



FESTIVAL AT WOODHOLME

1809 REISTERSTOWN ROAD | BALTIMORE, MD 21208



1,203 - 1,600 SF
Spaces Available

Regency
Centers.

NOW OPEN!

CHOPT

OPENING SOON!

SHAKE  SHACK

WWW.HRRetail.COM

FOUNDRY ROW

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

Walmart

VALLEY CENTRE

ALDI Michaels
TJ-maxx
ROSS
DRESS FOR LESS

FESTIVAL AT WOODHOLME

TRADER JOE'S
BARNES & NOBLE

WOODHOLME SQUARE

Panera
BREAD

MEN'S WEARHOUSE
J. BROWN
JEWELLERS



CENTRE COURT

Giant
Lido Pizza

Walgreens

PIKESVILLE S/C
Staples



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 56,000 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

McDONOUGH RD

REISTERSTOWN RD

56,111 AAWDT

695

PARK HEIGHTS AVE

STEVENSON RD

129

795

125,161 AAWDT

180,253 AAWDT

695

OLD COURT RD

140

39,263 AAWDT

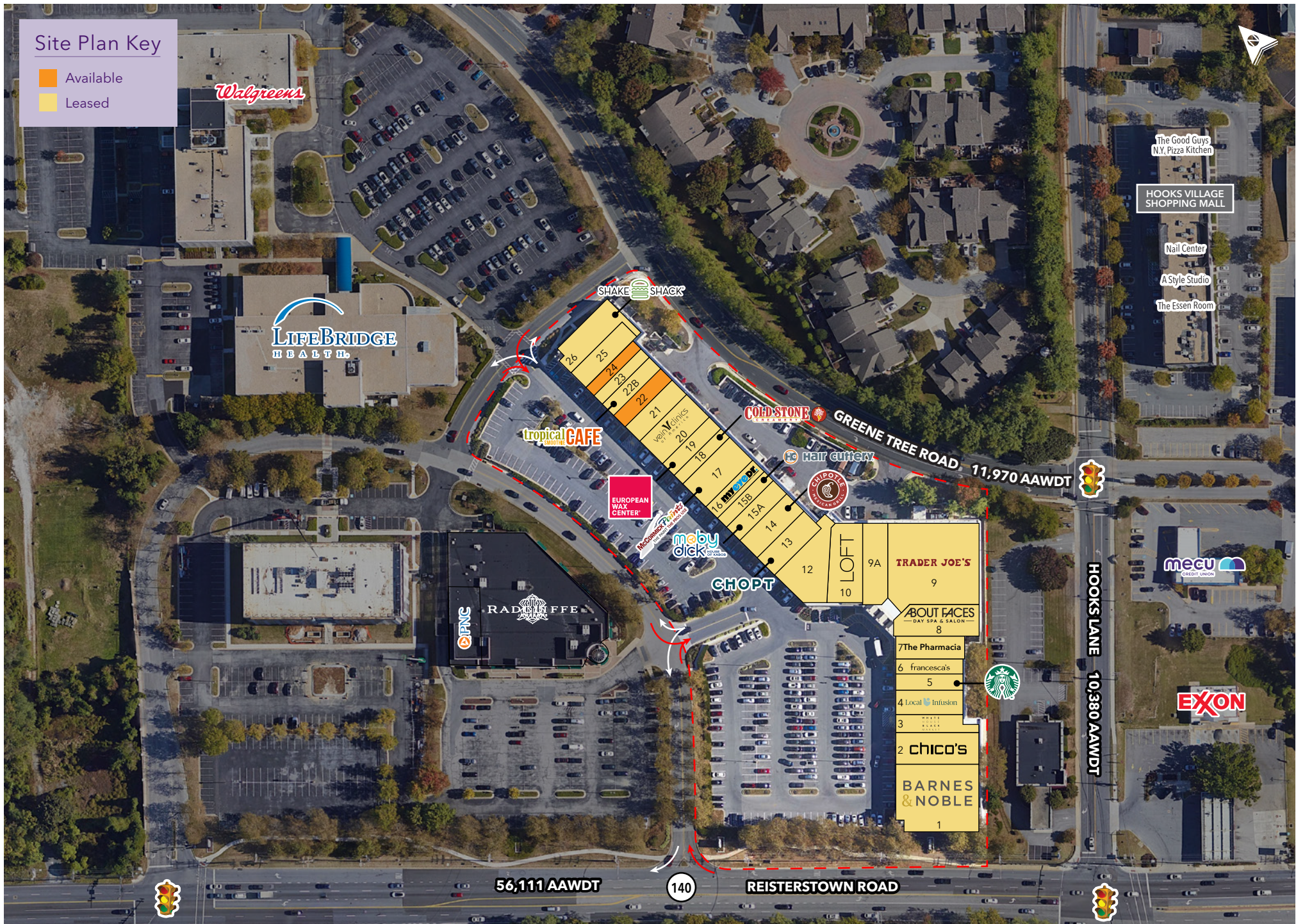
25,085 AAWDT

REISTERSTOWN RD



Site Plan Key

- Available
- Leased





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	Francesca's	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	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

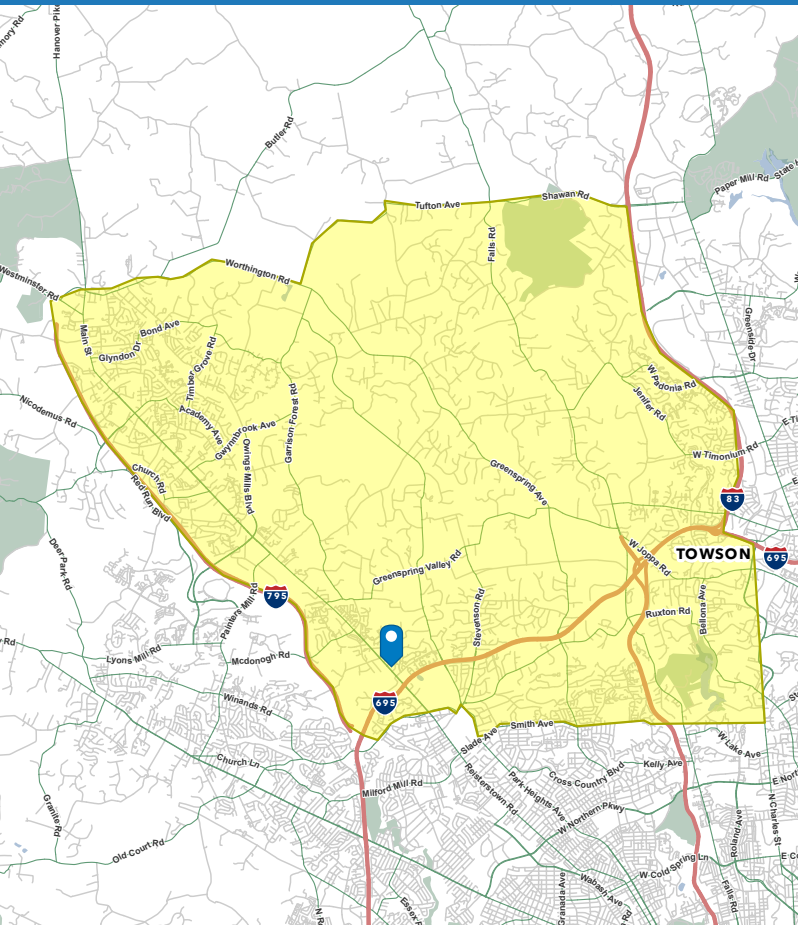




BALTIMORE, MD

DEMOGRAPHIC PROFILE (2025)

Festival At Woodholme
Area: 67.56 square miles



KEY FACTS

114,657

Population

42.4

Median Age

45,598

Households

EDUCATION



12%

High School Diploma



29%

Bachelor's Degree



32%

Graduate/Professional Degree

INCOME



\$108,537

Median Household Income

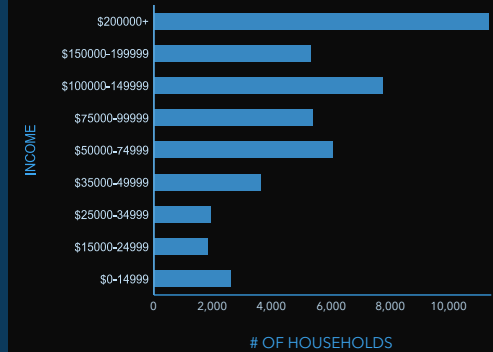


\$62,221

Per Capita Income

\$156,819

AVERAGE HH INCOME (\$)



BUSINESS



4,809

Total Businesses



106,679

Daytime Population



210

Food Srv & Drinking Places

TOP TAPESTRY SEGMENTS

L3 Top Tier

9,108 (20.0%) 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

4,593 (10.1%) 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 planning their financial future.

K8 Burbs and Beyond

4,461 (9.8%) 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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