



FESTIVAL AT WOODHOLME

1809 REISTERSTOWN ROAD | BALTIMORE, MD 21208



**1,203 - 3,513 SF
Space Available**

**Regency
Centers.**

NOW OPEN!
McCORMICK *Paints*
THE PAINT THE PROS USE
JUST SIGNED!
CHOPT

FOUNDRY ROW

Wegmans DSW ULTA Panera
 HomeGoods LA FITNESS
 OLD NAVY L A B O Y

Walmart

VALLEY CENTRE

PETSMART
 Michaels
 ALDI TJ-MAXX
 ROSS
 DRESS FOR LESS

FESTIVAL AT WOODHOLME
TRADER JOE'S
BARNES & NOBLE

WOODHOLME SQUARE
 Panera BREAD

MEN'S WEARHOUSE
 J. BROWN JEWELERS

TARGET

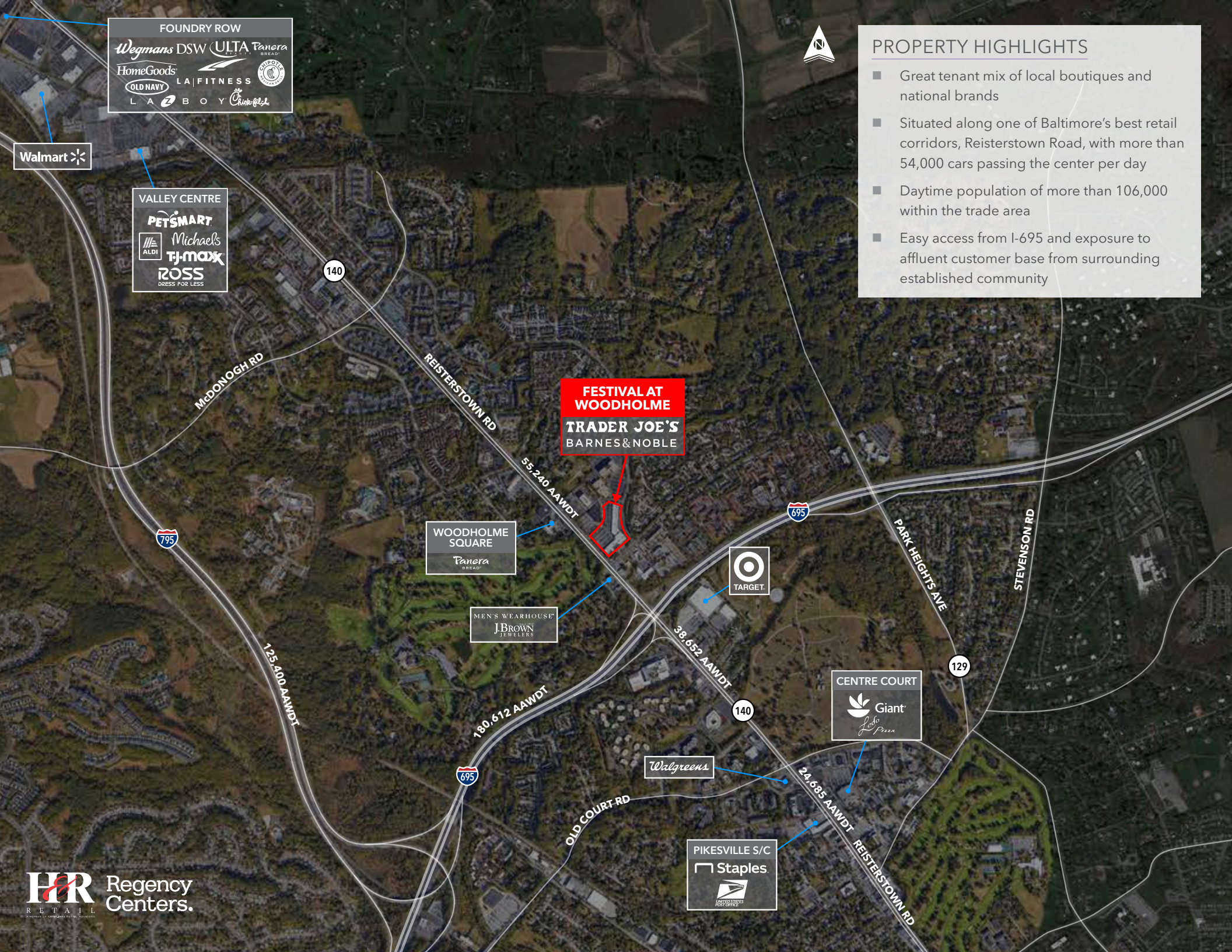
CENTRE COURT
 Giant
 Loda Pizza

Walgreens

PIKESVILLE S/C
 Staples
 UNITED STATES POST OFFICE

PROPERTY HIGHLIGHTS

- Great tenant mix of local boutiques and national brands
- Situated along one of Baltimore's best retail corridors, Reisterstown Road, with more than 54,000 cars passing the center per day
- Daytime population of more than 106,000 within the trade area
- Easy access from I-695 and exposure to affluent customer base from surrounding established community



Site Plan Key

- Available
- At Lease
- Leased





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Space #	Tenant Name	GROSS FLOOR AREA (SF)
1	Barnes & Noble	8,683
2	Chico's	4,000
3	White House/Black Market	1,700
4	Paper Source	2,405
5	Starbucks	1,602
6	Francesca's	1,605
7	The Pharmacia (DO NOT DISTURB)	2,125
8	About Faces	3,958
9	Trader Joe's	10,370
9A	Wine Loft	3,837
10	LOFT	5,164
12	AT&T	3,875
13	Chopt	2,400
14	Chipotle	2,403
15A	Moby Dick	2,000
15B	Hair Cuttery	1,204
16	myeyedr.	1,603
17	McCormick Paints	3,201
18	Cold Stone Creamery	1,201
19	European Wax Center	1,604
20	(DO NOT DISTURB)	3,207
21	Le's Nail Bar	2,003
22	AVAILABLE	1,600
22B	Tropical Smoothie Café	1,600
23	Atlantic Financial	1,203
24	(DO NOT DISTURB)	1,203
25	Quickway Japanese Hibachi	1,746
26	SECOND GENERATION RESTAURANT	3,513
TOTAL		81,015

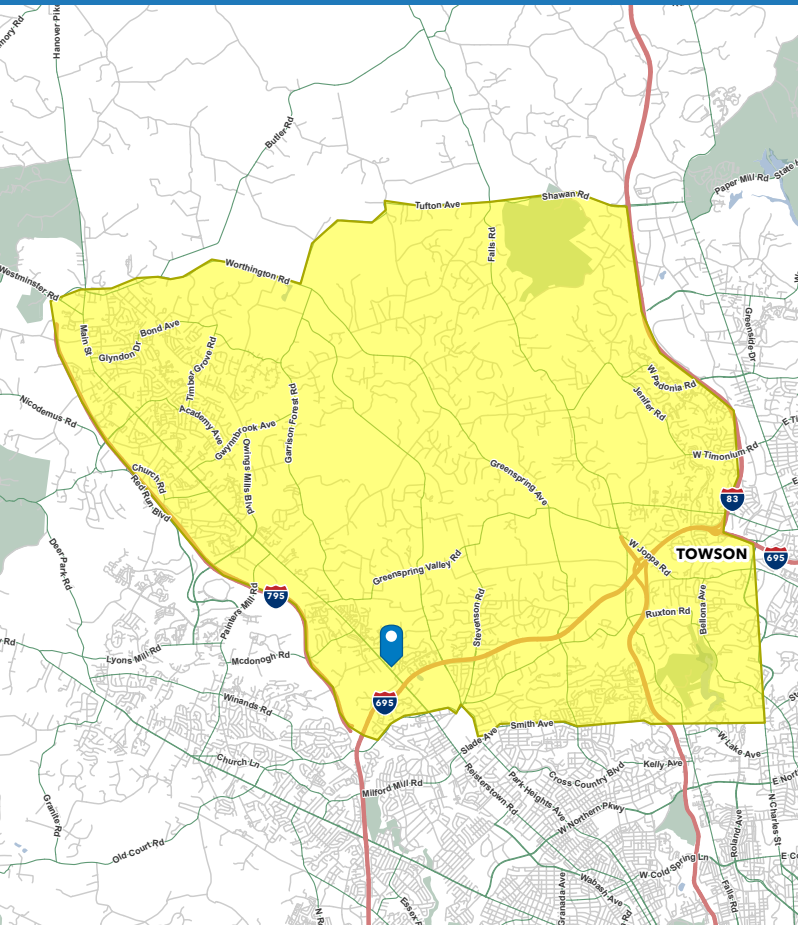




BALTIMORE, MD

DEMOGRAPHIC PROFILE (2022)

Festival At Woodholme
Area: 67.56 square miles



KEY FACTS

116,710

Population

42.7

Median Age

46,293

Households

EDUCATION



13%

High School Diploma



32%

Bachelor's Degree



28%

Graduate/Professional Degree

INCOME



\$101,008

Median Household Income

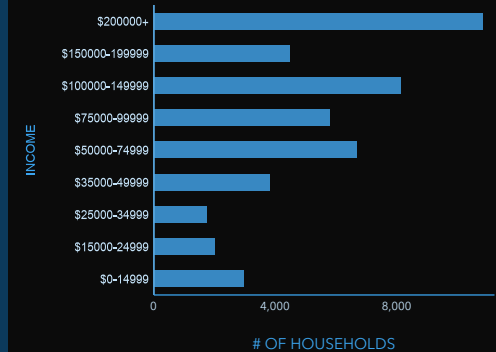


\$62,612

Per Capita Income

\$158,456

AVERAGE HH INCOME (\$)



BUSINESS



4,626

Total Businesses



106,436

Daytime Population



194

Food Srv & Drinking Places

TAPESTRY SEGMENTS



1A Top Tier

7,199 (15.6%) 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.



1E Exurbanites

6,517 (14.1%) of households

Ten years later, Exurbanites residents are now approaching retirement but showing few signs of slowing down. They are active in their communities, generous in their donations, and seasoned travelers. They take advantage of their proximity to large metropolitan centers to support the arts, but prefer a more expansive home style in less crowded neighborhoods. They have cultivated a lifestyle that is both affluent and urbane.

- Consumers are more interested in quality than cost. They take pride in their homes and foster a sense of personal style.
- Exurbanites residents are well connected, using the Internet for everything from shopping to managing their finances.
- Sociable and hardworking, they still find time to stay physically fit.



2D Enterprising Professionals

4,781 (10.3%) of households

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

- Enjoy talking about and giving advice on technology.
- Half have smartphones and use them for news, accessing search engines, and maps.
- Work long hours in front of a computer.
- Strive to stay youthful and healthy, eat organic and natural foods, run and do yoga.
- Buy name brands and trendy clothes online.



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