

FOR LEASE

 Baltimore City, Maryland

VILLAGE CENTER AT STADIUM PLACE

1100 E. 33RD STREET | BALTIMORE, MARYLAND 21218

GEDCO
commercial
DEVELOPMENT

THE VILLAGE CENTER AT STADIUM PLACE is part of the master-planned **Stadium Place Campus**, situated on the grounds of the former Memorial Stadium.

This vibrantly designed four-story building will contain **medical office & retail space**, as well as 70 age-restricted apts (62+).

Conveniently located at the corner of 33rd Street and Ednor Road, the Village Center retail and office space will serve as a hub for the residents and surrounding community.

Property Located
in a **HUB Zone!**



 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

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• 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

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AVAILABLE

- ▶ 1st Floor: 1,560 - 13,057 sf ±
- ▶ 2nd Floor: 753 - 7,090 sf ±

ZONING

R-7 (Mixed Residential District)

TRAFFIC COUNT

23,122 AADT (E. 33rd Street)

HIGHLIGHTS

- ▶ Prime location with easy access to I-83, I-95 and I-895
- ▶ Neighbors include Baltimore City College and the JHU Incubator Hub located in the former Eastern High School directly across the street
- ▶ Full-service YMCA of Central Maryland, offering preschool for ages 2-5
- ▶ Community playground
- ▶ Adjacent to Greenhouse Residences - skilled nursing facility, Weinberg Court Apts., Venable Apts. II, Ednor Apts. and Heritage Run Apts.
- ▶ Join Dunkin' Donuts and Polished Nails & Hair!



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BIRDSEYE

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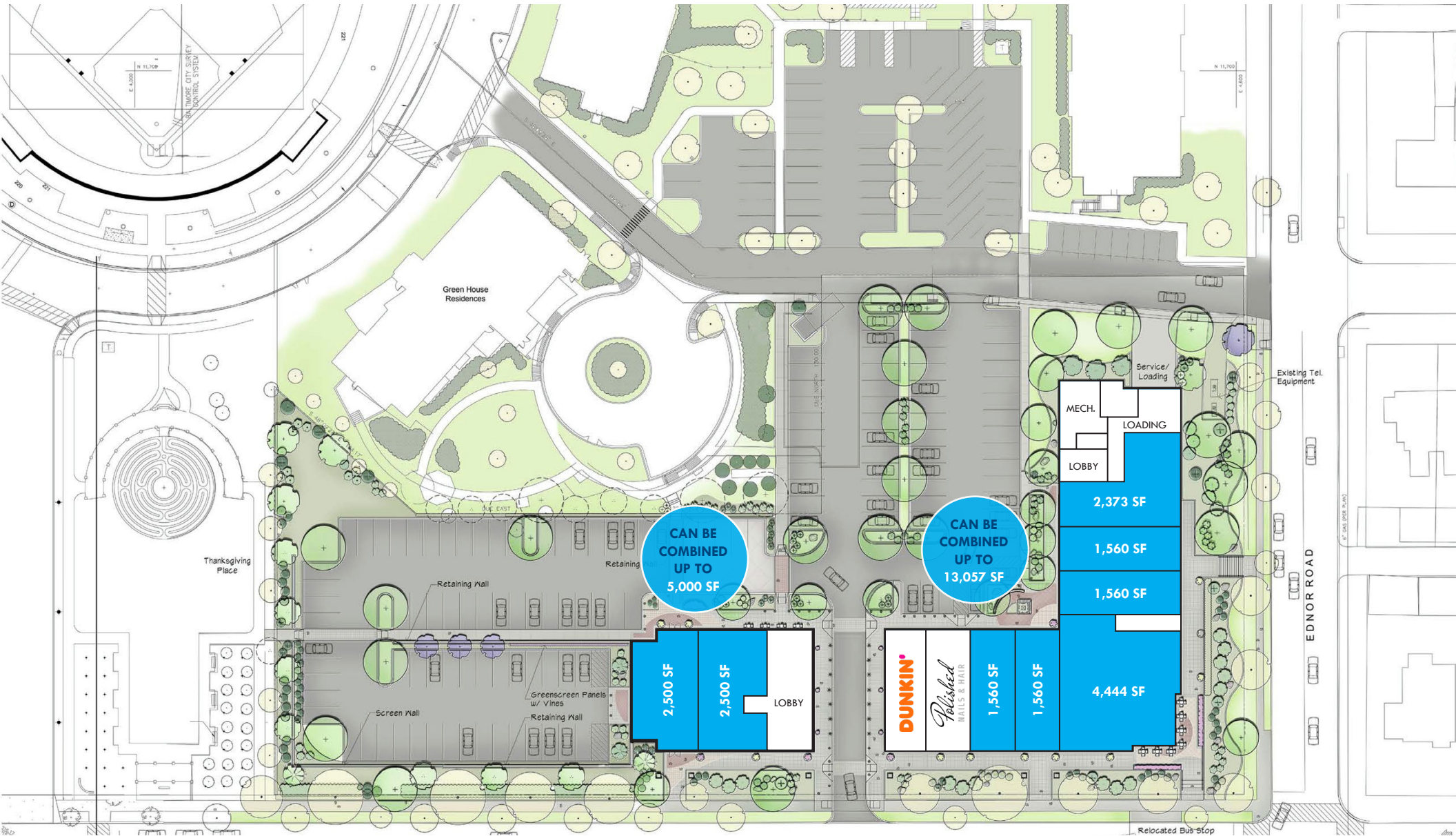
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1ST FLOOR PLAN: RETAIL/OFFICE

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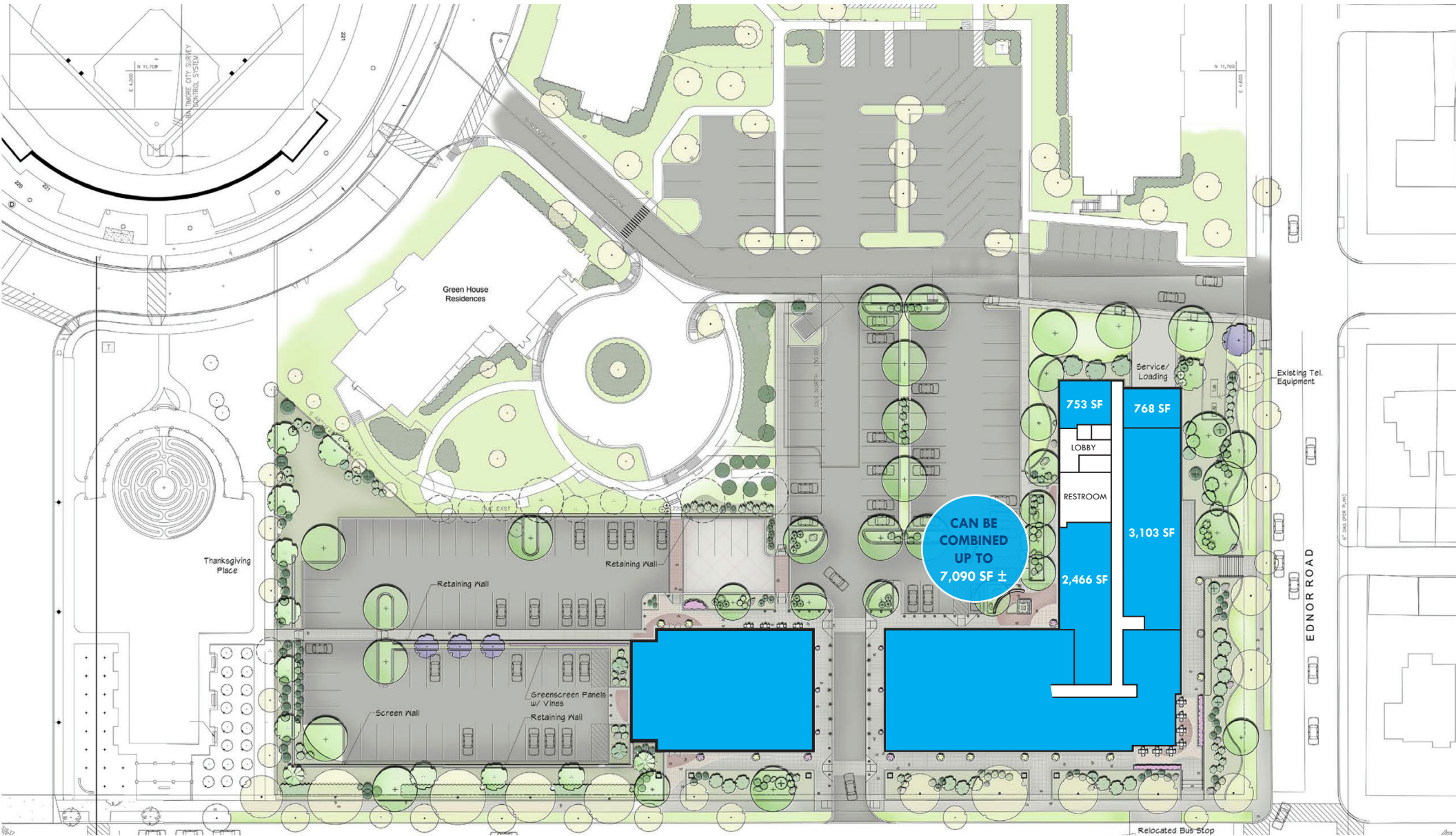
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2ND FLOOR PLAN: OFFICE

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ELEVATIONS

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NORTH ELEVATION A

NORTH ELEVATION B



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ELEVATIONS

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WEST ELEVATION A



WEST ELEVATION B

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EAST (EDNOR RD) ELEVATION



SOUTH (E. 33RD ST) ELEVATION

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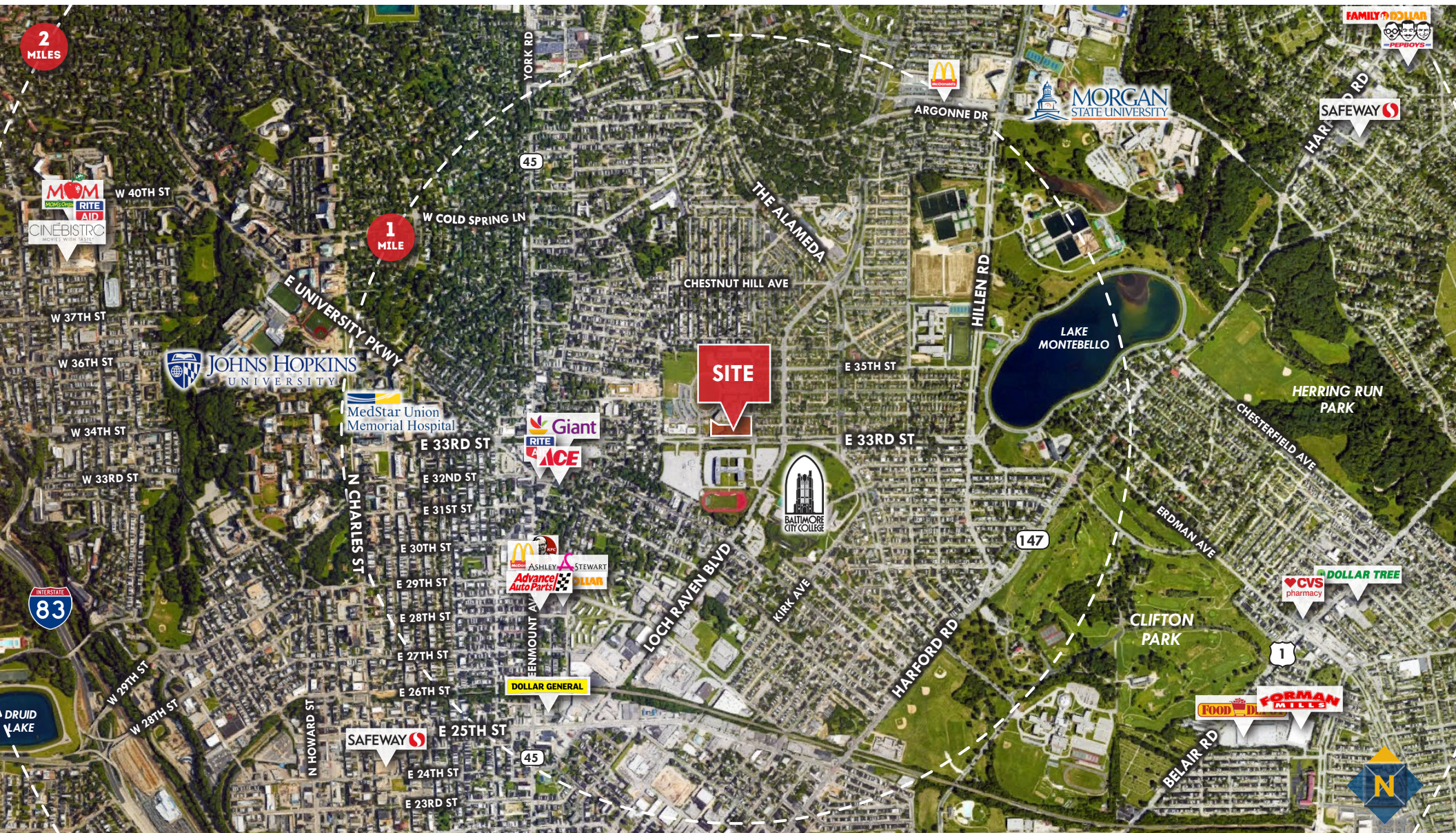
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TRADE AREA

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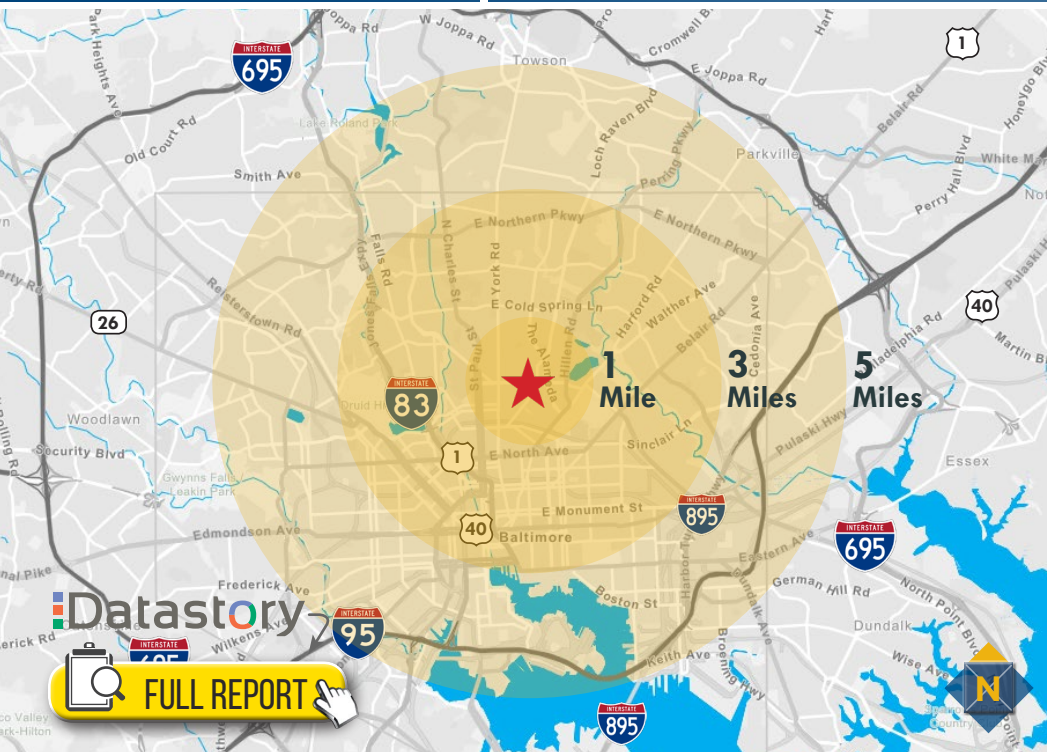
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LOCATION / DEMOGRAPHICS

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<p>RESIDENTIAL POPULATION</p> <p>38,381 1 MILE</p> <p>293,272 3 MILES</p> <p>608,390 5 MILES</p>	<p>NUMBER OF HOUSEHOLDS</p> <p>14,969 1 MILE</p> <p>117,463 3 MILES</p> <p>243,287 5 MILES</p>	<p>AVERAGE HH SIZE</p> <p>2.34 1 MILE</p> <p>2.31 3 MILES</p> <p>2.38 5 MILES</p>	<p>MEDIAN AGE</p> <p>33.1 1 MILE</p> <p>34.7 3 MILES</p> <p>35.6 5 MILES</p>
<p>AVERAGE HH INCOME</p> <p>\$55,154 1 MILE</p> <p>\$60,414 3 MILES</p> <p>\$66,237 5 MILES</p>	<p>EDUCATION (COLLEGE+)</p> <p>55.8% 1 MILE</p> <p>55.6% 3 MILES</p> <p>56.4% 5 MILES</p>	<p>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</p> <p>90.3% 1 MILE</p> <p>89.9% 3 MILES</p> <p>91.1% 5 MILES</p>	<p>DAYTIME POPULATION</p> <p>33,341 1 MILE</p> <p>360,442 3 MILES</p> <p>701,373 5 MILES</p>

**25%
MODEST INCOME
HOMES**
1 MILE

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Religious faith and family values guide the modest lifestyles of families in this urban segment. Consumers in this market live for today, choosing to save only for a specific purpose. TV is the media of choice.

**2.56
AVERAGE HH SIZE**

**37.0
MEDIAN AGE**

**\$23,900
MEDIAN HH INCOME**

**14%
FAMILY
FOUNDATIONS**
1 MILE

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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.

**2.71
AVERAGE HH SIZE**

**39.6
MEDIAN AGE**

**\$43,100
MEDIAN HH INCOME**

**11%
DORMS TO
DIPLOMAS**
1 MILE

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On their own for the first time, these residents are just learning about finance and cooking. Frozen dinners and fast food are common. Shopping trips are sporadic, and preferences for products are still being established.

**2.22
AVERAGE HH SIZE**

**21.6
MEDIAN AGE**

**\$16,800
MEDIAN HH INCOME**

**9%
EMERALD
CITY**
1 MILE

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Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

**2.06
AVERAGE HH SIZE**

**37.4
MEDIAN AGE**

**\$59,200
MEDIAN HH INCOME**