	Projected Annual Growth 2015 to 2020	0.2%	0.4%	0.7%
	Historical Annual Growth 2000 to 2015	1.5%	1.1%	0.6%
Age	2015 Est. Population Under 10 Years	10.0%	11.8%	13.0%
	2015 Est. Population 10 to 19 Years	4.8%	8.3%	10.3%
	2015 Est. Population 20 to 29 Years	25.7%	22.2%	19.1%
	2015 Est. Population 30 to 44 Years	29.8%	25.5%	23.3%
	2015 Est. Population 45 to 59 Years	15.3%	17.5%	18.4%
	2015 Est. Population 60 to 74 Years	10.7%	10.8%	11.5%
	2015 Est. Population 75 Years or Over	3.8%	3.9%	4.4%
	2015 Est. Median Age	33.2	32.9	33.6
Marital Status & Sex	2015 Est. Male Population	51.0%	50.9%	49.0%
	2015 Est. Female Population	49.0%	49.1%	51.0%
	2015 Est. Never Married	54.7%	56.1%	54.5%
	2015 Est. Now Married	26.3%	19.8%	19.6%
	2015 Est. Separated or Divorced	14.0%	18.0%	18.9%
	2015 Est. Widowed	5.0%	6.1%	7.0%
Income	2015 Est. HH Income \$200,000 or More	8.4%	4.0%	3.0%
	2015 Est. HH Income \$150,000 to \$199,999	7.7%	4.4%	3.3%
	2015 Est. HH Income \$100,000 to \$149,999	17.2%	10.1%	9.2%
	2015 Est. HH Income \$75,000 to \$99,999	11.9%	8.6%	8.1%
	2015 Est. HH Income \$50,000 to \$74,999	17.6%	15.3%	15.6%
	2015 Est. HH Income \$35,000 to \$49,999	8.4%	10.1%	11.8%
	2015 Est. HH Income \$25,000 to \$34,999	5.4%	8.9%	10.2%
	2015 Est. HH Income \$15,000 to \$24,999	8.3%	11.6%	12.2%
	2015 Est. HH Income Under \$15,000	15.0%	27.0%	26.7%
	2015 Est. Average Household Income	\$94,146	\$63,071	\$57,043
	2015 Est. Median Household Income	\$72,155	\$47,559	\$43,257
2015 Est. Per Capita Income	\$47,249	\$29,219	\$24,165	
2015 Est. Total Businesses	3,514	11,417	17,335	
2015 Est. Total Employees	59,873	173,037	228,641	

Stadium Square		1 mile radius	2 mile radius	3 mile radius
Race	2015 Est. White	72.6%	40.9%	33.3%
	2015 Est. Black	18.6%	50.1%	58.4%
	2015 Est. Asian or Pacific Islander	5.6%	4.6%	3.1%
	2015 Est. American Indian or Alaska Native	0.2%	0.3%	0.4%
	2015 Est. Other Races	3.0%	4.1%	4.8%
	2015 Est. Hispanic Population	840	5,383	15,638
Hispanic	2015 Est. Hispanic Population	3.6%	4.7%	5.9%
	2020 Proj. Hispanic Population	4.4%	5.6%	7.0%
	2010 Hispanic Population	3.3%	4.4%	5.6%
	2010 Hispanic Population	3.3%	4.4%	5.6%
Education (Adults 25 or Older)	2015 Est. Adult Population (25 Years or Over)	25,514	109,898	242,448
	2015 Est. Elementary (Grade Level 0 to 8)	6.3%	10.0%	11.0%
	2015 Est. Some High School (Grade Level 9 to 11)	11.0%	18.8%	22.1%
	2015 Est. High School Graduate	11.0%	17.4%	21.2%
	2015 Est. Some College	8.3%	11.1%	12.5%
	2015 Est. Associate Degree Only	2.1%	2.7%	3.1%
	2015 Est. Bachelor Degree Only	21.5%	14.5%	11.5%
	2015 Est. Graduate Degree	39.9%	25.5%	18.6%
Housing	2015 Est. Total Housing Units	12,982	57,058	124,055
	2015 Est. Owner-Occupied	44.5%	28.4%	32.6%
	2015 Est. Renter-Occupied	46.2%	60.8%	55.4%
	2015 Est. Vacant Housing	9.3%	10.7%	12.1%
	2010 Homes Built By Year	2010 Homes Built 2005 or later	5.2%	5.7%
2010 Homes Built 2000 to 2004	3.8%	4.6%	4.0%	
2010 Homes Built 1990 to 1999	7.1%	7.3%	7.2%	
2010 Homes Built 1980 to 1989	10.7%	10.1%	8.9%	
2010 Homes Built 1970 to 1979	11.1%	10.9%	9.9%	
2010 Homes Built 1960 to 1969	5.5%	9.1%	8.8%	
2010 Homes Built 1950 to 1959	6.1%	8.6%	10.3%	
2010 Homes Built Before 1949	50.4%	43.6%	46.7%	
Home Values	2010 Home Value \$1,000,000 or More	1.6%	1.8%	1.3%
	2010 Home Value \$500,000 to \$999,999	10.4%	9.0%	8.0%
	2010 Home Value \$400,000 to \$499,999	11.3%	9.3%	7.0%
	2010 Home Value \$300,000 to \$399,999	24.5%	18.4%	14.4%
	2010 Home Value \$200,000 to \$299,999	28.0%	25.9%	24.5%
	2010 Home Value \$150,000 to \$199,999	12.7%	12.4%	12.7%
	2010 Home Value \$100,000 to \$149,999	6.3%	10.0%	11.1%
	2010 Home Value \$50,000 to \$99,999	3.7%	7.0%	13.0%
	2010 Home Value \$25,000 to \$49,999	1.0%	3.9%	5.2%
	2010 Home Value Under \$25,000	0.5%	2.3%	2.8%
	2010 Median Home Value	\$294,756	\$247,125	\$210,527
2010 Median Rent	\$1,042	\$811	\$749	

Stadium Square		1 mile radius	2 mile radius	3 mile radius
Labor Force	2015 Est. Labor Population Age 16 Years or Over	20,520	95,354	213,688
	2015 Est. Civilian Employed	68.6%	54.1%	52.4%
	2015 Est. Civilian Unemployed	3.4%	5.0%	5.7%
	2015 Est. in Armed Forces	0.2%	0.1%	0.1%
	2015 Est. not in Labor Force	27.8%	40.9%	41.8%
	2015 Labor Force Males	50.9%	50.8%	48.6%
2015 Labor Force Females	49.1%	49.2%	51.4%	
Occupation	2010 Occupation: Population Age 16 Years or Over	13,128	46,247	98,349
	2010 Mgmt, Business, & Financial Operations	26.2%	17.7%	14.5%
	2010 Professional, Related	36.7%	30.7%	24.8%
	2010 Service	12.5%	19.7%	22.3%
	2010 Sales, Office	16.4%	18.7%	21.4%
	2010 Farming, Fishing, Forestry	0.2%	0.3%	0.3%
	2010 Construction, Extraction, Maintenance	3.7%	5.2%	6.9%
	2010 Production, Transport, Material Moving	4.3%	7.6%	9.8%
	2010 White Collar Workers	79.3%	67.1%	60.7%
	2010 Blue Collar Workers	20.7%	32.9%	39.3%
Transportation To Work	2010 Drive to Work Alone	67.6%	56.5%	55.5%
	2010 Drive to Work in Carpool	7.5%	9.0%	10.8%
	2010 Travel to Work by Public Transportation	9.2%	16.2%	19.8%
	2010 Drive to Work on Motorcycle	-	0.1%	0.1%
	2010 Walk or Bicycle to Work	13.0%	14.5%	9.9%
	2010 Other Means	0.5%	0.7%	0.8%
2010 Work at Home	2.2%	3.1%	3.1%	
Travel Time	2010 Travel to Work in 14 Minutes or Less	24.0%	25.3%	21.2%
	2010 Travel to Work in 15 to 29 Minutes	40.8%	38.2%	37.8%
	2010 Travel to Work in 30 to 59 Minutes	24.4%	25.3%	28.9%
	2010 Travel to Work in 60 Minutes or More	10.8%	11.2%	12.0%
	2010 Average Travel Time to Work	22.8	22.6	24.7
Consumer Expenditure	2015 Est. Total Household Expenditure	\$792 M	\$2.56 B	\$5.14 B
	2015 Est. Apparel	\$27.8 M	\$89.8 M	\$180 M
	2015 Est. Contributions, Gifts	\$57.7 M	\$172 M	\$333 M
	2015 Est. Education, Reading	\$34.1 M	\$105 M	\$203 M
	2015 Est. Entertainment	\$44.4 M	\$141 M	\$283 M
	2015 Est. Food, Beverages, Tobacco	\$119 M	\$396 M	\$803 M
	2015 Est. Furnishings, Equipment	\$27.7 M	\$86.1 M	\$171 M
	2015 Est. Health Care, Insurance	\$68.2 M	\$227 M	\$460 M
	2015 Est. Household Operations, Shelter, Utilities	\$246 M	\$801 M	\$1.61 B
	2015 Est. Miscellaneous Expenses	\$11.7 M	\$38.5 M	\$77.6 M
	2015 Est. Personal Care	\$10.3 M	\$33.5 M	\$67.2 M
2015 Est. Transportation	\$146 M	\$472 M	\$954 M	

CROSS STREET MARKET: **REDESIGN**



Caves Valley Partners is redeveloping Cross Street Market in Federal Hill, located just two blocks from Stadium Square, into a premier urban market. The new market will feature an abundance of outdoor space, including two new pedestrian promenades, and an outdoor street side plaza.

The market will have a variety of new or improved vendors who will sell fresh fruit, vegetables, meats, seafood, poultry, flowers, cheese, and other fresh foods. Some existing merchants such as local favorite Nick's Seafood will remain at the market, with the addition of merchants selling a more expansive range of prepared foods like soups, sandwiches, regional cuisine, and salads.



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**THE
HANOVER
COMPANY**



CVP | Caves Valley Partners

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