



ANNESLIE SHOPPING CENTER

6401 YORK RD, BALTIMORE, MD 21212

**SMALL SHOPS
TO BE BUILT
UP TO 7,150 SF**



Walgreens

YORK ROAD (MD STATE ROUTE 45)

Panera BREAD

WELLS FARGO

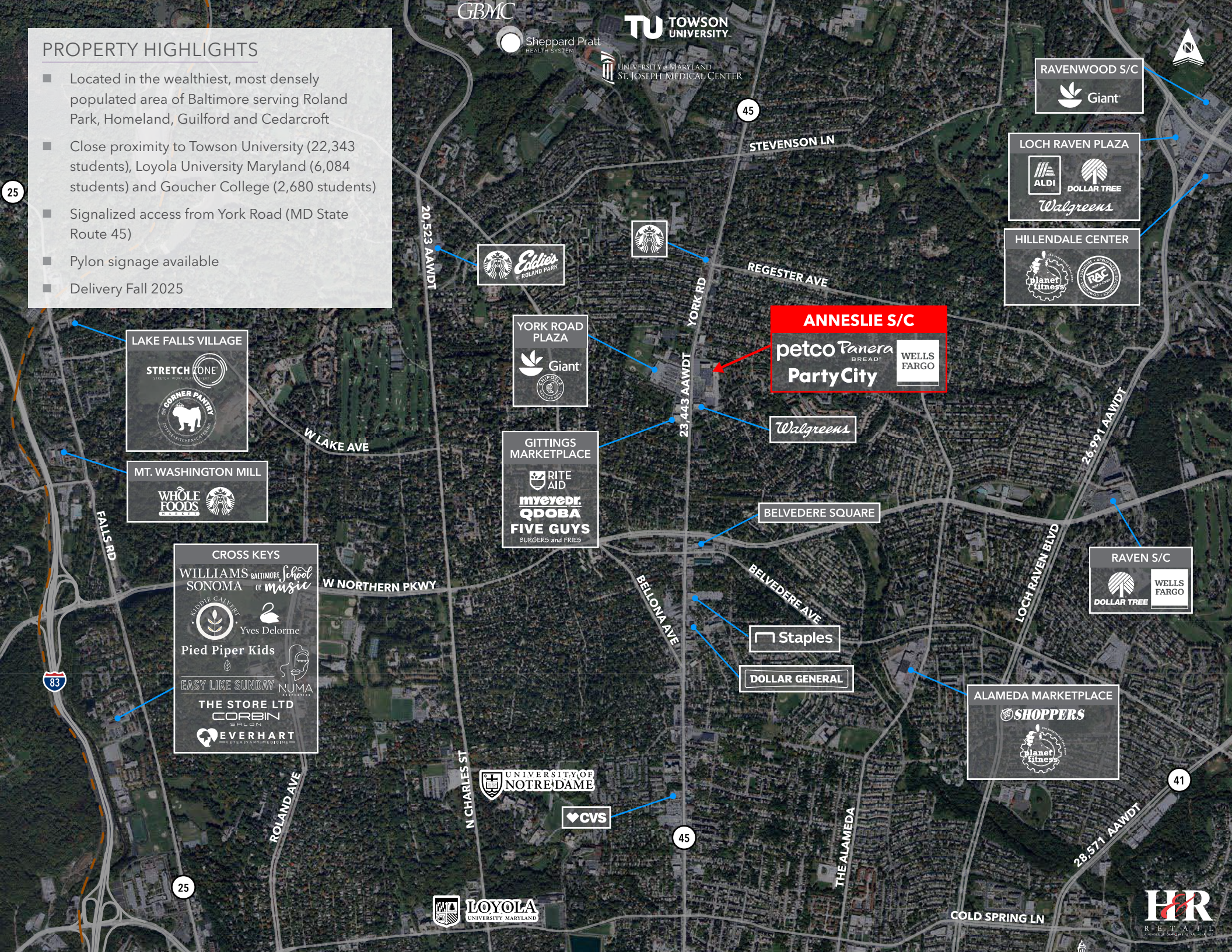
PartyCity

Little Caesars

New Construction

PROPERTY HIGHLIGHTS

- Located in the wealthiest, most densely populated area of Baltimore serving Roland Park, Homeland, Guilford and Cedarcroft
- Close proximity to Towson University (22,343 students), Loyola University Maryland (6,084 students) and Goucher College (2,680 students)
- Signalized access from York Road (MD State Route 45)
- Pylon signage available
- Delivery Fall 2025



LAKE FALLS VILLAGE

STRETCH ZONE
STRETCH WORK. STRETCH GREAT.

THE CORNER PANTRY
COLLECTIVE KITCHENS & CATERING

MT. WASHINGTON MILL

WHOLE FOODS
MARKET

CROSS KEYS

WILLIAMS SONOMA BALTIMORE School of music

KIDDIE GALVANI Yves Delorme

Pied Piper Kids

EASY LIKE SUNDAY NUMA

THE STORE LTD CORBIN SALON

EVERHART VETERINARY MEDICINE

YORK ROAD PLAZA

Giant

GITTINGS MARKETPLACE

RITE AID

myevedr. QDOBA FIVE GUYS
BURGERS and FRIES

ANNESLIE S/C

petco Panera BREAD Party City WELLS FARGO

Walgreens

BELVEDERE SQUARE

Staples

DOLLAR GENERAL

ALAMEDA MARKETPLACE

SHOPPERS

Planet Fitness

RAVEN S/C

DOLLAR TREE WELLS FARGO

LOCH RAVEN PLAZA

ALDI DOLLAR TREE Walgreens

HILLENDALE CENTER

Planet Fitness REC

RAVENWOOD S/C

Giant

Starbucks Eddie's @ ROLAND PARK

Starbucks

CVS

UNIVERSITY OF NOTRE DAME

LOYOLA UNIVERSITY MARYLAND

GBMC

Sheppard Pratt HEALTH SYSTEM

TU TOWSON UNIVERSITY

UNIVERSITY of MARYLAND ST. JOSEPH MEDICAL CENTER

HR RETAIL



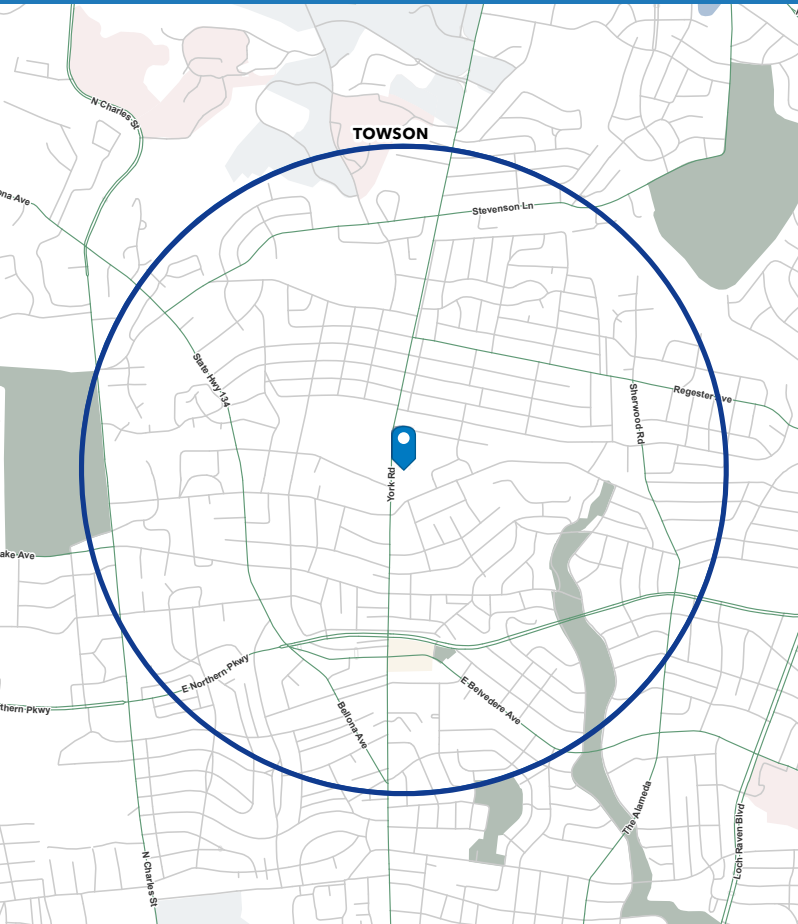




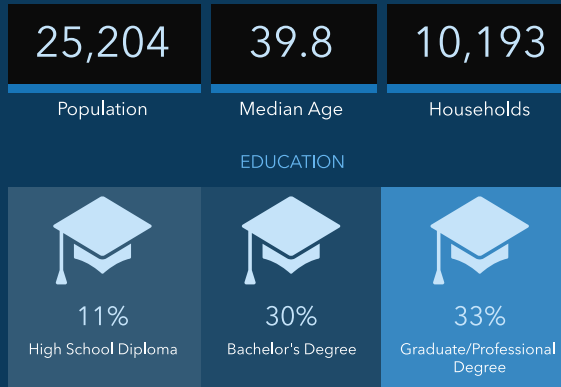
BALTIMORE, MD

DEMOGRAPHIC PROFILE (2023)

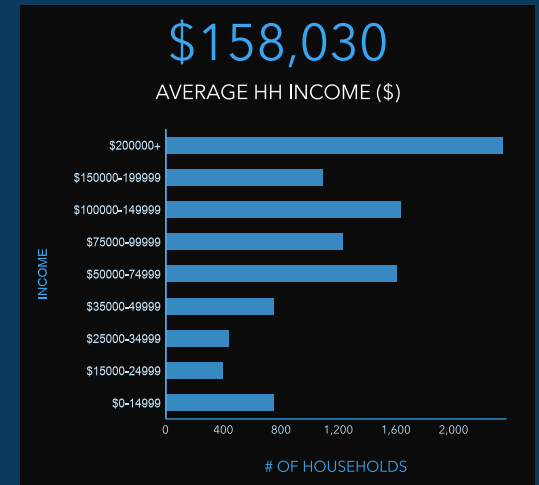
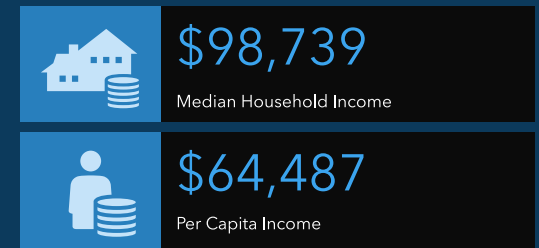
Anneslie Shopping Center
1 mile ring



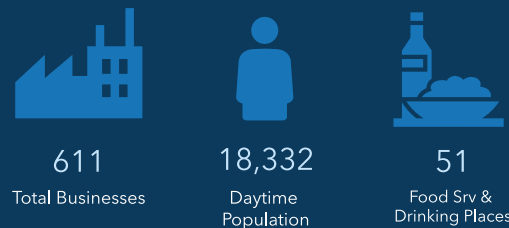
KEY FACTS



INCOME



BUSINESS



TAPESTRY SEGMENTS



Urban Chic residents are professionals that live a sophisticated, exclusive lifestyle. Half of all households are occupied by married-couple families and about 30% are singles. These are busy, well-connected, and well-educated consumers—avid readers and moviegoers, environmentally active, and financially stable. This market is a bit older, with a median age of almost 43 years, and growing slowly, but steadily.

- Residents are employed in white collar occupations—in managerial, technical, and legal positions.
- Over 40% of households receive income from investments.
- Environmentally aware, residents actively recycle and maintain a “green” lifestyle.
- These busy, tech-savvy residents use PCs extensively for an array of activities such as shopping, banking, and staying current—a top market for Apple computers.



Emerald City’s denizens live in lower-density neighborhoods of urban areas throughout the country. Young and mobile, they are more likely to rent. Well educated and well employed, half have a college degree and a professional occupation. Incomes close to the US median come primarily from wages and self-employment. This group is highly connected, using the Internet for entertainment and making environmentally friendly purchases. Long hours on the Internet are balanced with time at the gym. Many embrace the “foodie” culture and enjoy cooking adventurous meals using local and organic foods. Music and art are major sources of enjoyment. They travel frequently, both personally and for business.

- Very conscious of nutrition, they regularly buy and eat organic foods.
- Cell phones and text messaging are a huge part of everyday life.
- They place importance on learning new things to keep life fresh and variable.
- They are interested in the fine arts and especially enjoy listening to music.



The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. They have the purchasing power to indulge any choice, but what do their hearts’ desire? Aside from the obvious expense for the upkeep of their lavish homes, consumers select upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Whether short or long, domestic or foreign, their frequent vacations spare no expense. Residents fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping. These highly educated professionals have reached their corporate career goals. With an accumulated average net worth of over 1.5 million dollars and income from a strong investment portfolio, many of these older residents have moved into consulting roles or operate their own businesses.

- These busy consumers seek variety in life. They take an interest in the fine arts; read to expand their knowledge; and consider the Internet, radio, and newspapers as key media sources.
- They regularly cook their meals at home, attentive to good nutrition and fresh organic foods.



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