



# ANNESLIE SHOPPING CENTER

6401 YORK RD, BALTIMORE, MD 21212

State/County  
Office Building

AVAILABLE  
12,264 SF

MedStar  
PromptCare

Robby's  
Deli

M&T Bank  
ATM

Nail Trix

Little Caesars

petco

WELLS  
FARGO

Panera  
BREAD®

Walgreens

WALKER AVENUE

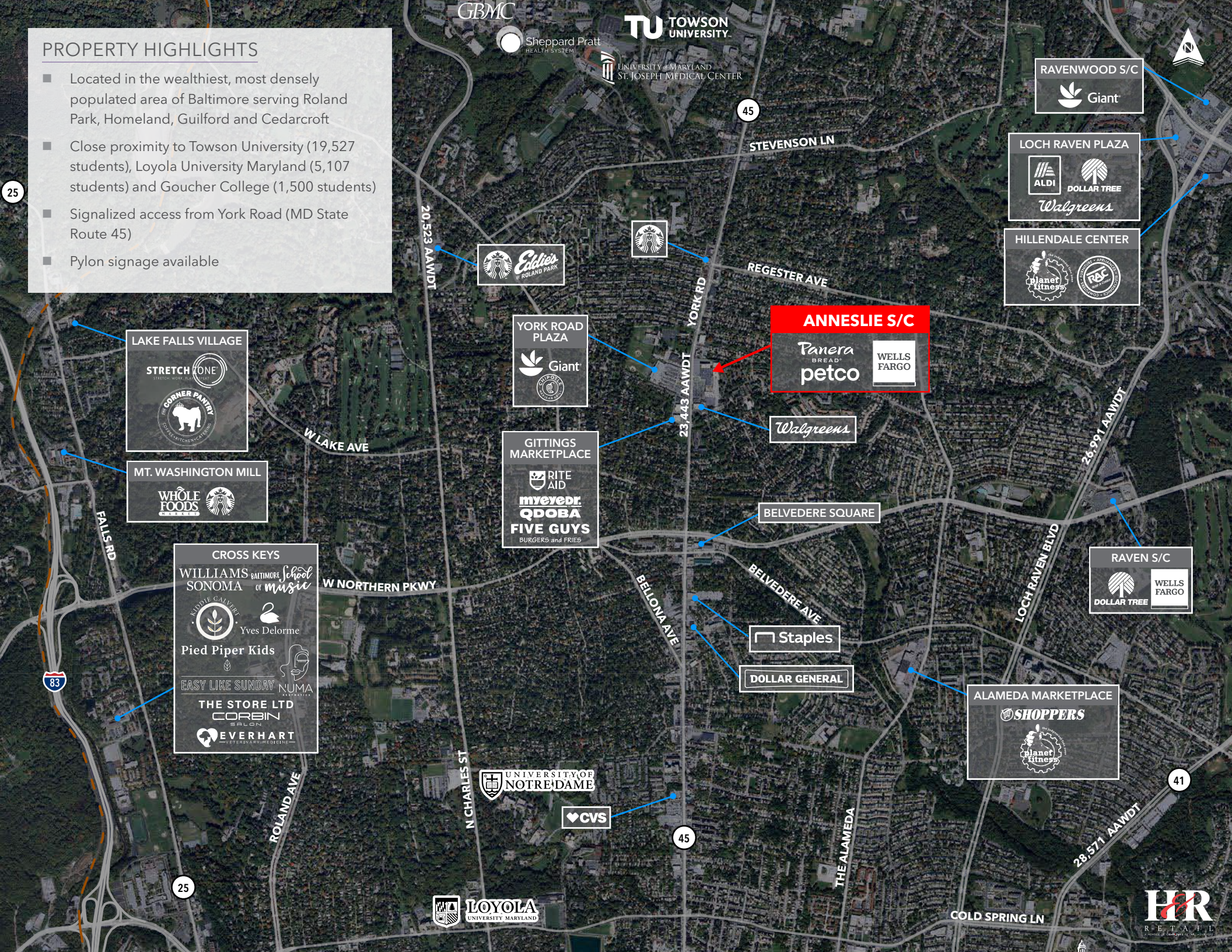
YORK ROAD (MD STATE ROUTE 45)  
23,443 AAWDT

12,264 SF AVAILABLE



## PROPERTY HIGHLIGHTS

- Located in the wealthiest, most densely populated area of Baltimore serving Roland Park, Homeland, Guilford and Cedarcroft
- Close proximity to Towson University (19,527 students), Loyola University Maryland (5,107 students) and Goucher College (1,500 students)
- Signalized access from York Road (MD State Route 45)
- Pylon signage available



GBMC

Sheppard Pratt  
HEALTH SYSTEM

TU TOWSON  
UNIVERSITY

UNIVERSITY of MARYLAND  
ST. JOSEPH MEDICAL CENTER

RAVENWOOD S/C

Giant

LOCH RAVEN PLAZA

ALDI

DOLLAR TREE

Walgreens

HILLENDALE CENTER

Planet Fitness

REC

LAKE FALLS VILLAGE

STRETCH ZONE

CORNER PANTRY

MT. WASHINGTON MILL

WHOLE FOODS

Starbucks

CROSS KEYS

WILLIAMS SONOMA

School of Music

Kiddie Galvart

Yves Delorme

Pied Piper Kids

EASY LIKE SUNDAY

NUMA

THE STORE LTD

CORBIN

EVERHART

YORK ROAD PLAZA

Giant

Starbucks

GITTINGS MARKETPLACE

RITE AID

myevedr.

QDOBA

FIVE GUYS

BURGERS and FRIES

ANNESLIE S/C

Panera BREAD

petco

WELLS FARGO

Walgreens

BELVEDERE SQUARE

BELVEDERE AVE

Staples

DOLLAR GENERAL

RAVEN S/C

DOLLAR TREE

WELLS FARGO

ALAMEDA MARKETPLACE

SHOPPERS

Planet Fitness

UNIVERSITY OF NOTRE DAME

CVS

LOYOLA  
UNIVERSITY MARYLAND

COLD SPRING LN

HR  
RETAIL



## LEGEND

- AVAILABLE
- LEASED
- NOT A PART



CLICK FOR ID PLANS

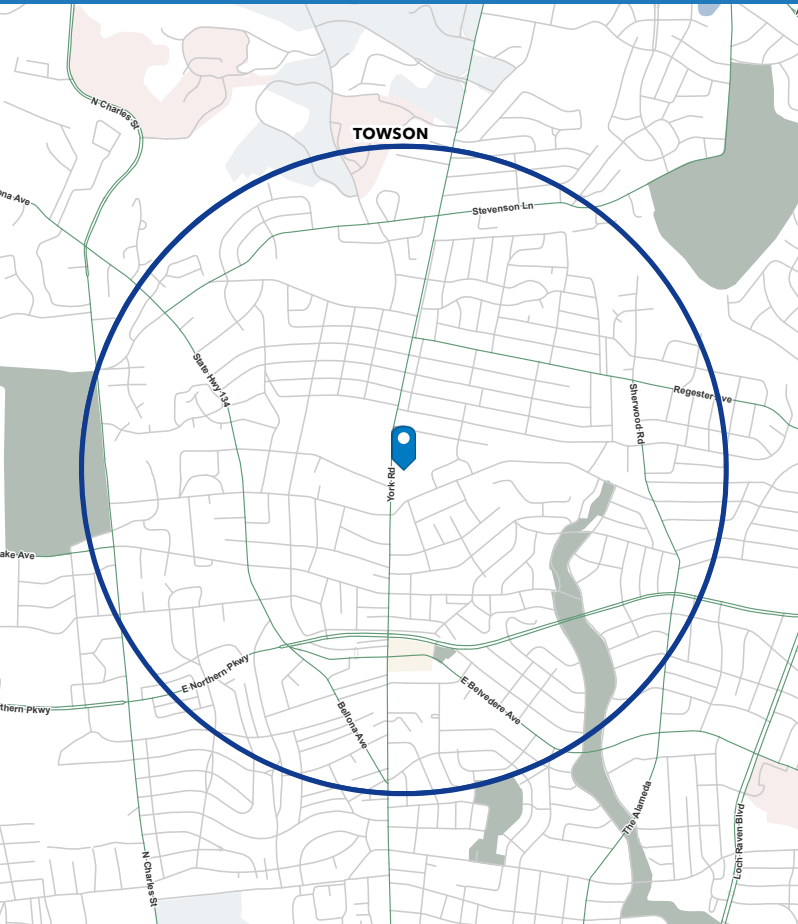


## BALTIMORE, MD

### DEMOGRAPHIC PROFILE (2024)

#### Anneslie Shopping Center

#### 1 mile ring



#### KEY FACTS

25,027

Population

39.7

Median Age

10,164

Households

#### EDUCATION



12%

High School Diploma



29%

Bachelor's Degree



34%

Graduate/Professional Degree

#### INCOME



\$109,007

Median Household Income

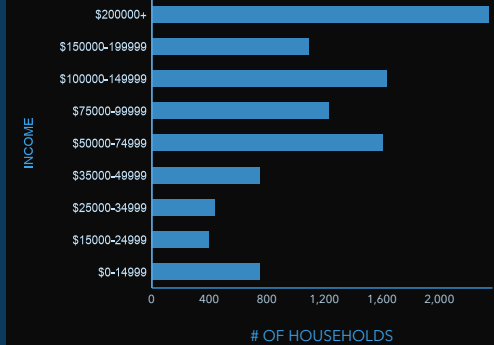


\$66,935

Per Capita Income

\$163,675

AVERAGE HH INCOME (\$)



#### BUSINESS



634

Total Businesses



18,151

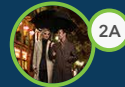
Daytime Population



53

Food Srv & Drinking Places

#### TAPESTRY SEGMENTS



2A

Urban Chic

1,815 (17.9%) of households

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.



8B

Emerald City

1,328 (13.1%) of households

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.



1A

Top Tier

1,165 (11.5%) of households

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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