H&R RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

FESTIVAL AT WOODHOLME

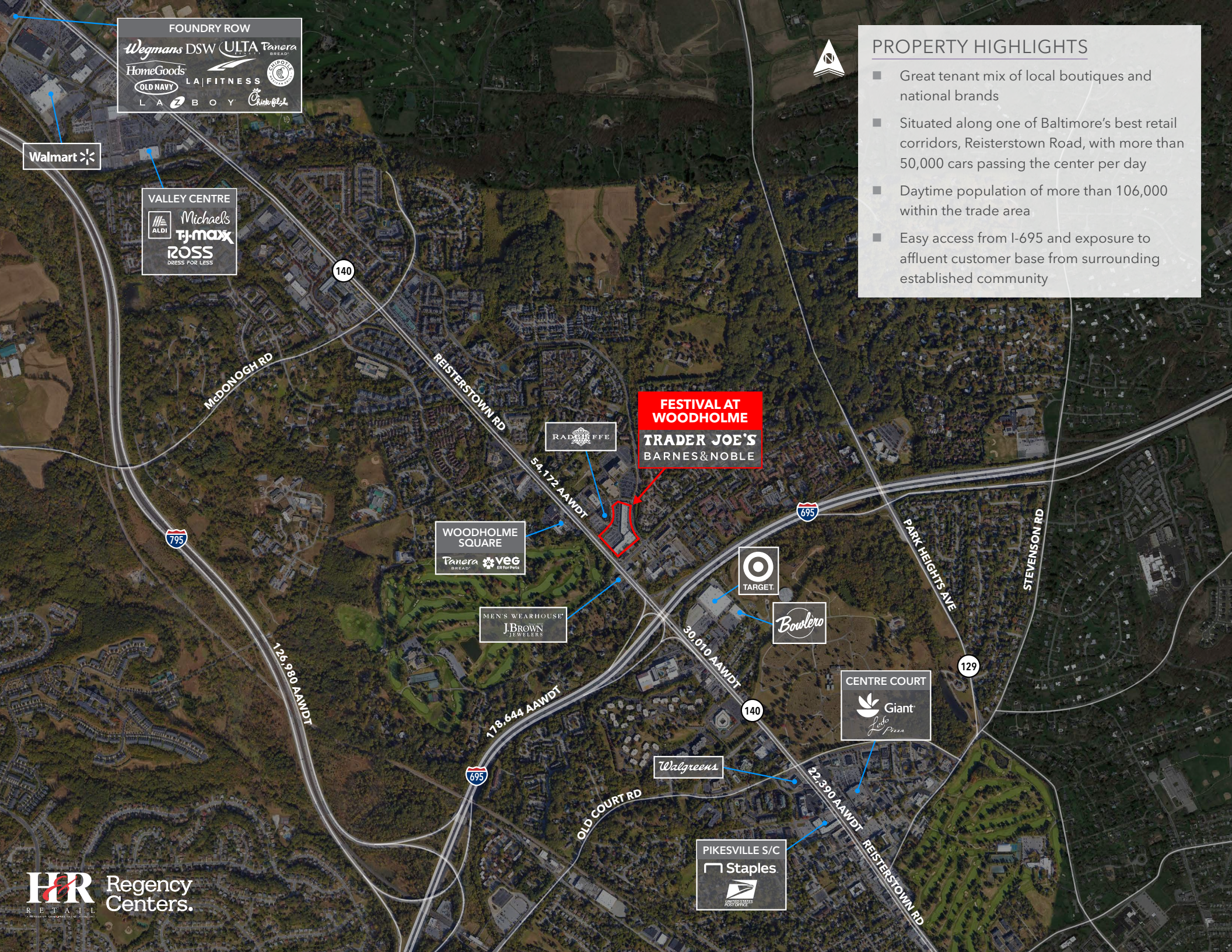
1809 REISTERSTOWN ROAD | BALTIMORE, MD 21208



Regency Centers.

1,203 - 5,164 SF AVAILABLE

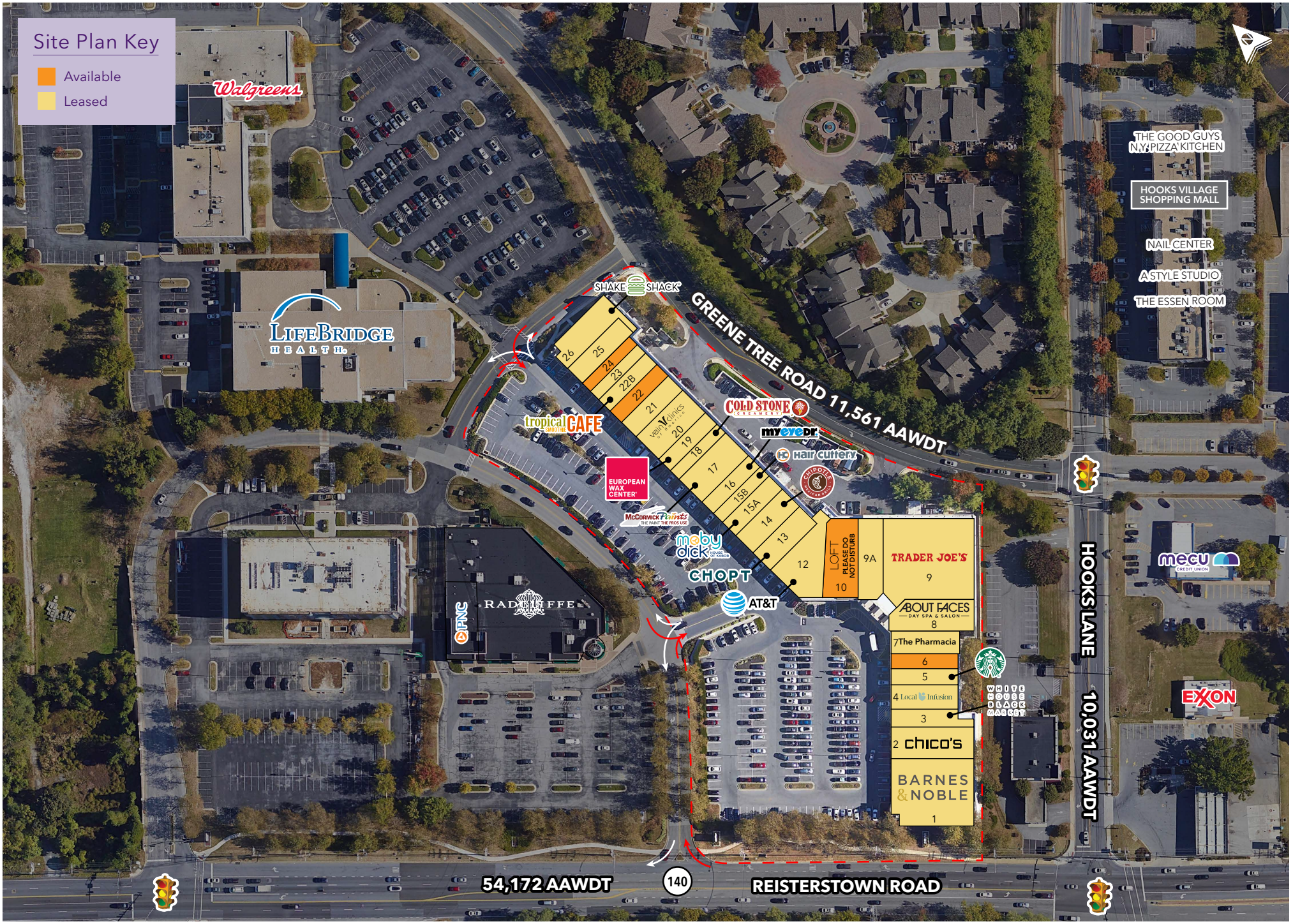
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PROPERTY HIGHLIGHTS

- Great tenant mix of local boutiques and national brands
- Situated along one of Baltimore's best retail corridors, Reisterstown Road, with more than 50,000 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

Regency Centers.



HR RETAIL Regency Centers.



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	Local Infusion	2,405
5	Starbucks	1,602
6	**AVAILABLE**	**1,605**
7	The Pharmacia	2,125
8	About Faces	3,958
9	Trader Joe's	10,370
9A	Wine Loft	3,837
10	**LOFT (PLEASE DO NOT DISTURB)**	**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	Vein Clinics of America	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	**AVAILABLE**	**1,203**
25	Quickway Japanese Hibachi	1,746
26	Shake Shack	3,513
	TOTAL	**81,015**


BARNES & NOBLE


ATLANTIC
FINANCIAL
tropical
SMOOTHIE CAFE

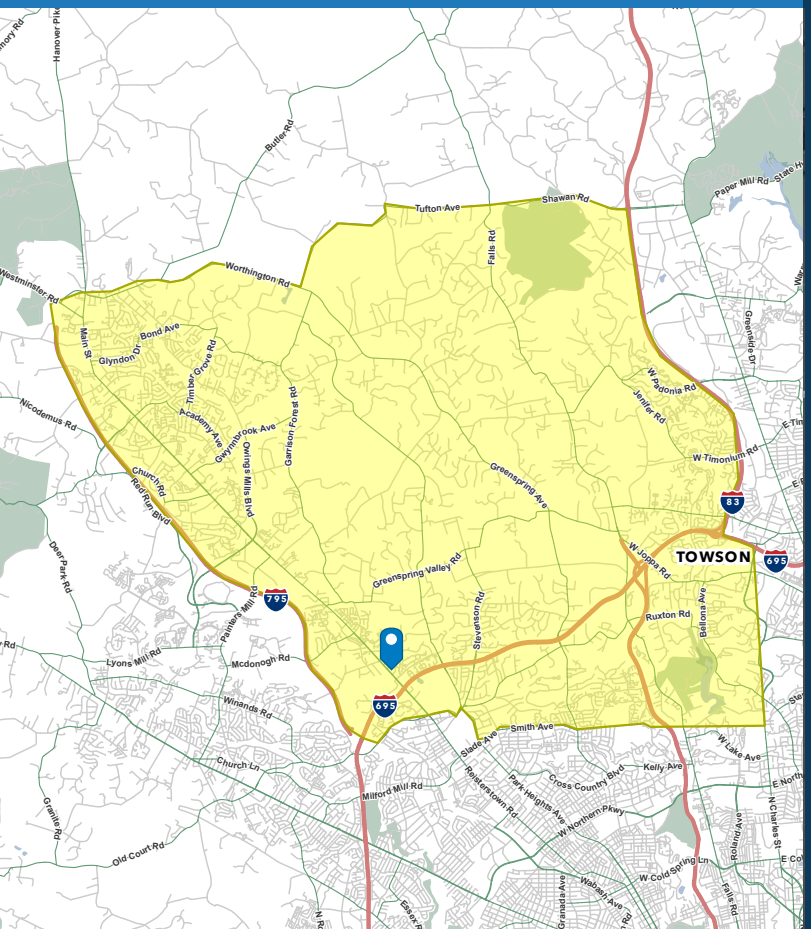

AT&T
CHIPOTLE
LOFT
TRADER

BALTIMORE, MD

DEMOGRAPHIC PROFILE (2026)

Festival At Woodholme

Area: 67.56 square miles



KEY FACTS

117,223	42.4	46,420
Population	Median Age	Households

EDUCATION

11%	31%	33%
High School Diploma	Bachelor's Degree	Graduate/Professional Degree

BUSINESS

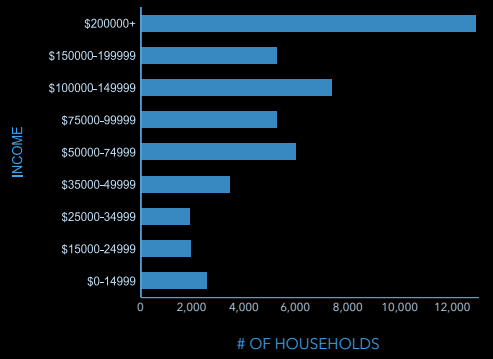
4,774	110,327	214
Total Businesses	Daytime Population	Food Srv & Drinking Places

INCOME

$111,844
Median Household Income

$67,912
Per Capita Income

$171,791
AVERAGE HH INCOME ($)



TOP TAPESTRY SEGMENTS

L3 Top Tier

9,078 (19.6%) of households

The concentration of neighborhoods in this segment is particularly high in New England, the Mid-Atlantic, and the Pacific. Residents of this segment reside in suburban neighborhoods within the largest metropolitan areas. Nearly half of householders are between the ages of 45 and 64, and households are primarily married couples with or without children living at home. Many families send their children to private K-12 schools. Approximately three-quarters of residents hold undergraduate or graduate degrees, and they typically hold positions as executives, professionals, or business owners. A growing number of workers in this segment work from home. This segment has the highest net worth among all segments. Neighborhoods are almost exclusively composed of single-family homes.

- Residents tend to shop at upscale retailers and frequent fine dining restaurants.
- They hire personal services such as financial planners, personal chefs, and gardeners. These individuals often drive high-end vehicles and own vacation homes.

K5 Dreambelt

4,574 (9.9%) of households

These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of the population is between 35 and 74, and most households consist of married or cohabiting couples. Most households earn middle-tier incomes, and labor force participation is high. This segment has a high concentration of employment in public administration, construction, health care, and retail trade sectors. Neighborhoods consist mainly of single-family homes built between 1950 and 1990, offering ample parking space, often for three or more vehicles. A significant portion of the population commutes alone by car. Rental rates and home prices are substantial, with more than half of the properties for purchase valued between $300,000 and $500,000.

- Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty.
- They often spend money on their pets and tools for gardening. Residents take active roles in planing their financial future.

K8 Burbs and Beyond

4,448 (9.6%) of households

The highest concentrations of these communities are in the West, with additional representation in the South and Northeast. Nearly half of the population is aged 55 or above, and most households are composed of married couples without children. Incomes are typically middle- to upper-tier, and more than three-quarters of households receive retirement or are supported by social security and other forms of public assistance. The rate of self-employment is high, with significant employment in professional fields such as management, sales, and health care. More than half of single-family homes in these areas are valued at $500,000 or more, and they are often located in close proximity to nature and outdoor recreation. Seasonal vacancy rates, more than double the average, suggest the presence of second homes, and households typically own multiple vehicles.

- Residents tend to go out to fine dining restaurants.
- They spend money on their homes, often undergoing large remodeling projects and ensuring proper maintenance.

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