H&R RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

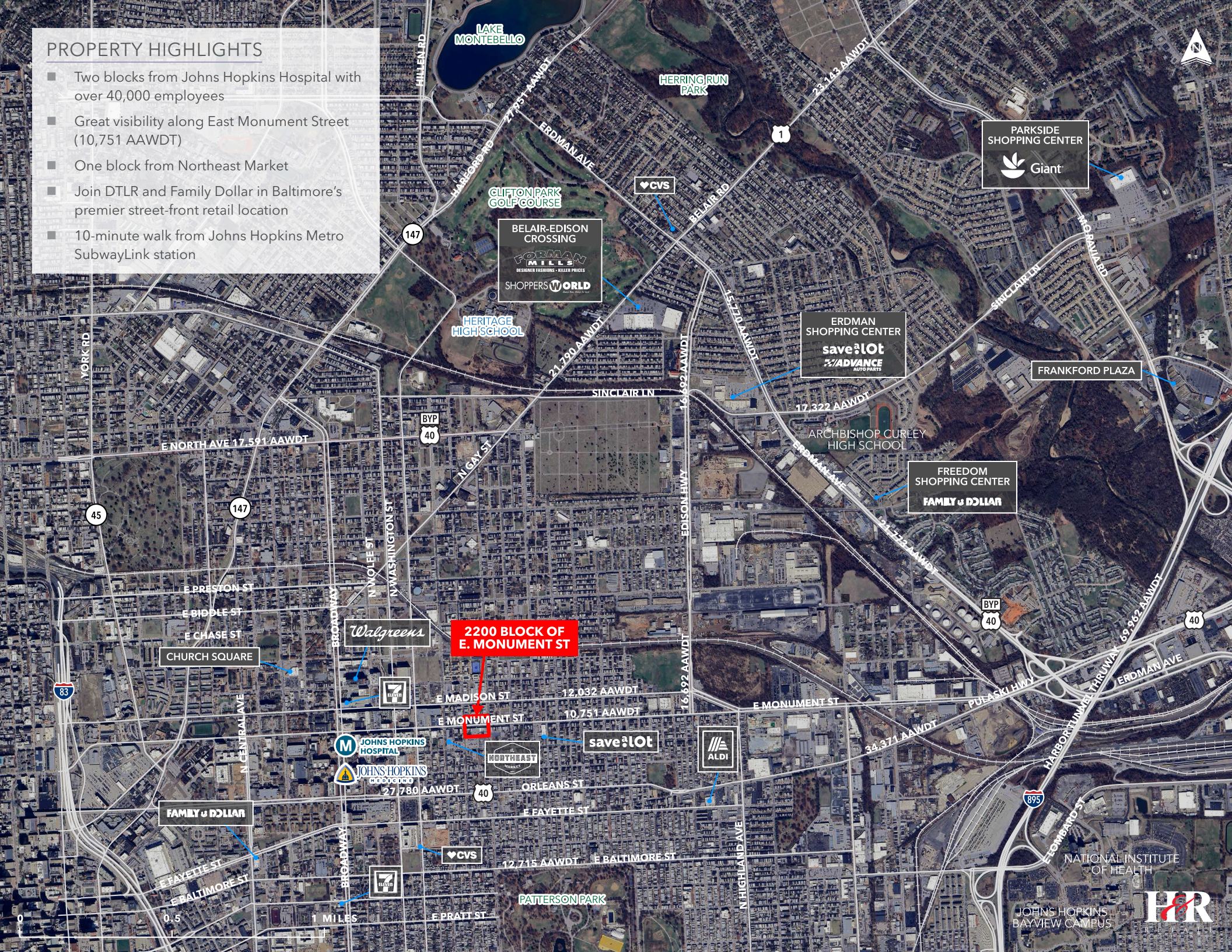
2200 BLOCK OF E. MONUMENT STREET

BALTIMORE, MD 21205

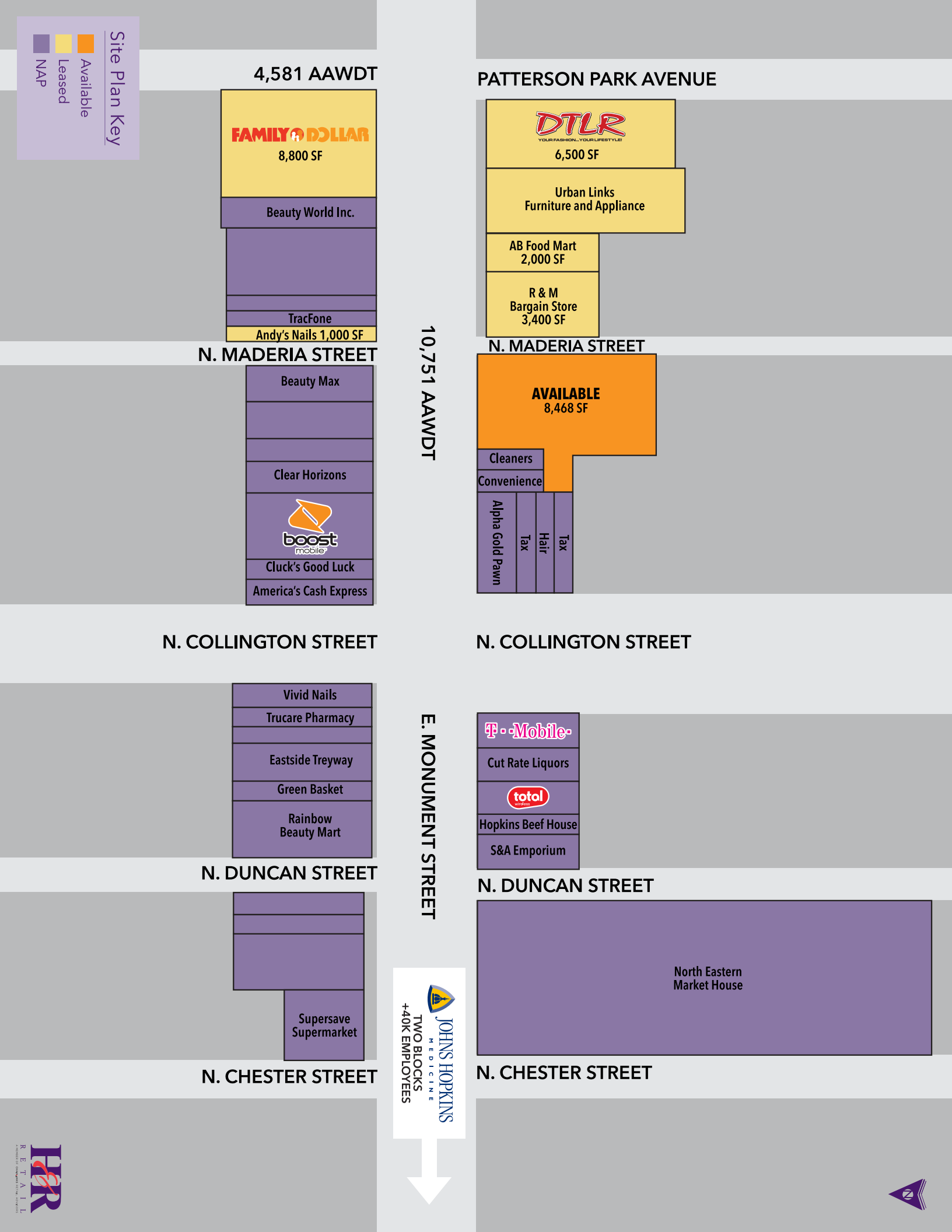


8,468 SF End Cap Building For Lease

WWW.HRRETAIL.COM

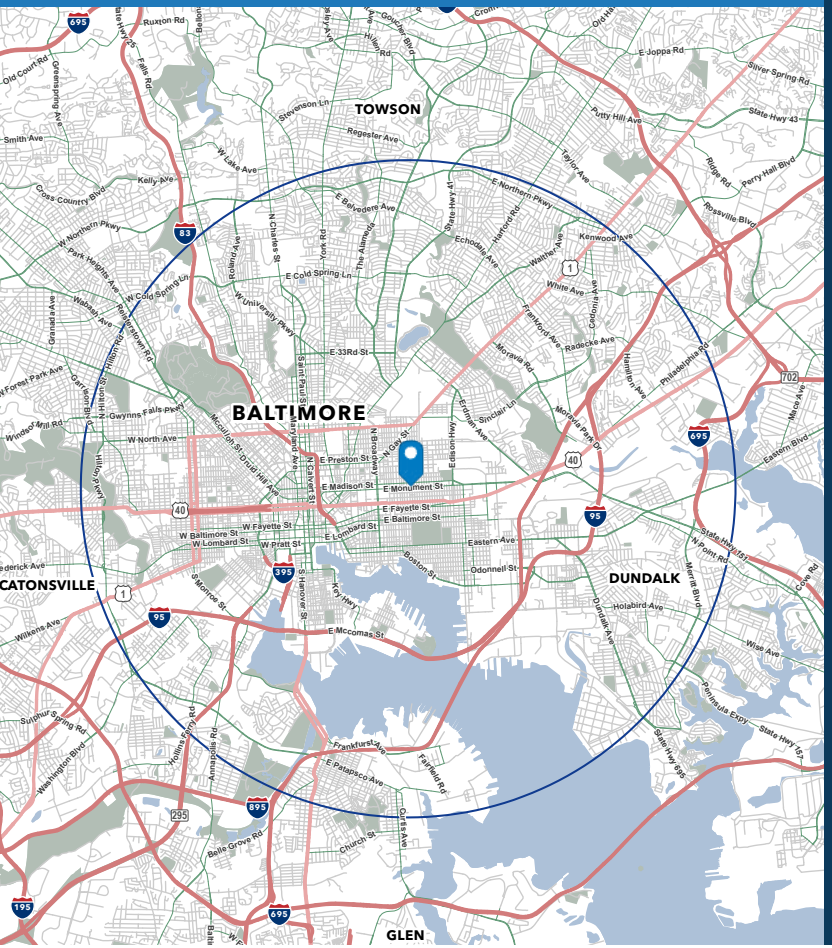

PROPERTY HIGHLIGHTS
Two blocks from Johns Hopkins Hospital with over 40,000 employees
Great visibility along East Monument Street (10,751 AAWDT)
One block from Northeast Market
Join DTLR and Family Dollar in Baltimore's premier street-front retail location
10-minute walk from Johns Hopkins Metro SubwayLink station
LAKE MONTEBELLO
HILLEN RD
HERRING RUN PARK
27,951 AAWDT
23,143 AAWDT
HARFORD RD
ERDMAN AVE
PARKSIDE SHOPPING CENTER
Giant
CVS
BELAIR RD
CLIFTON PARK GOLF COURSE
BELAIR-EDISON CROSSING
FORMAN MILLS
SHOPPERS WORLD
147
1
MCGRAW RD
SINCLAIR LN
HERITAGE HIGH SCHOOL
21,790 AAWDT
15,770 AAWDT
ERDMAN SHOPPING CENTER
save a LOT
ADVANCE AUTO PARTS
FRANKFORD PLAZA
16,692 AAWDT
17,322 AAWDT
YORK RD
BYP
40
E NORTH AVE 17,591 AAWDT
N GAY ST
ARCHBISHOP CURLEY HIGH SCHOOL
FREEDOM SHOPPING CENTER
FAMILY DOLLAR
45
147
N WASHINGTON ST
N WOLFE ST
EDISON HWY
21,773 AAWDT
E PRESTON ST
E BIDDLE ST
E CHASE ST
BROADWAY
Walgreens
2200 BLOCK OF E. MONUMENT ST
CHURCH SQUARE
83
N CENTRAL AVE
E MADISON ST
12,032 AAWDT
E MONUMENT ST
10,751 AAWDT
16,692 AAWDT
E MONUMENT ST
PULASKI HWY
34,371 AAWDT
HARBOR TUNNEL THRUWAY
69,962 AAWDT
ERDMAN AVE
JOHNS HOPKINS HOSPITAL
JOHNS HOPKINS MEDICINE
NORTHEAST MARKET
save a LOT
ALDI
27,780 AAWDT
ORLEANS ST
E FAYETTE ST
FAMILY DOLLAR
CVS
12,715 AAWDT
E BALTIMORE ST
N HIGHLAND AVE
E FAYETTE ST
E BALTIMORE ST
E PRATT ST
PATTERSON PARK
895
E LOMBARD ST
NATIONAL INSTITUTE OF HEALTH
JOHNS HOPKINS BAYVIEW CAMPUS
0
0.5
1 MILES


PATTERSON PARK AVENUE
E. MONUMENT STREET
4,581 AAWDT
10,752 AAWDT
DTLR
6,500 SF
Urban Links
Furniture & Appliances
A&B Foods
2,000 SF
R&M
Bargain Store
3,400 SF
AVAILABLE
8,468 SF
FAMILY DOLLAR
8,800 SF
Family Mattress
Andy's Nails
1,000 SF
JOHNS HOPKINS
MEDICINE
TWO BLOCKS
+40K EMPLOYEES
Site Plan Key
Available
Leased
NAP


Site Plan Key
Available
Leased
NAP
4,581 AAWDT
FAMILY DOLLAR
8,800 SF
Beauty World Inc.
TracFone
Andy's Nails 1,000 SF
N. MADERIA STREET
Beauty Max
Clear Horizons
boost mobile
Cluck's Good Luck
America's Cash Express
N. COLLINGTON STREET
Vivid Nails
Trucare Pharmacy
Eastside Treyway
Green Basket
Rainbow Beauty Mart
N. DUNCAN STREET
Supersave Supermarket
N. CHESTER STREET
10,751 AAWDT
E. MONUMENT STREET
PATTERSON PARK AVENUE
DTLR
YOUR FASHION...YOUR LIFESTYLE!
6,500 SF
Urban Links Furniture and Appliance
AB Food Mart 2,000 SF
R & M Bargain Store 3,400 SF
N. MADERIA STREET
AVAILABLE
8,468 SF
Cleaners
Convenience
Alpha Gold Pawn
Tax
Hair
Tax
N. COLLINGTON STREET
T-Mobile
Cut Rate Liquors
total wireless
Hopkins Beef House
S&A Emporium
N. DUNCAN STREET
North Eastern Market House
N. CHESTER STREET
JOHNS HOPKINS MEDICINE
TWO BLOCKS
+40K EMPLOYEES
HR RETAIL

BALTIMORE, MD

DEMOGRAPHIC PROFILE (2026)
2200 Block E. Monument St
5 mile ring



KEY FACTS

506,223	36.3	224,945
Population	Median Age	Households

EDUCATION

24%	19%	18%
High School Diploma	Bachelor's Degree	Graduate/Professional Degree

BUSINESS

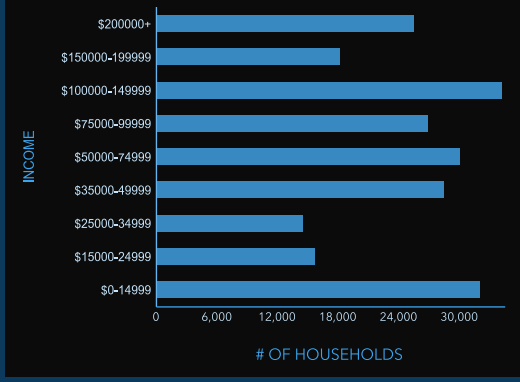
21.8K	587,869	1,708
Total Businesses	Daytime Population	Food Srv & Drinking Places

INCOME

$67,613
Median Household Income

$43,603
Per Capita Income

$97,532
AVERAGE HH INCOME ($)



TAPESTRY SEGMENTS

Metro Renters

29.8K (13.2%) of households

Located mainly in the centers of major metropolitan areas, these neighborhoods are composed of highly educated young professionals in their 20s and 30s, many of whom were born outside the United States. Residents often live alone, cohabitate with partners, or share space with roommates. Residents are likely work in professional or management positions, and household incomes are likely to be in the upper tier. Most of the homes are rented apartments in buildings with 20 or more units, many of which were constructed after 2010. Working from home is common. These areas also experience significant daytime population growth as hubs for workplaces, restaurants, and entertainment. Walking, ridesharing, or public transportation are common for commuting.

- Residents often shop at specialty grocery stores for natural, organic, and environmentally friendly products.
- They tend to go to movies, musicals, theater, bars, clubs, and museums.

Family Foundations

28.5K (12.7%) of households

Most households are occupied by a single person, a married couple without children, or a combined family without couples or children. Adult children living with their parents are not uncommon, leading to a higher rate of multigenerational households. This segment has more female than male householders. Many residents have some college education, though high school completion rates are lower than the national average. Household income is typically in the middle tier and employment is typically in the government, health care, and retail sectors. Social security or public assistance are key sources of support. Residents typically own homes built before 1990, with most valued under $200,000.

- While these residents tend to shop at discount stores, style and fashion remain priorities.
- Residents frequently visit nail salons and purchase hair care products for home use.

Modest Income Homes

21.3K (9.5%) of households

Many households consist of married couples without children or single-parent, female-headed households. A substantial number are single individuals living alone, and another significant portion are under 18, resulting in a median age for this segment that is slightly younger than the national average. Household incomes are distributed across the lower and middle tiers, with most households earning under $50,000 annually. Many working-age residents are employed in food preparation, health-care support, building maintenance, production, or transportation and material moving occupations. A significant number of homes were built before 1970, and these neighborhoods contain a notable percentage of unoccupied properties. Most properties are valued under $100,000.

- Cost-conscious residents tend to shop at discount supermarkets and stores.
- Dining out is often at fast-food restaurants, and convenience stores are popular for quick purchases.

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