



# CIRCLE EAST

TOWSON, MD  
OPENING 2020







# BIG VISION

Located in the heart of Towson, Maryland, Circle East is an exciting mixed-use destination featuring retail, apartments and offices poised to transform Downtown Towson.



Conveniently located near I-695 and I- 83, Circle East is an easily accessible drive with impressive demographics.



**113,543**  
PEOPLE IN A 3-MILE RADIUS

**2** UNIVERSITIES WITHIN  
A 1-MILE RADIUS

**TOWSON UNIVERSITY**  
22,923 STUDENTS

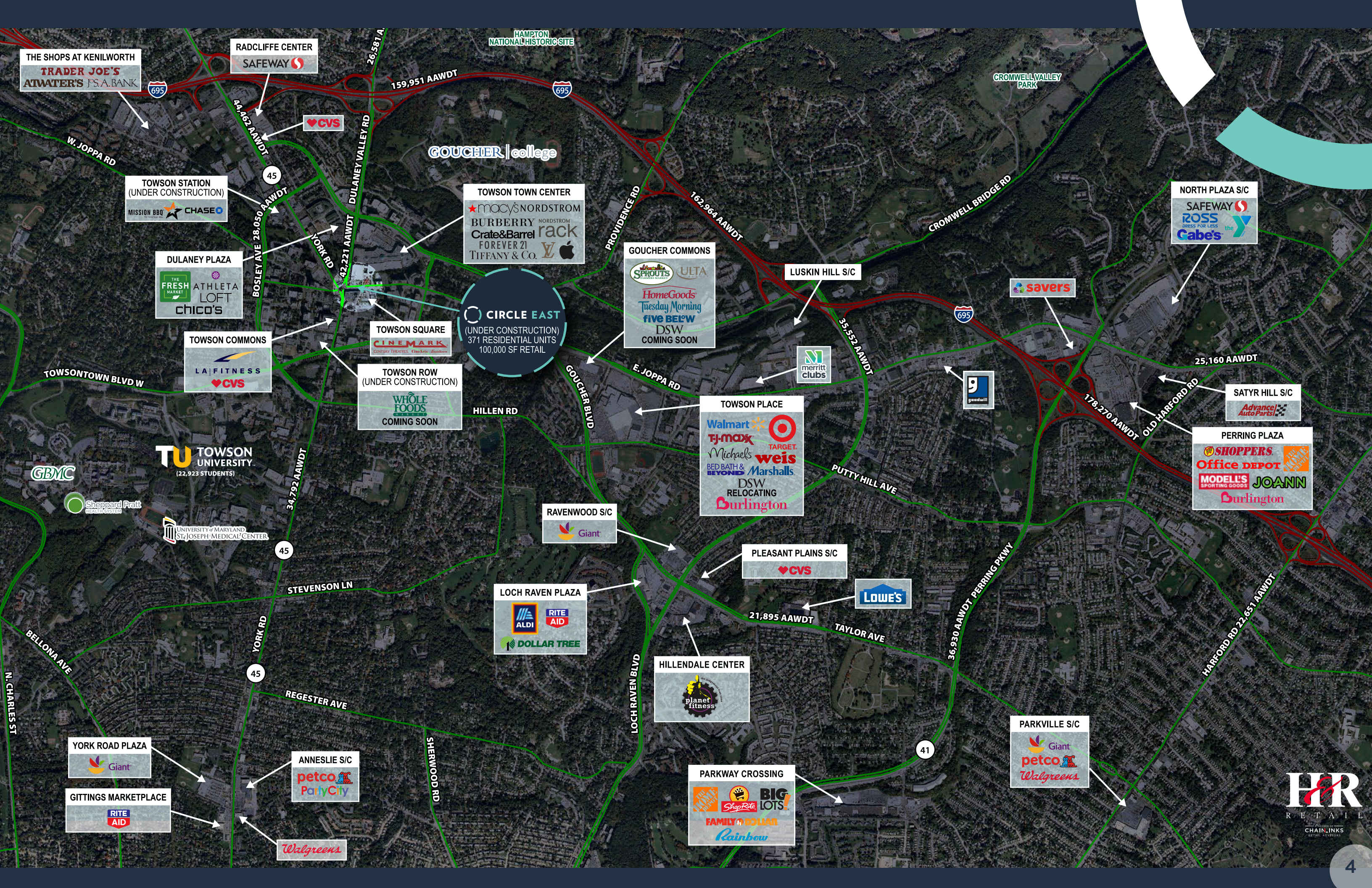
**GOUCHER COLLEGE**  
2,680 STUDENTS



	POPULATION	AVERAGE HH INCOME
3-MILE	113,543	\$109,613
5-MILE	310,220	\$105,227
BALTIMORE COUNTY	836,017	\$104,126







THE SHOPS AT KENILWORTH  
**TRADER JOE'S**  
**ATWATER'S** P.S.A. BANK

RADCLIFFE CENTER  
**SAFeway**

**CVS**

**GOUCHER college**

TOWSON TOWN CENTER  
**MACY'S** **NORDSTROM**  
**BURBERRY** **NORDSTROM**  
**Crate&Barrel** **rack**  
**FOREVER 21** **Apple**  
**TIFFANY & Co.** **LV**

GOUCHER COMMONS  
**SPROUTS** **ULTA**  
**HomeGoods**  
**Tuesday Morning**  
**five BEL'w**  
**DSW**  
COMING SOON

NORTH PLAZA S/C  
**SAFeway**  
**ROSS**  
DRESS FOR LESS  
**Cabes** the

TOWSON STATION  
(UNDER CONSTRUCTION)  
**MISSION BBQ** **CHASE**

DULANEY PLAZA  
**THE FRESH MARKET** **ATHLETA**  
**LOFT**  
**chico's**

TOWSON COMMONS  
**LA FITNESS**  
**CVS**

TOWSON SQUARE  
**CINEMARK**  
CENTURY THEATRES, CineArts, Goldstone  
**TOWSON ROW**  
(UNDER CONSTRUCTION)  
**WHOLE FOODS**  
COMING SOON

**CIRCLE EAST**  
(UNDER CONSTRUCTION)  
371 RESIDENTIAL UNITS  
100,000 SF RETAIL

LUSKIN HILL S/C  
**savers**

**merritt clubs**

**goodwill**

SATYR HILL S/C  
**Advance**  
Auto Parts

**TU** TOWSON UNIVERSITY  
(22,923 STUDENTS)

**GBMC**

**Sheppard Pratt**  
HEALTH SYSTEM

UNIVERSITY OF MARYLAND  
ST. JOSEPH MEDICAL CENTER

RAVENWOOD S/C  
**Giant**

TOWSON PLACE  
**Walmart** **TJ-maxx** **TARGET**  
**weis**  
**MICHAEL'S** **Marshall's**  
**DSW**  
RELOCATING  
**Burlington**

PERRING PLAZA  
**SHOPPERS**  
**Office DEPOT**  
**MODEL'S**  
SPORTING GOODS  
**JOANN**  
**Burlington**

LOCH RAVEN PLAZA  
**ALDI** **RITE AID**  
**DOLLAR TREE**

PLEASANT PLAINS S/C  
**CVS**

**LOWE'S**

HILLENDALE CENTER  
**planet fitness**

YORK ROAD PLAZA  
**Giant**

ANNESLIE S/C  
**petco**  
**Party City**

GITTINGS MARKETPLACE  
**RITE AID**

**Walgreens**

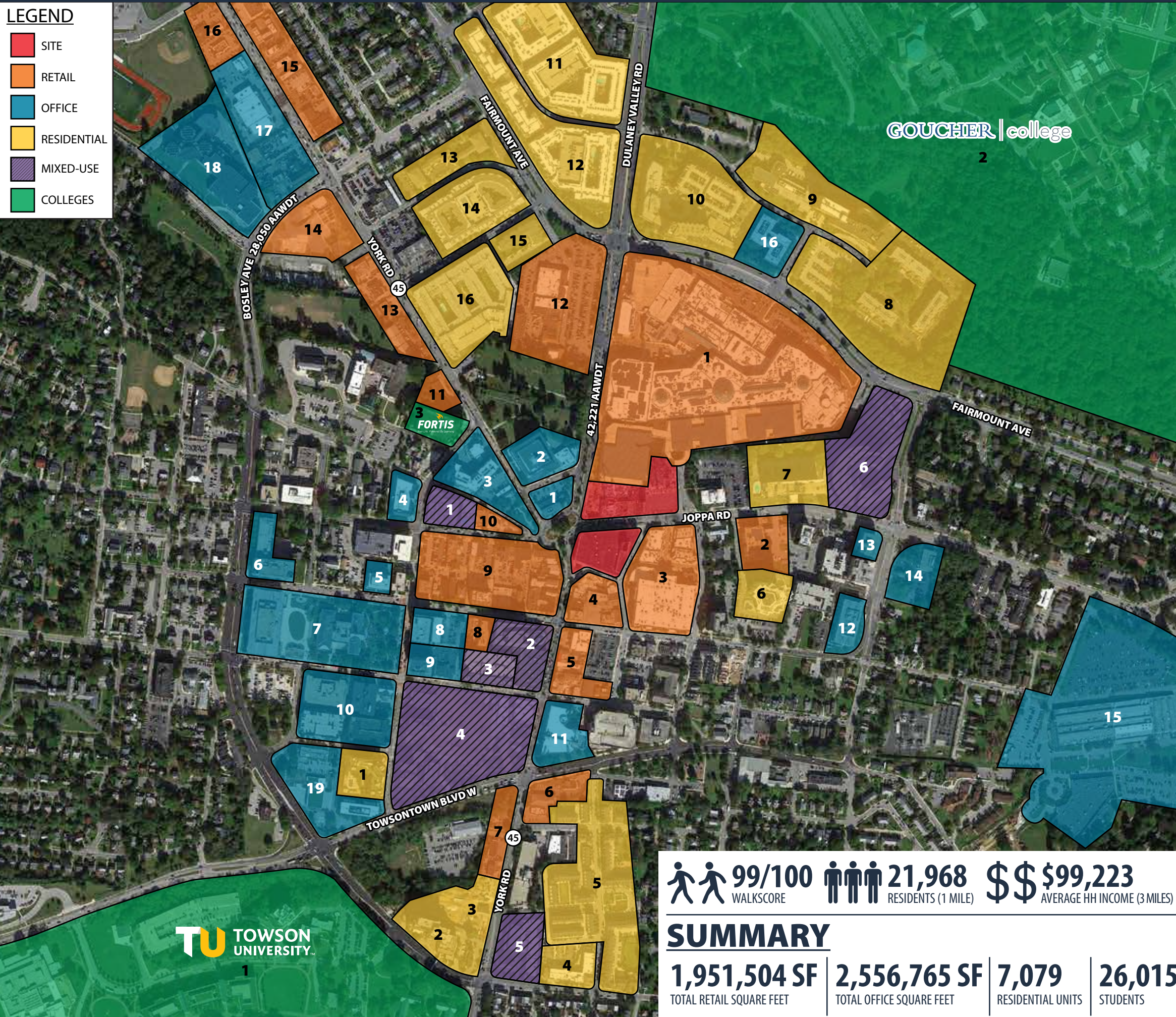
PARKWAY CROSSING  
**ShopRite** **BIG LOTS!**  
**FAMILY DOLLAR**  
**Rainbow**

PARKVILLE S/C  
**Giant**  
**petco**  
**Walgreens**



**LEGEND**

- SITE
- RETAIL
- OFFICE
- RESIDENTIAL
- MIXED-USE
- COLLEGES



TOWSON, MD

#	SITE	SIZE
1	CIRCLE EAST	RETAIL 100,000 SF   371 UNITS
#	RETAIL	SIZE
1	TOWSON TOWN CENTER	1,025,090
2	203 E JOPPA RD   EXTRA SPACE STORAGE	122,500
3	TOWSON SQUARE	45,000
4	KUNG FU TEA, PHO DAT THANH, THE REC ROOM, TOWSON TAVERN, SUSHI HANA, TORRENT	28,312
5	URBAN OUTFITTERS, TOWSON TOBACCO, THE MELTING POT, THE ORIENT, THE REAL THING, GREENE TURTLE, LIL DICKY'S, SUBWAY	59,188
6	WILSON LIGHTING & INTERIORS, DOMINOS PIZZA	19,364
7	DUNKIN', PAPA JOHN'S, UPTOWN LIQUORS, YORK CLEANERS, JIFFY LUBE	34,879
8	CHARLES VILLAGE PUB & PATIO, SMOOTH CUTS BARBERSHOP, SPARTEA - THE PINK DOOR DAY SPA FOR GIRLS	49,509
9	GAMBERDELLA, HOOKAH LOUNGE, ANNA APICELLA, COFFEE TALK, SAN SUSHI TOO, ELKS LODGE, NACHO MAMA'S, FRESH FRESH SEAFOOD, TEN CAR PILE UP, PLAZA ARTIST, THE POINT, TOWSON BEST, TROPICAL TANNING, SOURIS' SALOON, DURANK BARBERSHOP DOMINICAN, YOGAWORKS, ZIA'S, Z-BURGER, LUMINAIRE SALON, BLISS HAIR STUDIO, GRILLO & CO, KENT FISHER FURS, TOWSON PIZZERIA, DAVIDUS CIGARS, NO WORRIES & ETCHES, BEAD WEAR, CAFE TROIA	135,715
10	GLI SMOKERS CHOICE, EATALIAN BISTRO, THB BAGELS & DELI, THANKS HON, KATHMANDU KITCHEN	21,593
11	NTB-NATIONAL TIRE & BATTERY	7,780
12	DULANEY PLAZA	91,468
13	POLLO AMIGO, CHINA WOK, TOWSON MERCADO LATINO, TOWSON VETERINARY HOSPITAL, TOWSON DINER, RANSOM'S BOUTIQUE	87,613
14	TOWSON STATION	22,668
15	RUXTON CLEANERS, TOWSON VAPORIUM, LOVELY NAILS & SPA, BUBBA'S BREAKAWAY, CROSSFIT, BROOKS-HUFF TIRE & AUTO, TOP SHELF WINE & SPIRITS, CAROUSEL CLEANERS, TOWSON SHOE REPAIR, BURGER KING, WALGREENS	80,832
16	VERIZON, MCDONALD'S, FIVE GUYS, MATTRESS GIANT	19,993
#	OFFICE	SIZE
1	FIDELITY INVESTMENTS	6,486
2	MILEONE AUTOGROUP, CUNNINGHAM'S, TOWSON UNIVERSITY - INSTITUTE FOR WELL-BEING	298,048
3	M'JOURDELLE & ASSOCIATES, ENTERPRISE RENT-A-CAR, SUNTRUST	8,652
4	BB&T - 600 WASHINGTON AVE	74,500
5	BALTIMORE COUNTY CHAMBER OF COMMERCE, SODIUM TACKLE, BALTIMORE SUN	192,449
6	LEGACY CAPITAL PARTNERS - 210 W PENNSYLVANIA AVE	271,325
7	CIRCUIT COURT FOR BALTIMORE COUNTY/HISTORIC COURTHOUSE - 401 BOSLEY AVE	268,237
8	PNC BANK - 409 WASHINGTON AVE	157,854
9	CHARLES SCHWAB, M&T BANK - 401 WASHINGTON AVE	129,633
10	BALTIMORE CO DEPARTMENT OF PERMITS, US POST OFFICE, BALTIMORE CO DEPARTMENT OF PLANNING	166,711
11	TOWSON BRANCH OF THE BALTIMORE COUNTY PUBLIC LIBRARY - 320 YORK RD	87,406
12	HAMILTON BANK - 501 FAIRMOUNT AVE	91,200
13	CARROLLTON BANK, RCM&D CORPORATE HEADQUARTERS - 555 FAIRMOUNT AVE	73,622
14	CBC NATIONAL BANK - 405 E JOPPA RD	37,469
15	STANLEY BLACK & DECKER - 701 E JOPPA RD	298,484
16	MAXIM HEALTHCARE SERVICES - TOWSON HOMECARE - 849 FAIRMOUNT AVE	136,260
17	ALEX COOPER AUCTIONEERS, JIM ELLIOTT'S TOWING, SARANDOS AUTOMOTIVE TECHNOLOGY, AUTO BODY EVOLUTION	40,629
18	BALTIMORE COUNTY DEPARTMENT OF CORRECTIONS	217,800
19	TOWSON PRECINCT BALTIMORE COUNTY POLICE, BALTIMORE COUNTY DISTRICT PUBLIC DEFENDER OFFICE	70,221
#	RESIDENTIAL	UNITS
1	PALISADES OF TOWSON - 212 WASHINGTON AVE	357
2	RESIDENCES AT 10 WEST BURKE AVENUE	369
3	101 YORK - NEW DEVELOPMENT	248
4	BRIGHTVIEW TOWSON ASSISTED LIVING COMMUNITY	90
5	TOWSON GREEN	121
6	RIDGELY CONDOMINIUMS	400
7	BERKSHIRES AT TOWN CENTER	199
8	TOWSONGATE PRIVATE COMMUNITY	48
9	EDENWALD RETIREMENT COMMUNITY	280
10	SHERATON BALTIMORE NORTH HOTEL	283
11	DULANEY VALLEY APARTMENTS, WINTHROP, THE SOUTHERLY	295
12	THE QUARTERS AT TOWSON TOWN CENTER	430
13	PARK VIEW AT TOWSON	112
14	20 LAMBOURNE	264
15	VALLEYS OF TOWSON	39
16	TOWSON PROMENADE	379
#	MIXED USE	SIZE
1	28 ALLEGHENY AVE   US SOCIAL SECURITY ADMIN, THE PENTHOUSE	48,936 SF MIXED-USE   1,803 UNITS
2	TOWSON COMMONS	115,000 SF RETAIL   231,000 SF OFFICE
3	40 W CHESAPEAKE AVE	11,308 RETAIL   54,985 SF OFFICE
4	TOWSON ROW	75,000 SF RETAIL   150,000 SF OFFICE   720 STUDENT HOUSING   220 APARTMENTS   220 HOTEL KEYS
5	40 YORK RD	41,000 SF
6	HAMPTON PLAZA APARTMENTS/COMPTROLLER OF MARYLAND	117,655 SF OFFICE   202 UNITS
#	COLLEGES	STUDENTS
1	TOWSON UNIVERSITY	22,923
2	GOUCHER COLLEGE	2,680
3	FORTIS COLLEGE	412

**99/100** WALKSCORE    
 **21,968** RESIDENTS (1 MILE)    
 **\$ \$ \$99,223** AVERAGE HH INCOME (3 MILES)

**SUMMARY**

**1,951,504 SF** TOTAL RETAIL SQUARE FEET    
 **2,556,765 SF** TOTAL OFFICE SQUARE FEET    
 **7,079** RESIDENTIAL UNITS    
 **26,015** STUDENTS







TOWSON UNIVERSITY  
 TOTAL ENROLLMENT: 22,923  
 NCAA DIVISION I



GOUCHER COLLEGE  
 TOTAL ENROLLMENT: 2,680  
 NCAA DIVISION III

**CIRCLE EAST**

**TOWSON TOWN CENTER**

APPLE | ANTHROPOLOGIE | BURBERRY  
 COACH | CRATE & BARREL | FREE PEOPLE  
 F21 | H&M | LACOSTE | LUSH | MACY'S  
 NORDSTROM (NEXT CLOSEST IS 26 MILES)

TOWSON ROW—  
 PHASE 1 HOTEL,  
 WHOLE FOODS &  
 STUDENT HOUSING

LA FITNESS  
 CHIPOTLE | CVS

URBAN  
 OUTFITTERS

E TOWSON BLVD

E JOPPA RD

YORK RD

DULANEY VALLEY RD

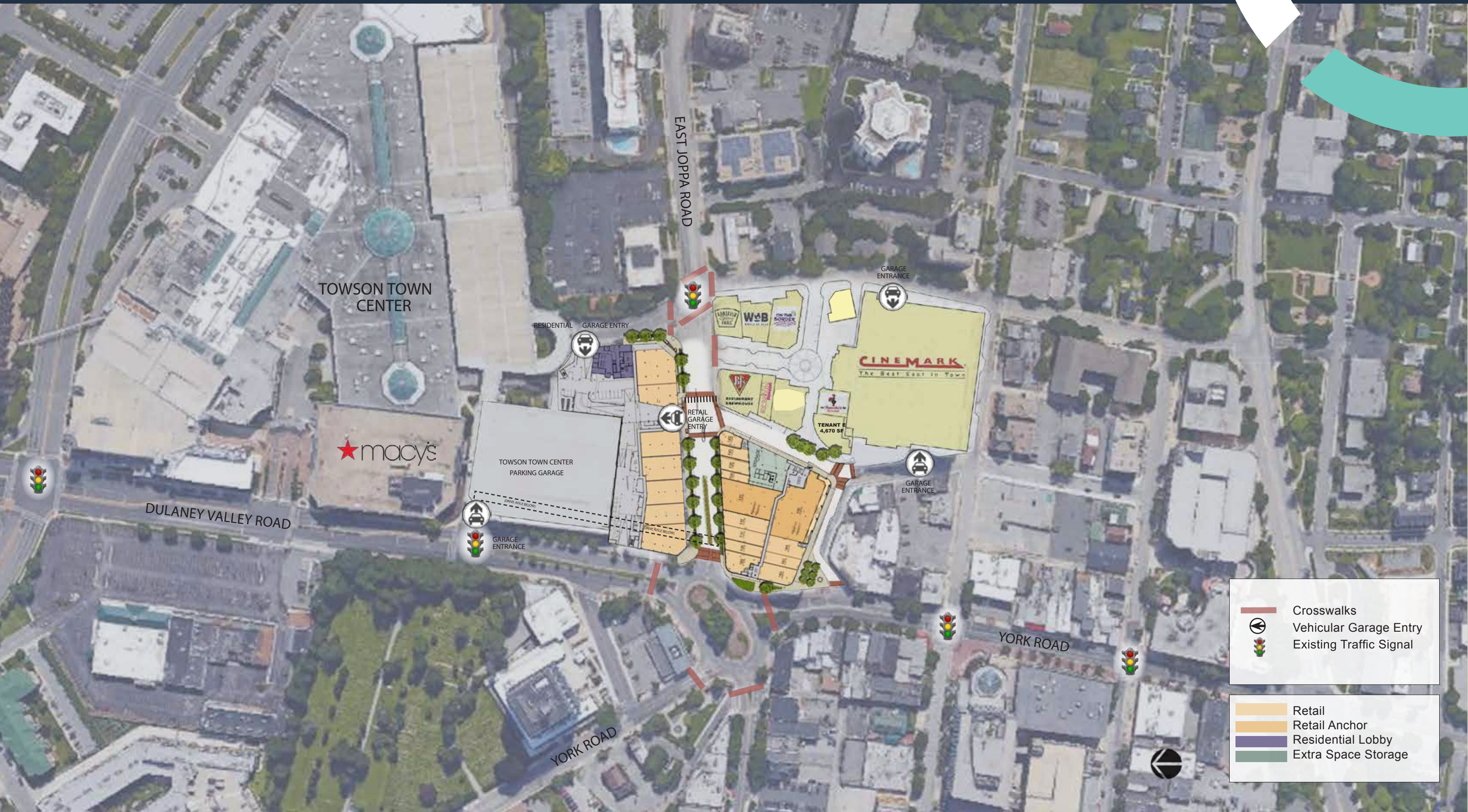
E JOPPA RD




E PENNSYLVANIA AVE





GOUCHER BLVD



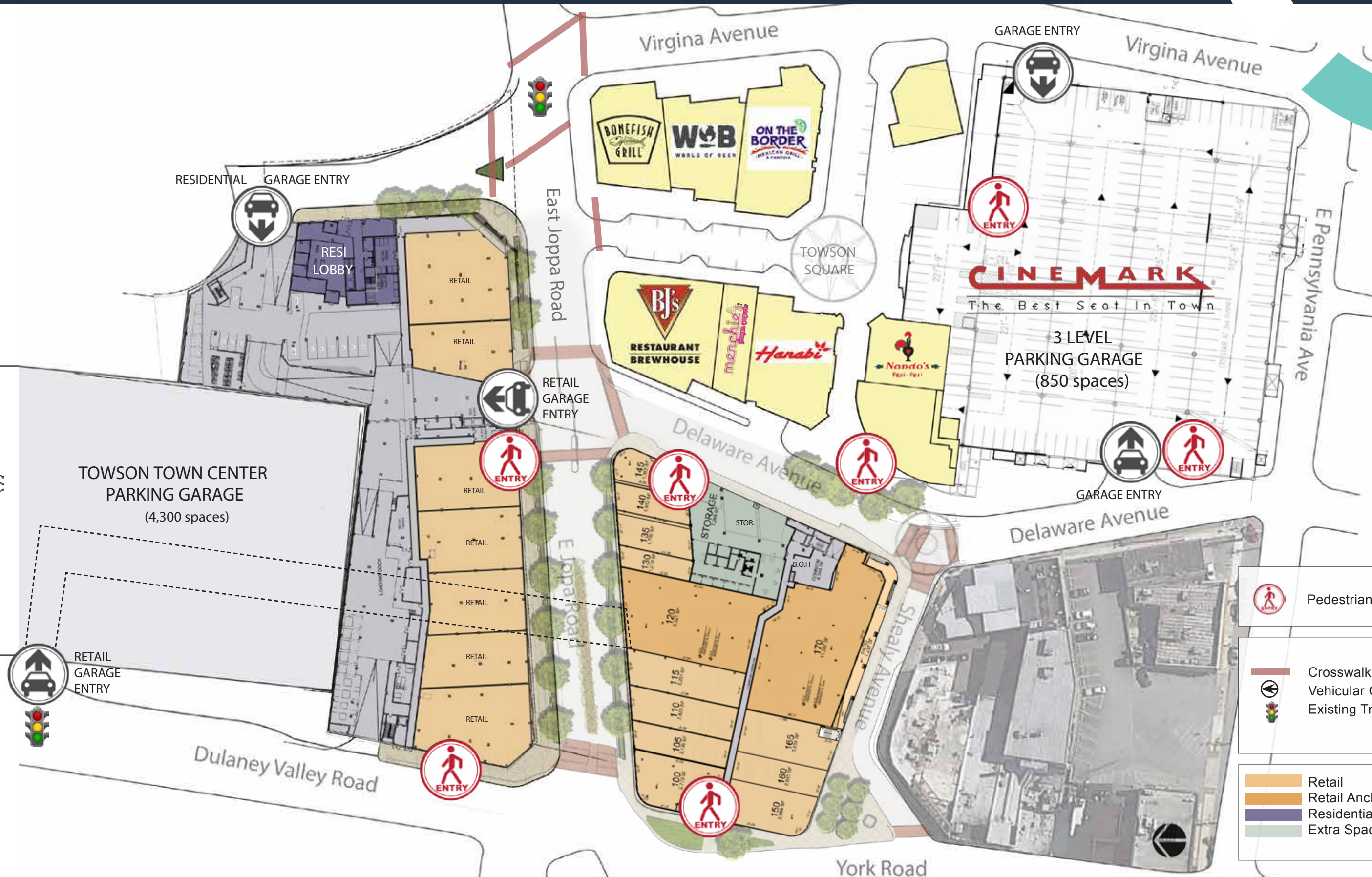




-  Crosswalks
-  Vehicular Garage Entry
-  Existing Traffic Signal









-  Retail
-  Retail Anchor
-  Residential Lobby
-  Extra Space Storage



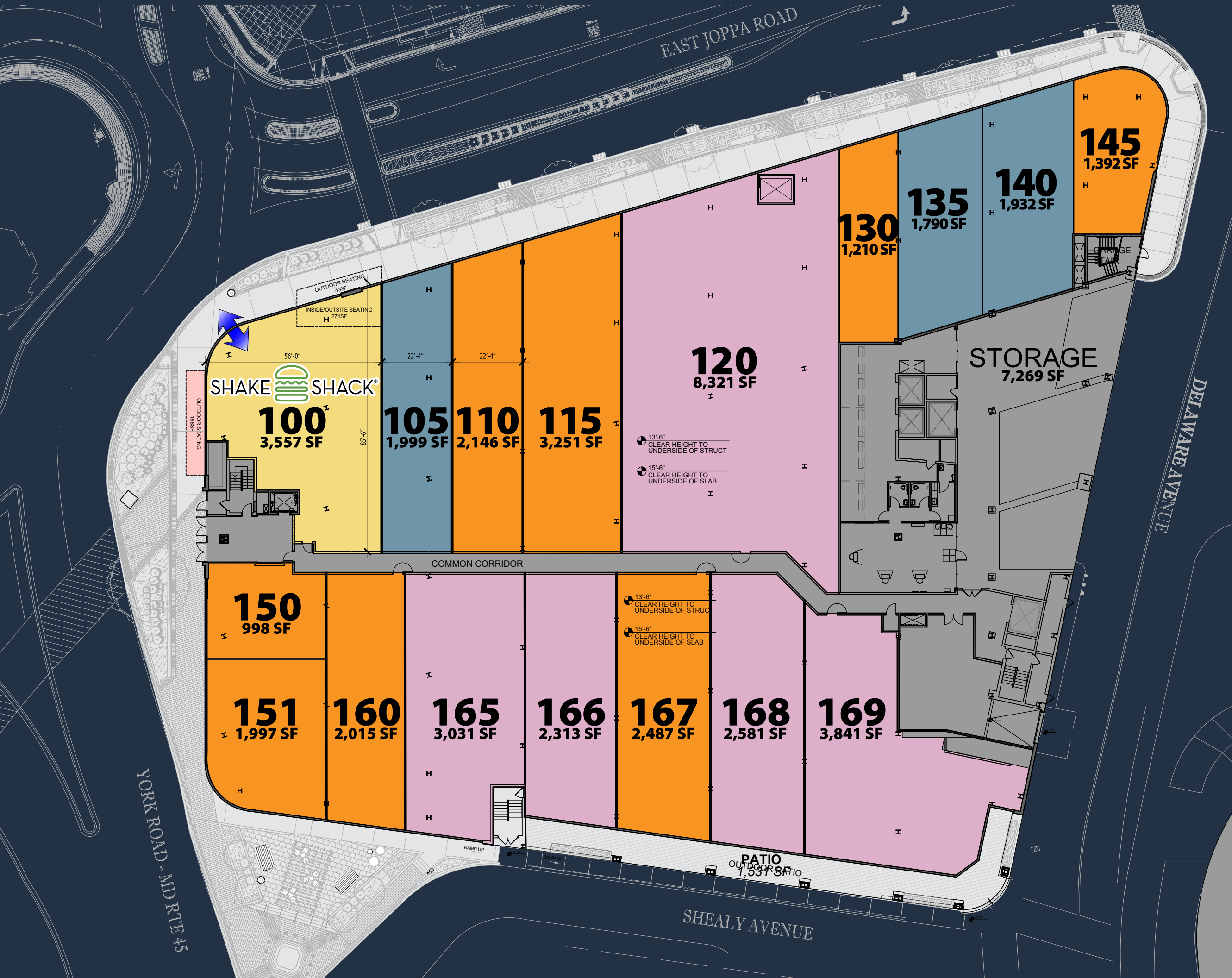


**TOWSON TOWN CENTER  
PARKING GARAGE**  
(4,300 spaces)

**CINEMARK**  
The Best Seat In Town  
**3 LEVEL  
PARKING GARAGE**  
(850 spaces)

-  Pedestrian Garage Entry
-  Crosswalks
-  Vehicular Garage Entry
-  Existing Traffic Signal
-  Retail
-  Retail Anchor
-  Residential Lobby
-  Extra Space Storage





# SITE PLAN

1 EAST JOPPA ROAD  
TOWSON, MD 21286

**GLA: 240,000 SF**

## SITE PLAN KEY

- AVAILABLE
- AT LEASE
- ACTIVE LOI
- LEASED





## RETAIL

Tenant ID	GLA
A1	8,508 SF
A2	1,919 SF
A3	4,734 SF
A4	4,925 SF
A5	5,200 SF
<b>BUILDING A</b>	<b>25,286 SF</b>
B1	8,452 SF
B2	3,849 SF
<b>BUILDING B</b>	<b>12,301 SF</b>
<b>TOTAL RETAIL</b>	<b>37,587 SF</b>



## SITE PLAN

1 EAST JOPPA ROAD  
TOWSON, MD 21286

**GLA: 240,000 SF**

### SITE PLAN KEY

- AVAILABLE
- AT LEASE
- ACTIVE LOI
- LEASED



Towson will be transformed above and below with the addition of convenient below ground parking leading to six pedestrian exits to the street.



**LOWER LEVEL  
RETAIL  
PARKING  
302 SPACES**



**4 GARAGE  
ENTRANCES**

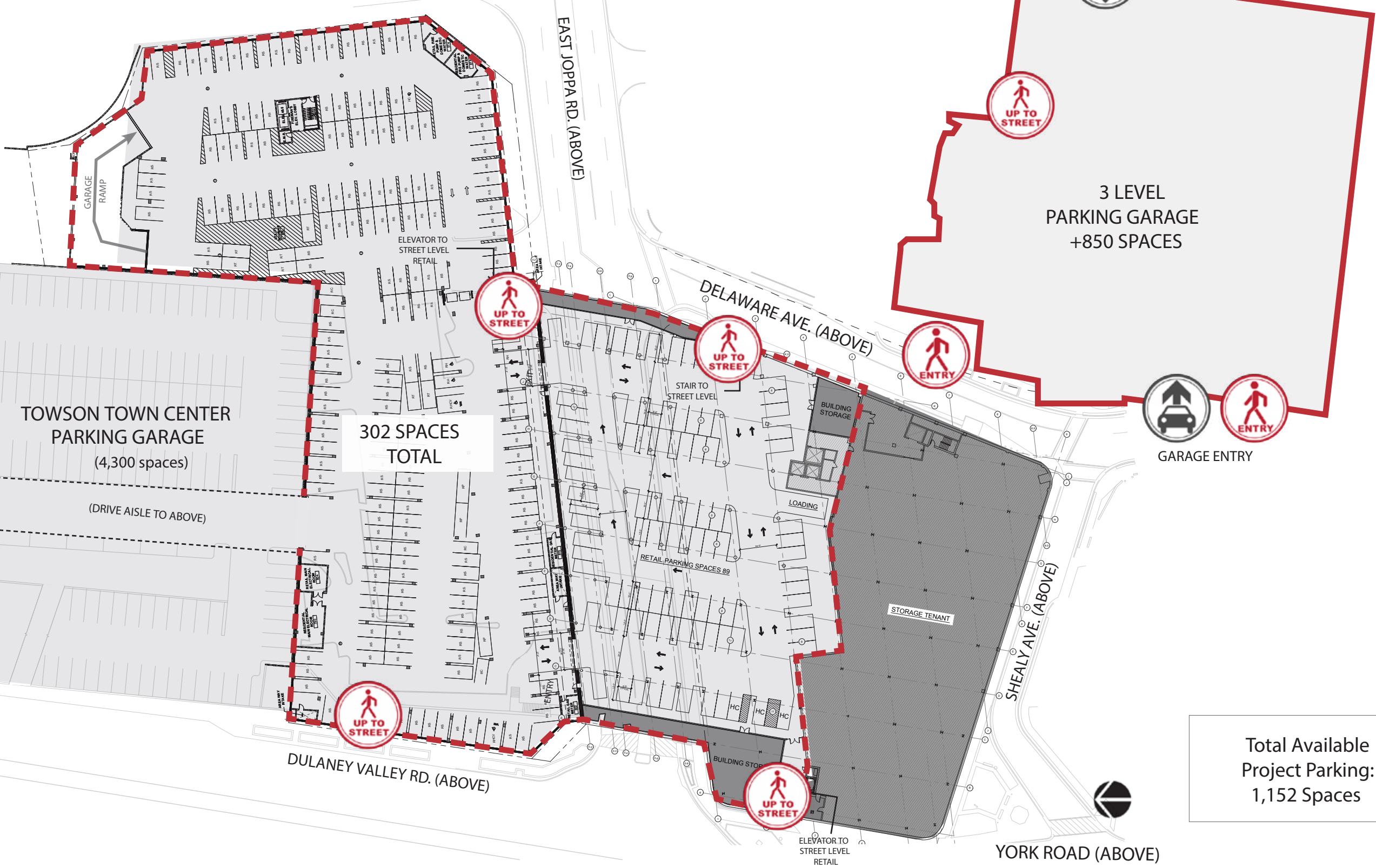


**6 PEDESTRIAN  
ACCESS POINTS**

**CINEMARK 3-LEVEL  
PARKING GARAGE  
850+ SPACES**





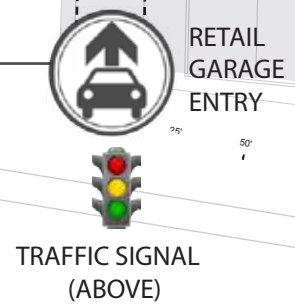


TOWSON TOWN CENTER  
PARKING GARAGE  
(4,300 spaces)

302 SPACES  
TOTAL

3 LEVEL  
PARKING GARAGE  
+850 SPACES

Total Available  
Project Parking:  
1,152 Spaces









# ALL ROADS LEAD TO THE CIRCLE



Circle East will become the epicenter for leisure, entertainment, work, and fashion.



## TAPESTRY SEGMENTATION

UPSCALE ESTATES	16.4%
AFFLUENT ESTATES	18.2%
GEN XURBAN	11.7%

The shopper is young, educated & savvy with 50.2% of the community having a bachelor's degree or higher.



# Circle East by the numbers.

## 3-MILE RADIUS

---



**113,543**

POPULATION



**\$109,613**

AVERAGE HOUSEHOLD  
INCOME



**1.15%**

PROJECTED POPULATION  
GROWTH (2019-2024)

## BALTIMORE COUNTY

---



**836,017**

POPULATION



**\$104,126**

AVERAGE HOUSEHOLD  
INCOME



**2.41%**

PROJECTED POPULATION  
GROWTH (2019-2024)







**FOR RETAIL LEASING INFORMATION, PLEASE CONTACT:**

**Bradley A. Buslik**  
240.482.3609  
bbuslik@hrretail.com

**Molly S. Badger**  
240.482.3601  
mbadger@hrretail.com

**Scott E. Herman**  
410.308.6370  
sherman@hrretail.com



BALTIMORE, MD | 1 W Pennsylvania Ave, Suite 320, Towson, MD 21204  
Telephone 410.308.0800  
www.hrretail.com



2021 Spring Road, Suite 200, Oak Brook, IL 60523 | www.rpai.com  
The retail at Circle East is owned, leased and managed by  
RPAI US Management LLC, a subsidiary of Retail Properties of America, Inc.