

INTRODUCING

Nº 10

EAST PRATT



Developed By:



Leased By:



MARKET STATISTICS

Nº 10
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Downtown Baltimore Retail Sales in 2016



1,690 residential units to deliver in 2017

Office Square Feet



Currently **500,000 SF** Under Construction
1.5M SF Planned



Hotel Downtown Pipeline:
Current **8,301**
Under Construction **293**
Planned Through **23': 574**



1.2M SF ^{events} **414**
493,674 2016 Attendance

#2

Zagat Rated Food Cities in US 2015

#2

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

#10



Most walkable cities
Walk Score 2015



Award winning tech incubator

Top 15

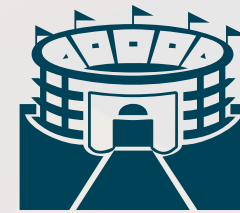
Best waterfront cities worldwide
Forbes, 2014



State of the art campus coming to Port Covington



45,971 Camden Yards Capacity
2,028,424 2017 Attendance
8 MINUTE WALK FROM SITE



71,008 M&T Bank Stadium Capacity
723,800 2016 Attendance
15 MINUTE WALK FROM SITE



NATIONAL AQUARIUM

1.31M visitors 2016



HORSESHOE CASINO • BALTIMORE

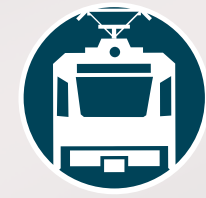
4M visitors 2016



800,000 2016 Attendance



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

POWER PLANT

7.86 M visitors 2016

MARKET AERIAL

N° 10 EAST PRATT



0 0.05 0.1 Miles

ZOOMED IN AERIAL

Nº 10
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36,660 AAWDT

19,731 AAWDT

LOMBARD ST

PRATT ST

BALTIMORE ST

GAY ST

SOUTH ST

COMMERCE ST

CALVERT ST

LIGHT ST

CHARLES ST

BALTIMORE
CONVENTION
CENTER

HARBORPLACE

Baltimore
World Trade Center

NATIONAL
AQUARIUM

THE PROJECT

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RENDERINGS: OPTION A

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**RENDERINGS:
OPTION A**

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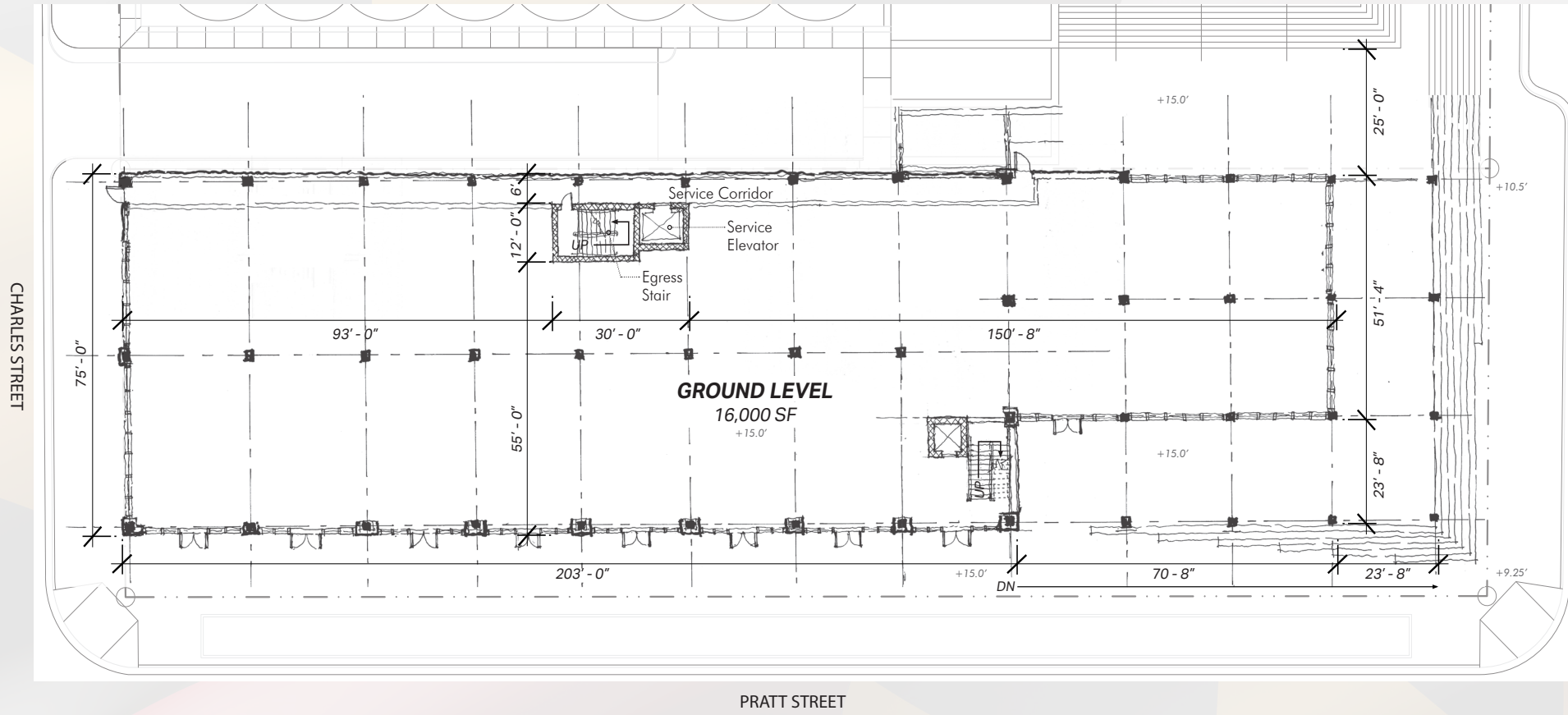
LIGHT AND PRATT: LOOKING WEST



LIGHT AND PRATT: LOOKING SOUTHWEST

SITE PLAN GROUND LEVEL

OPTION A

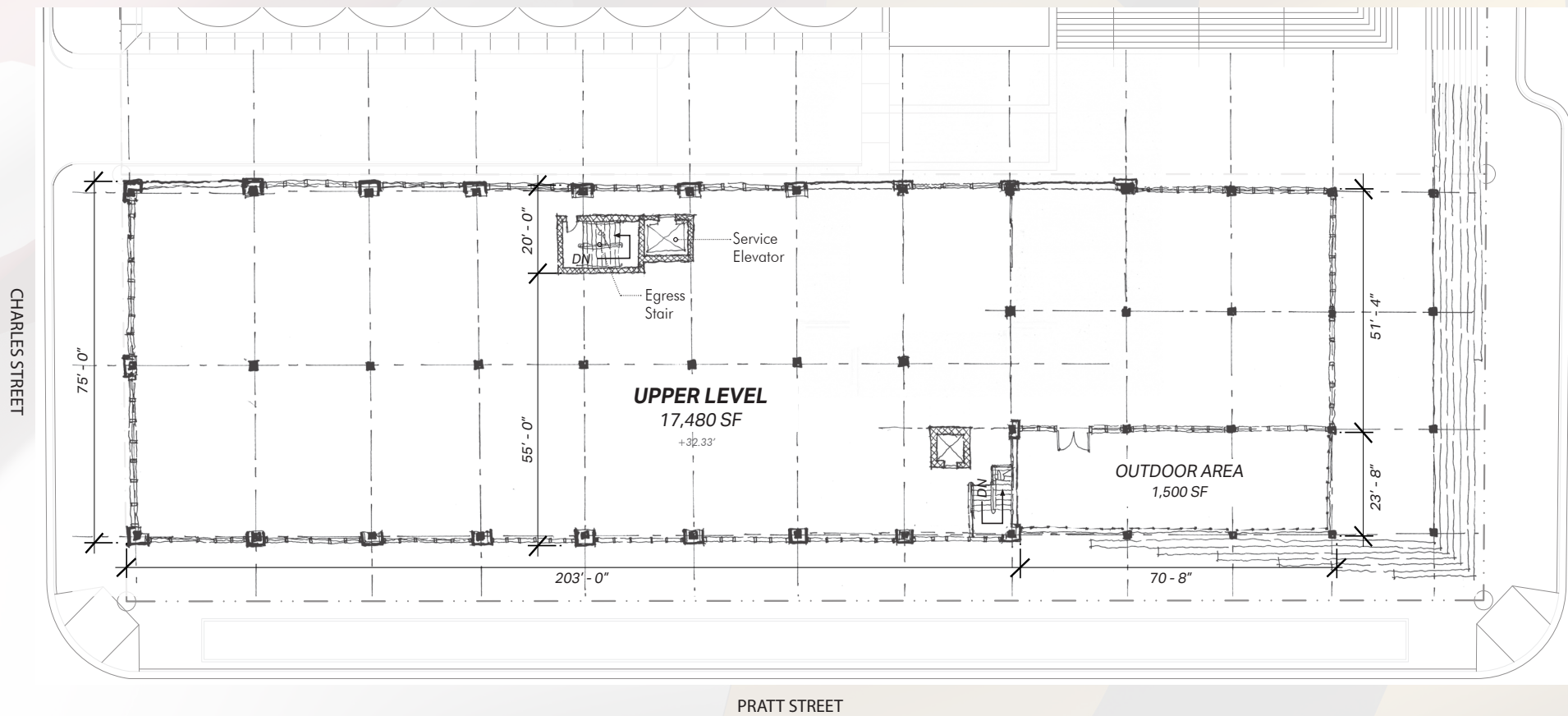


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SITE PLAN TERRACE LEVEL

OPTION A



**RENDERINGS:
OPTION B**

**N° 10
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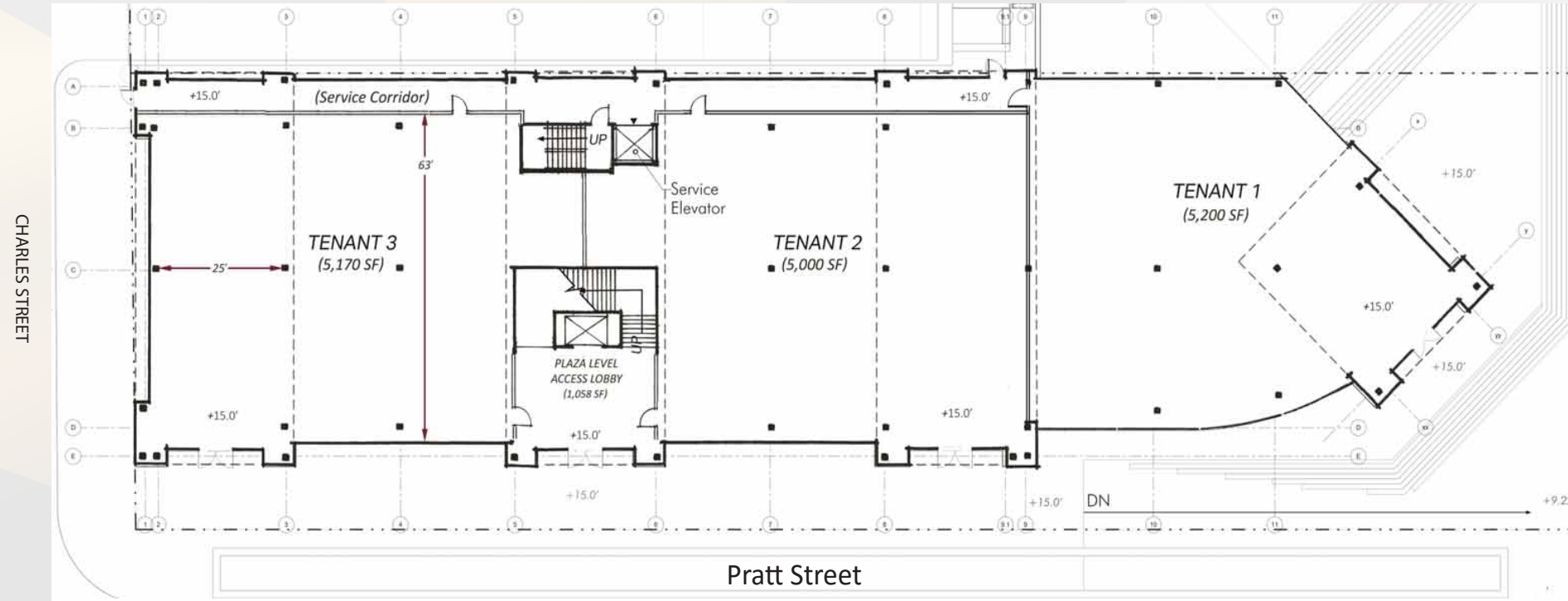


PRATT AND LIGHT: LOOKING NORTHWEST



SITE PLAN GROUND LEVEL

OPTION B

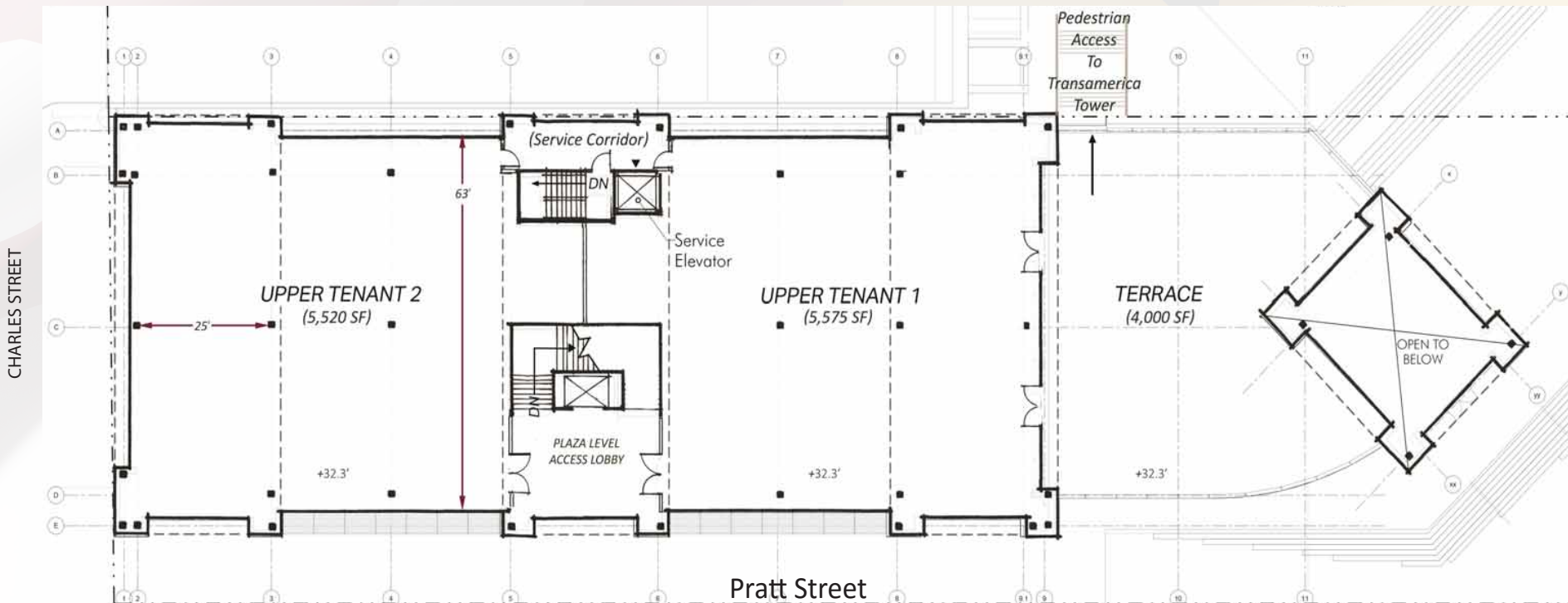


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SITE PLAN TERRACE LEVEL

OPTION B



NEIGHBORHOOD PROFILE

N° 10
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2017 Estimates with 2022 Projections
Lat/Lon: 39.28656/-76.61473

KEY FACTS (1 MILE)

40,506
Population

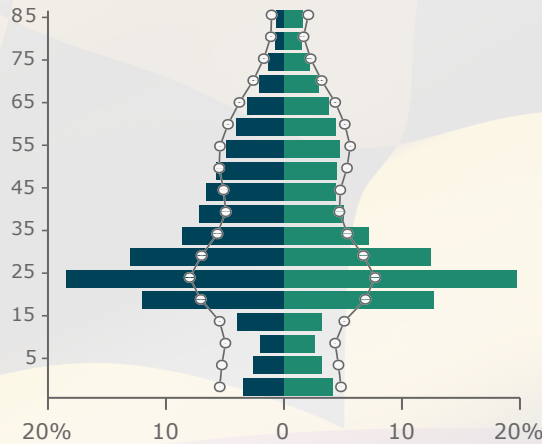


1.8
Average Household Size

32.5
Median Age

\$51,493
Median Household Income

Age Pyramid (1 MILE)



The largest group:
2017 Males Age 25-29

The smallest group:
2017 Males Age 85+

Dots show comparison to
Baltimore city

POPULATION ANNUAL GROWTH (1 MILE)



0.63
2010-2017 Growth Rate: Population



0.99
2000-2010 Growth Rate: Population



0.29
2017-2022 Growth/Yr: Population

EDUCATION (1 MILE)

15%
No High School Diploma



20%
High School Graduate



16%
Some College



50%
Bachelor's/Grad/Prof Degree

BUSINESS (1 MILE)



4,652
Total Businesses



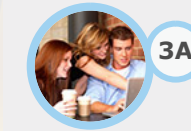
109,933
Total Employees

Tapestry Segments (1 MILE)



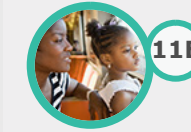
3B
Metro Renters
9,220 households

49%
of Households



3A
Laptops and Lattes
1,969 households

11%
of Households



11E
City Commons
1,814 households

10%
of Households

ANNUAL HOUSEHOLD SPENDING (1 MILE)



\$2,188
Apparel & Services



\$182
Computer & Hardware



\$3,439
Eating Out



\$4,988
Groceries



\$4,720
Health Care

INCOME (1 MILE)



\$51,493
Median Household Income



\$37,372
Per Capita Income



\$14,227
Median Net Worth

EMPLOYMENT (1 MILE)



White Collar 82%



Blue Collar 5%



Services 13%

6.3%
Unemployment Rate

NEIGHBORHOOD PROFILE

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METRO RENTERS
49% of Households

METRO RENTERS: WHO ARE WE?

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

METRO RENTERS: OUR NEIGHBORHOOD

- Over half of all households are occupied by singles, resulting in the smallest average household size among the markets, 1.66.
- Neighborhoods feature 20+ unit apartment buildings, typically surrounded by offices and businesses.
- Renters occupy close to 80% of all households.
- Public transportation, taxis, walking, and biking are popular ways to navigate the city.



LAPTOPS AND LATTES
11% of Households

LAPTOPS AND LATTES: WHO ARE WE?

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Although single householders technically outnumber couples, this market includes a higher proportion of partner households, including the highest proportion of same-sex couples. Residents are more interested in the stock market than the housing market. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

LAPTOPS AND LATTES: OUR NEIGHBORHOOD

- 30-something single householders (Index 174), with a number of shared households (Index 246); low average household size of 1.85.
- City dwellers, primarily in apartment buildings: with 2–4 units (Index 190), 5–19 units (Index 223), or 20+ units (Index 548).
- Older housing, 2 out of 3 homes built before 1970; 42% built before 1940 (Index 310).
- Most households renter occupied, with average rent close to \$1,800 monthly (Index 183).
- Many owner-occupied homes valued at \$500,000+ (Index 684).
- Majority of households own no vehicle at 36% (Index 398) or 1 vehicle (41%).



CITY COMMONS
10% of Households

CITY COMMONS: WHO ARE WE?

This segment is one of Tapestry's youngest and largest markets, primarily comprised of single-parent and single-person households living within large, metro cities. While more than a third have a college degree or spent some time in college, nearly a third have not finished high school, which has a profound effect on their economic circumstance. However, that has not dampened their aspiration to strive for the best for themselves and their children.

CITY COMMONS: OUR NEIGHBORHOOD

- Single parents (Index 315), primarily female, and singles head these young households.
- Average household size is slightly higher than the US at 2.66.
- City Commons are found in large metropolitan cities, where most residents rent apartments in midrise buildings.
- Neighborhoods are older, built before 1960 (Index 150), with high vacancy rates.
- Typical of the city, many households own either one vehicle or none, and use public transportation (Index 309) or taxis (Index 354).

DEMOGRAPHIC SUMMARY

N^o 10
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2017 Estimates with 2022 Projections
Lat/Lon: 39.28656/-76.61473

	.5 MILES	1 MILES	1.5 MILE
POPULATION SUMMARY			
2000 Total Population	4,659	35,059	84,379
2010 Total Population	6,441	38,694	84,492
2017 Total Population	6,934	40,506	87,898
2017 Group Quarters	394	7,449	9,220
2022 Total Population	7,127	41,103	88,866
2016-2021 Annual Rate	0.55%	0.29%	0.22%
2017 Total Daytime Population	60,572	142,419	215,602
Workers	57,908	126,894	176,636
Residents	2,664	15,525	38,966

2017 POPULATION BY AGE

	.5 MILES	1 MILES	1.5 MILE
Population Age 0 - 4	2.7%	3.7%	4.8%
Population Age 5 - 9	1.4%	2.9%	4.1%
Population Age 10 - 14	1.1%	2.3%	3.4%
Population Age 15 - 24	13.4%	15.9%	14.3%
Population Age 25 - 34	37.8%	31.7%	27.6%
Population Age 35 - 44	12.2%	14.2%	13.9%
Population Age 45 - 54	8.5%	10.7%	11.1%
Population Age 55 - 64	9.7%	9.0%	10.0%
Population Age 65 - 74	7.6%	5.9%	6.6%
Population Age 75 - 84	4.1%	2.7%	3.0%
Population Age 85 +	1.6%	1.0%	1.1%
Population Age 18 +	94.3%	89.6%	85.8%
Median Age	32.8	32.5	33.3

2017 POPULATION BY SEX

	.5 MILES	1 MILES	1.5 MILE
Male Population	3,449	22,486	46,159
Female Population	3,485	18,021	42,707

2017 POPULATION BY RACE/ETHNICITY

	.5 MILES	1 MILES	1.5 MILE
White Alone	58.9%	46.9%	42.3%
Black Alone	19.7%	41.7%	47.3%
American Indian Alone	0.3%	0.2%	0.3%
Asian Alone	16.7%	7.3%	5.5%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	1.4%	1.4%	1.9%
Two or More Races	2.8%	2.5%	2.6%
Hispanic Origin	5.3%	4.6%	5.4%
Diversity Index	62.8	63.6	63.5

	.5 MILES	1 MILES	1.5 MILE
2017 POPULATION 15+ BY MARITAL STATUS			
Total Population 15+	6,579	36,918	77,154
Never Married	62.2%	63.6%	62.3%
Married	23.1%	22.4%	24.0%
Widowed	4.6%	3.8%	4.4%
Separated or Divorced	10.1%	10.2%	9.3%

	.5 MILES	1 MILES	1.5 MILE
2017 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	5,653	30,478	64,569
Less than 9th Grade	2.2%	4.0%	5.4%
9th - 12th Grade, No Diploma	4.5%	10.5%	11.4%
High School Graduate	11.2%	14.0%	15.2%
GED/Alternative Credential	0.9%	5.5%	5.3%
Some College, No Degree	9.2%	12.5%	13.7%
Associate Degree	3.5%	3.1%	3.3%
Bachelor's Degree	29.7%	24.8%	23.1%
Graduate/Professional Degree	38.9%	25.4%	22.5%

HOUSEHOLDS SUMMARY

	.5 MILES	1 MILES	1.5 MILE
2000 Households	2,590	14,623	36,078
2000 Average Household Size	1.49	1.85	2.04
2010 Households	3,999	17,725	38,857
2010 Average Household Size	1.52	1.78	1.95
2017 Households	4,291	18,743	40,938
2017 Average Household Size	1.52	1.76	1.92
2022 Households	4,395	19,115	41,580
2022 Average Household Size	1.53	1.76	1.92
2016-2021 Annual Rate	0.48%	0.39%	0.31%
2010 Families	883	5,391	13,801
2010 Average Family Size	2.36	2.69	2.91
2017 Families	921	5,537	14,107
2016 Average Family Size	2.39	2.68	2.89
2022 Families	933	5,580	14,151
2022 Average Family Size	2.41	2.68	2.88
2016-2021 Annual Rate	0.26%	0.15%	0.06%

HOUSING UNIT SUMMARY

	.5 MILES	1 MILES	1.5 MILE
2017 Housing Units	4,861	21,859	49,430
Owner Occupied Housing Units	15.5%	21.3%	22.3%
Renter Occupied Housing Units	72.8%	64.5%	60.6%
Vacant Housing Units	11.7%	14.3%	17.2%

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility, H&R Retail, Inc. Source: (ArcGIS Business Analyst) <http://www.arcgis.com>

	.5 MILES	1 MILES	1.5 MILE
2017 HOUSEHOLDS BY INCOME			
<\$15,000	16.9%	19.5%	22.7%
\$15,000 - \$24,999	7.9%	9.6%	10.1%
\$25,000 - \$34,999	10.4%	8.6%	8.4%
\$35,000 - \$49,999	12.1%	10.9%	10.7%
\$50,000 - \$74,999	18.8%	16.7%	16.1%
\$75,000 - \$99,999	11.7%	10.4%	10.2%
\$100,000 - \$149,999	12.6%	11.7%	10.6%
\$150,000 - \$199,999	4.0%	5.8%	5.0%
\$200,000+	5.6%	6.9%	6.1%
Average Household Income	\$73,593	\$77,119	\$71,196
Median Household Income	\$52,433	\$51,493	\$46,610
Per Capita Income	\$46,274	\$37,372	\$34,369

2017 OWNER OCCUPIED HOUSING UNITS BY VALUE

	.5 MILES	1 MILES	1.5 MILE
Total	752	4,636	10,983
<\$50,000	0.0%	1.5%	2.9%
\$50,000 - \$99,999	0.9%	3.7%	8.3%
\$100,000 - \$149,999	3.6%	6.7%	8.9%
\$150,000 - \$199,999	2.5%	13.4%	14.5%
\$200,000 - \$249,999	7.2%	10.7%	12.1%
\$250,000 - \$299,999	15.6%	10.7%	11.7%
\$300,000 - \$399,999	20.3%	25.1%	20.5%
\$400,000 - \$499,999	19.7%	12.1%	9.9%
\$500,000 - \$749,999	17.6%	9.7%	7.2%
\$750,000 - \$999,999	10.4%	3.4%	1.9%
\$1,000,000 +	2.3%	2.9%	2.2%
Average Home Value	\$457,048	\$357,620	\$307,921

2017 EMPLOYED POPULATION 16+ BY INDUSTRY

	.5 MILES	1 MILES	1.5 MILE
Total	4,351	20,839	44,427
Agriculture/Mining	0.5%	0.2%	0.4%
Construction	0.9%	2.6%	2.8%
Manufacturing	1.3%	3.3%	4.4%
Wholesale Trade	1.7%	2.0%	1.6%
Retail Trade	5.4%	6.0%	6.1%
Transportation/Utilities	3.0%	3.0%	3.3%
Information	2.8%	3.1%	2.6%
Finance/Insurance/Real Estate	11.6%	7.6%	6.3%
Services	65.6%	64.3%	64.2%
Public Administration	7.0%	8.0%	8.3%

	.5 MILES	1 MILES	1.5 MILE
2017 EMPLOYED POPULATION 16+ BY OCCUPATION			
White Collar	90.6%	80.0%	74.4%
Management/Business/Financial	22.4%	19.6%	17.0%
Professional	53.6%	44.3%	41.1%
Sales	6.1%	7.2%	7.8%
Administrative Support	8.5%	8.9%	8.5%
Services	7.7%	14.5%	17.7%
Blue Collar	1.7%	5.5%	8.0%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	0.0%	0.9%	1.5%
Installation/Maintenance/Repair	0.0%	0.8%	1.1%
Production	0.9%	2.3%	2.5%
Transportation/Material Moving	0.8%	1.5%	2.8%

2017 CONSUMER SPENDING

	.5 MILES	1 MILES	1.5 MILE
Apparel & Services: Total \$	\$8,874,143	\$41,015,867	\$82,339,850
Average Spent	\$2,068.08	\$2,188.33	\$2,011.33
Education: Total \$	\$6,395,959	\$30,045,782	\$59,677,050
Average Spent	\$1,490.55	\$1,603.04	\$1,457.74
Entertainment/Recreation: Total \$	\$11,931,205	\$54,640,671	\$110,493,834
Average Spent	\$2,780.52	\$2,915.26	\$2,699.05
Food at Home: Total \$	\$20,161,794	\$93,488,102	\$190,436,734
Average Spent	\$4,698.62	\$4,987.89	\$4,651.83
Food Away from Home: Total \$	\$14,009,803	\$64,461,681	\$129,023,068
Average Spent	\$3,264.93	\$3,439.24	\$3,151.67
Health Care: Total \$	\$19,633,725	\$88,475,250	\$181,115,099
Average Spent	\$4,575.56	\$4,720.44	\$4,424.13
HH Furnishings & Equipment: Total \$	\$7,494,239	\$34,290,662	\$68,927,138
Average Spent	\$1,746.50	\$1,829.52	\$1,683.70
Personal Care Products & Services: Total \$	\$3,187,244	\$14,478,783	\$29,216,237
Average Spent	\$742.77	\$772.49	\$713.67
Shelter: Total \$	\$68,961,736	\$317,261,562	\$642,147,764
Average Spent	\$16,071.25	\$16,926.94	\$15,685.86
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$8,364,787	\$37,509,317	\$76,118,996
Average Spent	\$1,949.38	\$2,001.24	\$1,859.37
Travel: Total \$	\$7,777,946	\$34,958,043	\$70,024,336
Average Spent	\$1,812.62	\$1,865.13	\$1,710.50
Vehicle Maintenance & Repairs: Total \$	\$4,030,172	\$18,562,774	\$37,652,066
Average Spent	\$939.22	\$990.38	\$919.73



No 10 EAST PRATT

Leased By:

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