



Belvedere Square

York Rd & E Belvedere Avenue
Baltimore, Maryland 21212

visit us
MORNING, NOON, & NIGHT

 **MACKENZIE**
RETAIL



.....

*...a place like
no other*

.....





45 YORK RD

E NORTHERN PKWY

42,662 AADT

E NORTHERN PKWY

E BELVEDERE AVE

45 YORK RD

22,841 AADT

- The Market -

As North Baltimore's central gathering spot, Belvedere Square is at the crossroads of it all. Located at the southeast corner of York Road and Northern Parkway, Belvedere Square offers a dynamic mix of *retail shopping, dining, and convenient service options*. In all, we feature more than 110,000 square feet of fashion apparel, shoes, home furnishings, restaurants and everyday services – and a fresh market that's second to none.





- | | | | | | |
|--------------------------|-------------------------------|---------------------------------|-------------------------------|--------------------------------|-------------------------------|
| 1 Lynne Brick's | 7 Levin Eyecare | 13 Mason's Famous Lobster Rolls | 19 Hex Ferments | 25 AVAILABLE: 6,515 sf | 32 Bridges Baltimore |
| 2 Loyola Clinical Center | 8 Greg's Bagels | 14 Pizza Trust | 20 Pure Chocolate by Jinji | 26 The Pharmacy at BSQ | 33 Subway |
| 3 Sprint | 9 Love That | 15 Atwater's | 21 Koba BBQ | 27 Charm City Hemp | 34 Verizon |
| 4 Sofi's Crepes | 10 Grand Cru | 16 Prigel Family Creamery | 22 Kanjizai Martial Arts | 28 MD Vascular Specialists | 35 AVAILABLE: 1,200 sf |
| 5 Babylon Nails & Spa | 11 AVAILABLE: 3,325 sf | 17 Neopol Savory Smokery | 23 AVAILABLE: 2,200 sf | 30 The Mandala Center | 36 SunTrust |
| 6 Dutch Floral Garden | 12 PLANTBAR | 18 Eiji Ramen | 24 Baltimore Bicycle Works | 31 Multi-Specialty Health Care | 37 ChoiceOne Urgent Care |



Towson Town Center



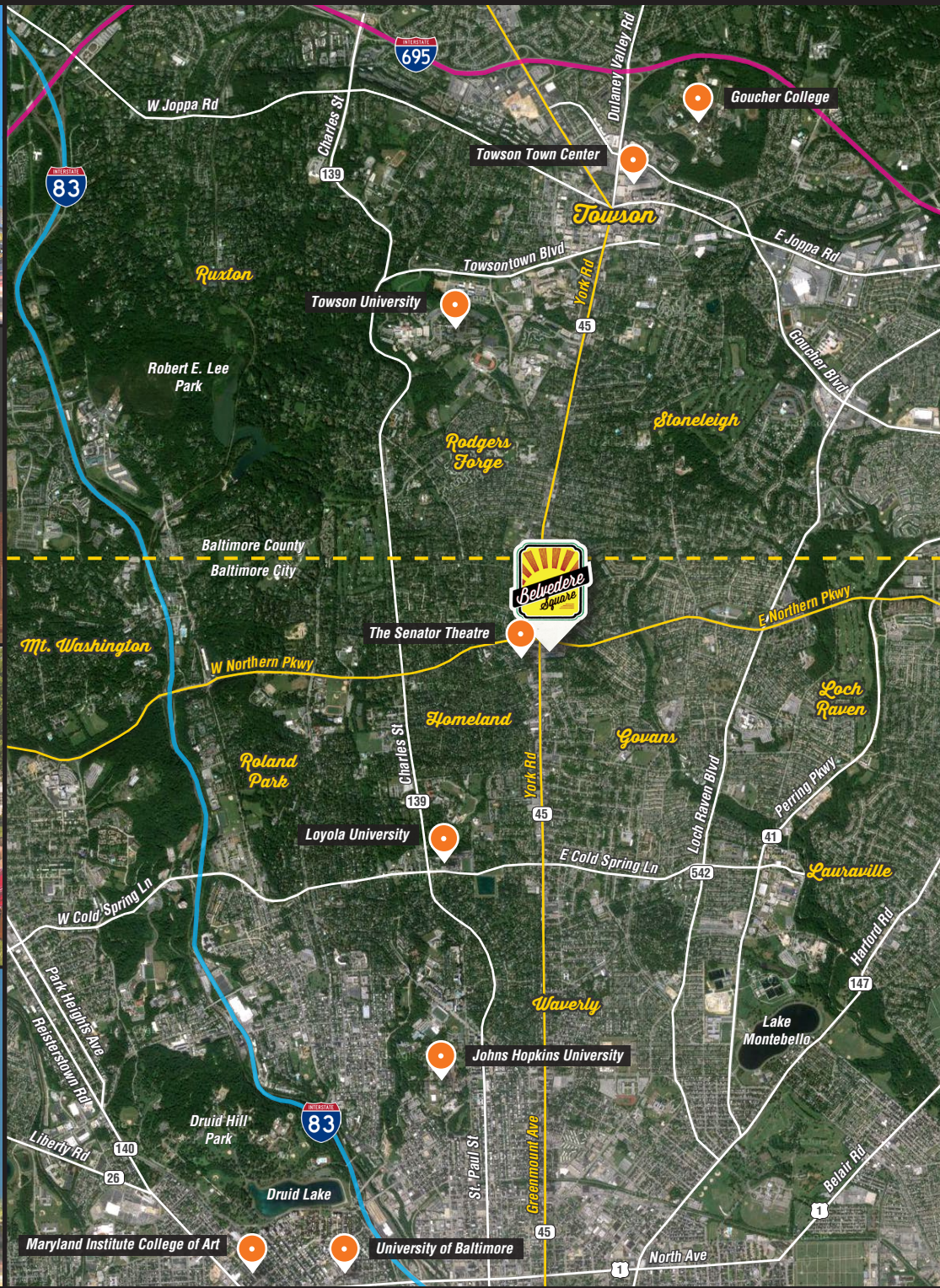
The Senator Theatre



Johns Hopkins University



Maryland Institute College of Art



Goucher College



Towson University



Loyola University



University of Baltimore

Demographics:

1 mi. | 3 mi. | 5 mi.



Residential Population

26,036 | 191,517 | 533,975



Number of Households

10,414 | 76,783 | 211,056



Avg. Household Income

\$92,936 | \$81,939 | \$70,292



Daytime Population

18,861 | 207,801 | 551,011



Education (College+)

69.6% | 69.0% | 59.3%

Retail Expenditures:

1 mi. | 3 mi. | 5 mi.



Furniture + Home

\$14.4M | \$94.8M | \$225.8M



Entertainment + Recreation

\$36.6M | \$239.2M | \$567.1M



Fashion + Clothing

\$25.8M | \$170.0M | \$400.1M



Food + Drink

\$39.3M | \$261.8M | \$619.5M

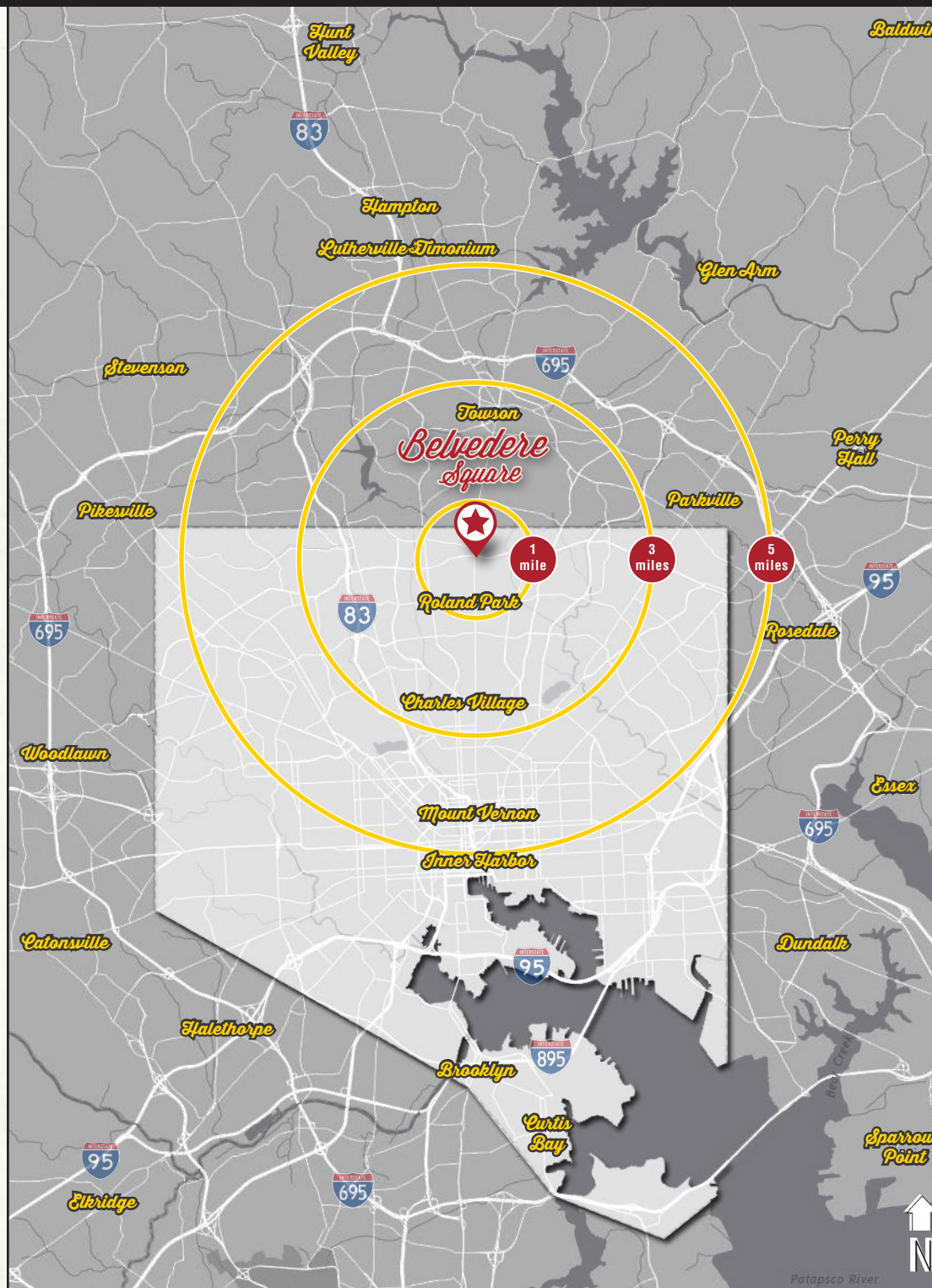


Health

\$6.9M | \$44.9M | \$109.2M



FULL REPORT



1 Mile Radius:

19.1% City Strivers



Average HH Size: 2.78
Median Age: 35.3
Median HH Income: \$44,700

These high density neighborhoods are home to a relatively young foreign-born population who have embraced the American lifestyle. They seek out branded clothing and sometimes indulge in restaurants and personal services.

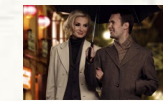
18.0% Family Foundations



Average HH Size: 2.71
Median Age: 39.6
Median HH Income: \$43,100

Family and faith are the cornerstones of life in these communities. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

13.0% Urban Chic



Average HH Size: 2.39
Median Age: 43.3
Median HH Income: \$109,400

These residents are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected and well-educated. They are tech-savvy, and use PCs extensively for activities such as shopping and banking.

12.4% Emerald City



Average HH Size: 2.06
Median Age: 37.4
Median HH Income: \$59,200

These denizens are young, mobile, and highly connected, using the Internet for entertainment and making environmentally friendly purchases. Many embrace the "foodie" culture & enjoy cooking meals with local/organic products.

10.6% Top Tier



Average HH Size: 2.84
Median Age: 47.3
Median HH Income: \$173,200

As the wealthiest Tapestry market, these are highly educated professionals who have reached their career goals. Consumers select upscale fitness centers and shop at high-end retailers for their personal effects.



Patapsco River

FOR LEASING INFO:



WAR HORSE CITIES



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