

**NOW OPEN**

SHAKE SHACK®  
ETHAN ALLEN®  
MADISON REED®  
URBAN OUTFITTERS

drybar™

sweetgreen

AKIRA  
RAMEN & IZAKAYA

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**JUST SIGNED**



# CIRCLE EAST

TOWSON, MD



**KITE**

**HR**  
RETAIL  
A MEMBER OF CHARLINES RETAIL ADVISORS



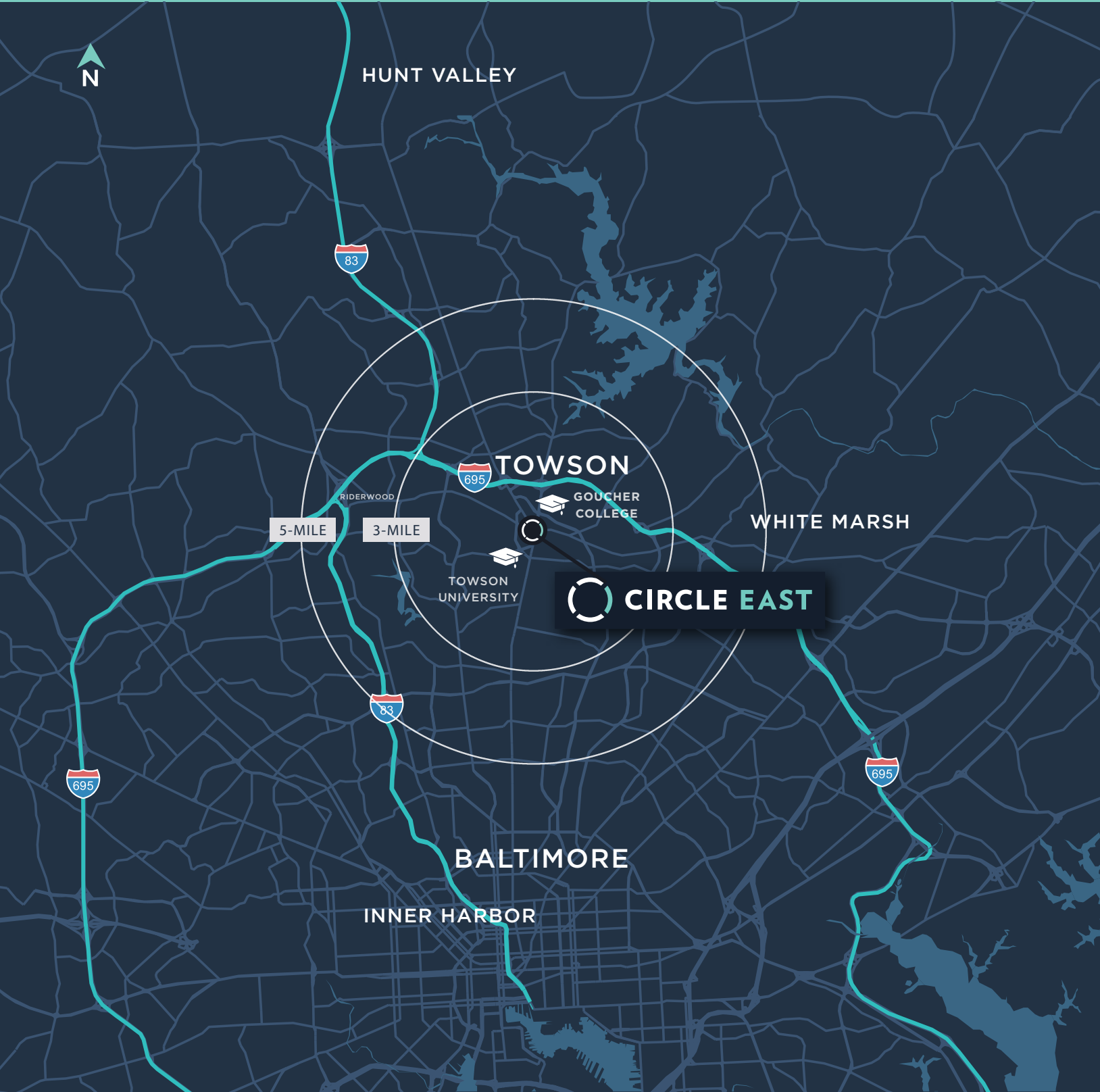
An aerial photograph of downtown Towson, Maryland, during a sunset or sunrise. The sky is filled with soft, golden light and wispy clouds. In the foreground, a multi-story building with a prominent orange facade is labeled 'AVALON' vertically. To its right, a tall, modern skyscraper rises above the surrounding urban landscape. In the center, a large commercial building features a sign that reads 'welcome to TOWSON'. To the right of this, a building with a red sign for 'CINEMARK' is visible. In the foreground, a street intersection shows cars and a 'Fidelity' sign. The overall scene depicts a vibrant, modern urban environment.

# BIG VISION

Located in the heart of Towson, Maryland, Circle East is an exciting mixed-use destination featuring retail, apartments and offices poised to transform Downtown Towson.



Conveniently located near I-695 and I- 83, Circle East is an easily accessible drive with impressive demographics.



118,447

PEOPLE IN A 3-MILE RADIUS

2 UNIVERSITIES WITHIN  
A 1-MILE RADIUS

TOWSON UNIVERSITY  
19,401 STUDENTS

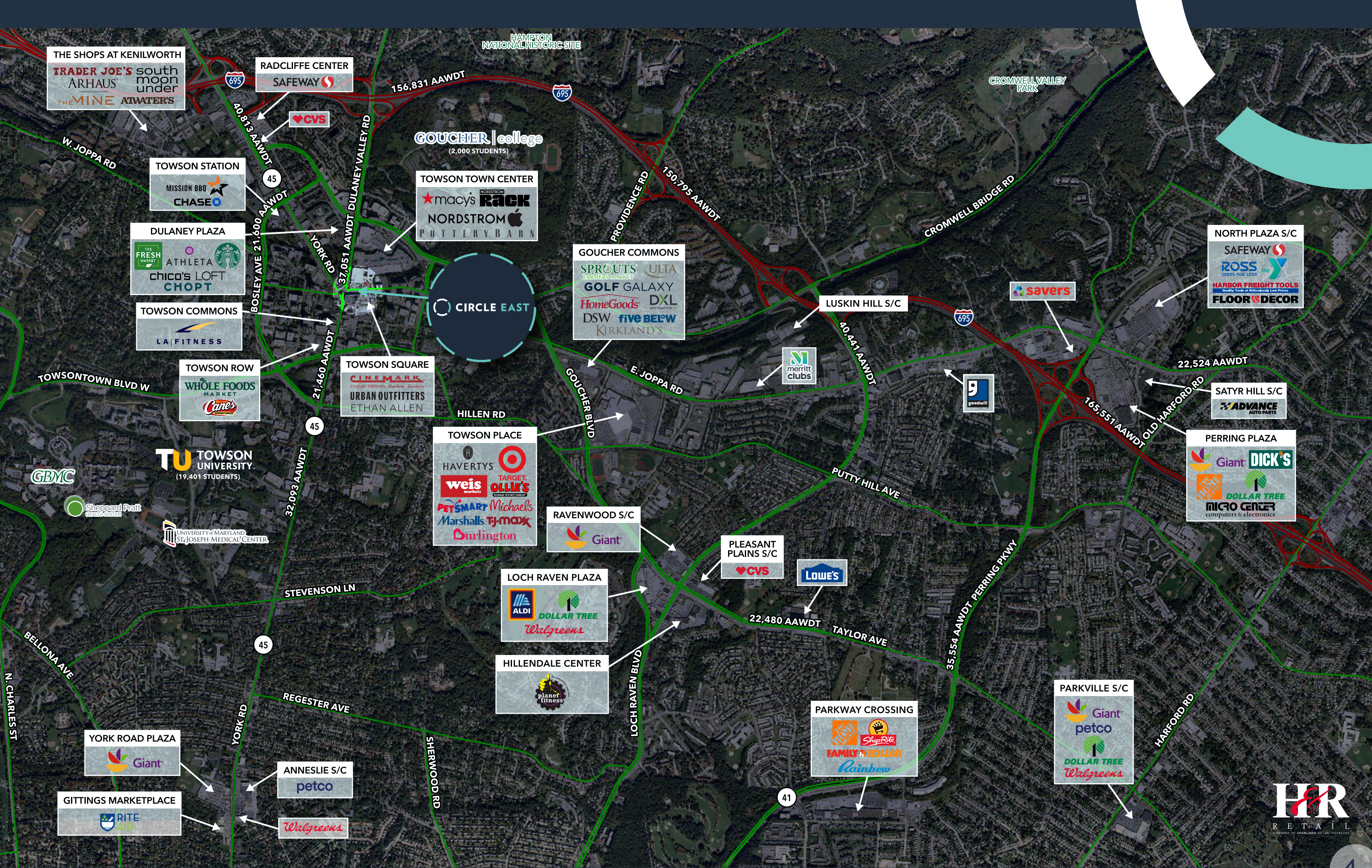
GOUCHER COLLEGE  
2,000 STUDENTS



	POPULATION	AVERAGE HH INCOME
3-MILE	118,447	\$137,130
5-MILE	309,233	\$128,468
BALTIMORE COUNTY	855,604	\$124,985







THE SHOPS AT KENILWORTH

TRADER JOE'S south moon under THE MINE AT WATER'S

RADCLIFFE CENTER

SAFeway

CVS

TOWSON STATION

MISSION BBQ CHASE

DULANEY PLAZA

THE FRESH MARKET ATHLETA chico's LOFT CHOPT

TOWSON COMMONS

LA FITNESS

TOWSON ROW

WHOLE FOODS MARKET Canes

TOWSON SQUARE

CINEMARK CENTURY THEATRES Urban Outfitters ETHAN ALLEN

TOWSON PLACE

HAVERTYS Target weis markets OLLIE'S GOOD STUFF CHEAP PETSMART Michaels Marshalls TJ-maxx Burlington

RAVENWOOD S/C

Giant

LOCH RAVEN PLAZA

ALDI DOLLAR TREE Walgreens

HILLENDALE CENTER

planet fitness

YORK ROAD PLAZA

Giant

GITTINGS MARKETPLACE

RITE AID

ANNESLIE S/C

petco

Walgreens

GOUCHER college

(2,000 STUDENTS)

TOWSON TOWN CENTER

macy's Rack NORDSTROM POTTERY BARN

GOUCHER COMMONS

SPROUTS FARMERS MARKET ULTA GOLF GALAXY HomeGoods DXL DSW five BEL'W KIRKLAND'S

merritt clubs

LUSKIN HILL S/C

savers

NORTH PLAZA S/C

SAFeway ROSS the DRESS FOR LESS HARBOR FREIGHT TOOLS FLOOR & DECOR

SATYR HILL S/C

ADVANCE AUTO PARTS

PERRING PLAZA

Giant DICK'S 1 DOLLAR TREE MICRO CENTER computers & electronics

PARKVILLE S/C

Giant petco DOLLAR TREE Walgreens

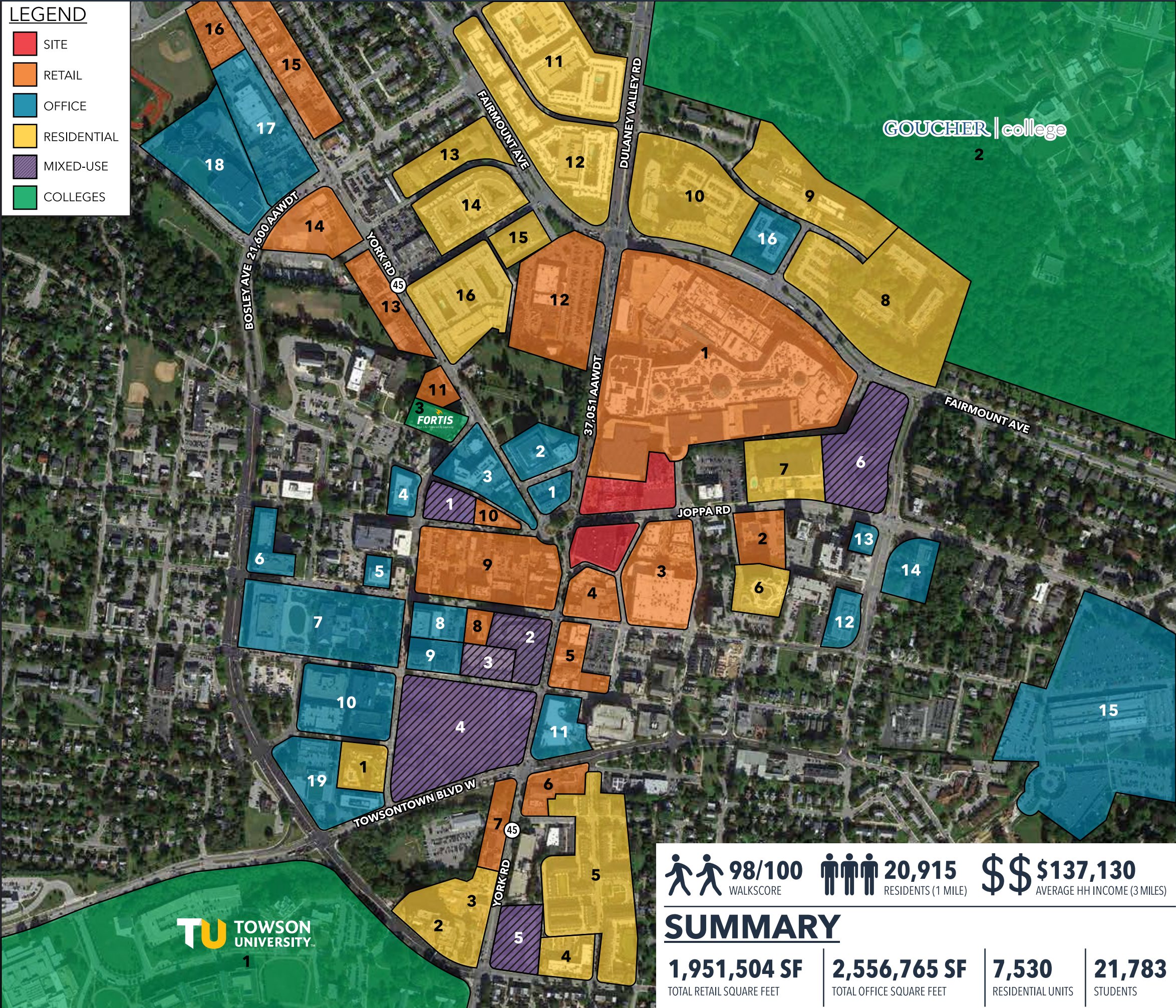
PARKWAY CROSSING

ShopRite FAMILY DOLLAR Rainbow



LEGEND

- SITE
- RETAIL
- OFFICE
- RESIDENTIAL
- MIXED-USE
- COLLEGES



TOWSON, MD

#	SITE	SIZE
1	CIRCLE EAST	RETAIL 100,000 SF   371 UNITS
#	RETAIL	SIZE
1	TOWSON TOWN CENTER	
2	203 E JOPPA RD   EXTRA SPACE STORAGE	122,500
3	TOWSON SQUARE	45,000
4	KUNG FU TEA, PHO DAT THANH, THE REC ROOM, TOWSON TAVERN, SUSHI HANA, TORRENT	28,312
5	TOWSON TOBACCO, THE MELTING POT, THE REAL THING, LIL DICKY'S, SUBWAY	59,188
6	WILSON LIGHTING & INTERIORS, DOMINOS PIZZA	19,364
7	DUNKIN', PAPA JOHN'S, UPTOWN LIQUORS, YORK CLEANERS, JIFFY LUBE	34,879
8	CHARLES VILLAGE PUB & PATIOW, SPARTEA - THE PINK DOOR DAY SPA FOR GIRLS	49,509
9	GAMBERDELLA, HOOKAH LOUNGE, ANNA APICELLA, COFFEE TALK, KPOT, ELKS LODGE, FRESH FRESH SEAFOOD, TEN CAR PILE UP, PLAZA ARTIST, THE POINT, TOWSON BEST, TROPICAL TANNING, SOURIS' SALOON, DURANK BARBERSHOP DOMINICAN, YOGAWORKS, ZIA'S, LLUMINAIRE SALON, BLISS HAIR STUDIO, GRILLO & CO, KENT FISHER FURS, TOWSON PIZZERIA, DAVIDUS CIGARS, NO WORRIES & ETCHES, BEAD WEAR, CAFE TROIA	135,715
10	GLI SMOKERS CHOICE, EATALIAN BISTRO, THB BAGELS & DELI, THANKS HON, KATHMANDU KITCHEN	21,593
11	NTB-NATIONAL TIRE & BATTERY	7,780
12	DULANEY PLAZA	91,468
13	POLLO AMIGO, CHINA WOK, TOWSON MERCADO LATINO, TOWSON VETERINARY HOSPITAL, TOWSON DINER, RANSOM'S BOUTIQUE	87,613
14	TOWSON STATION	22,668
15	RUXTON CLEANERS, TOWSON VAPORIUM, LOVELY NAILS & SPA, BUBBA'S BREAKAWAY, CROSSFIT, BROOKS-HUFF TIRE & AUTO, TOP SHELF WINE & SPIRITS, CAROUSEL CLEANERS, TOWSON SHOE REPAIR, BURGER KING, WALGREENS	80,832
16	VERIZON, MCDONALD'S, FIVE GUYS, MATTRESS GIANT	19,993
#	OFFICE	SIZE
1	FIDELITY INVESTMENTS	6,486
2	MILEONE AUTOGROUP, CUNNINGHAM'S, TOWSON UNIVERSITY - INSTITUTE FOR WELL-BEING	298,048
3	M'JOURDELLE & ASSOCIATES, ENTERPRISE RENT-A-CAR, SUNTRUST	8,652
4	BB&T - 600 WASHINGTON AVE	74,500
5	BALTIMORE COUNTY CHAMBER OF COMMERCE, SODIUM TACKLE, BALTIMORE SUN	192,449
6	LEGACY CAPITAL PARTNERS - 210 W PENNSYLVANIA AVE	271,325
7	CIRCUIT COURT FOR BALTIMORE COUNTY/HISTORIC COURTHOUSE - 401 BOSLEY AVE	268,237
8	PNC BANK - 409 WASHINGTON AVE	157,854
9	CHARLES SCHWAB, M&T BANK - 401 WASHINGTON AVE	129,633
10	BALTIMORE CO DEPARTMENT OF PERMITS, US POST OFFICE, BALTIMORE CO DEPARTMENT OF PLANNING	166,711
11	TOWSON BRANCH OF THE BALTIMORE COUNTY PUBLIC LIBRARY - 320 YORK RD	87,406
12	HAMILTON BANK - 501 FAIRMOUNT AVE	91,200
13	CARROLLTON BANK, RCM&D CORPORATE HEADQUARTERS - 555 FAIRMOUNT AVE	73,622
14	CBC NATIONAL BANK - 405 E JOPPA RD	37,469
15	STANLEY BLACK & DECKER - 701 E JOPPA RD	298,484
16	MAXIM HEALTHCARE SERVICES - TOWSON HOMECARE - 849 FAIRMOUNT AVE	136,260
17	ALEX COOPER AUCTIONEERS, JIM ELLIOTT'S TOWING, SARANDOS AUTOMOTIVE TECHNOLOGY, AUTO BODY EVOLUTION	40,629
18	BALTIMORE COUNTY DEPARTMENT OF CORRECTIONS	217,800
19	TOWSON PRECINCT BALTIMORE COUNTY POLICE, BALTIMORE COUNTY DISTRICT PUBLIC DEFENDER OFFICE	70,221
#	RESIDENTIAL	UNITS
1	PALISADES OF TOWSON - 212 WASHINGTON AVE	357
2	RESIDENCES AT 10 WEST BURKE AVENUE	369
3	101 YORK - NEW DEVELOPMENT	248
4	BRIGHTVIEW TOWSON ASSISTED LIVING COMMUNITY	90
5	TOWSON GREEN	121
6	RIDGELY CONDOMINIUMS	400
7	BERKSHIRES AT TOWN CENTER	199
8	TOWSONGATE PRIVATE COMMUNITY	48
9	EDENWALD RETIREMENT COMMUNITY	280
10	SHERATON BALTIMORE NORTH HOTEL	283
11	DULANEY VALLEY APARTMENTS, WINTHROP, THE SOUTHERLY	295
12	THE QUARTERS AT TOWSON TOWN CENTER	430
13	PARK VIEW AT TOWSON	112
14	20 LAMBOURNE	264
15	VALLEYS OF TOWSON	39
16	TOWSON PROMENADE	379
#	MIXED USE	SIZE
1	28 ALLEGHENY AVE   US SOCIAL SECURITY ADMIN, THE PENTHOUSE	48,936 SF MIXED-USE   1,803 UNITS
2	TOWSON COMMONS	115,000 SF RETAIL   231,000 SF OFFICE
3	40 W CHESAPEAKE AVE	11,308 RETAIL   54,985 SF OFFICE
4	TOWSON ROW	75,000 SF RETAIL   150,000 SF OFFICE   720 STUDENT HOUSING   220 APARTMENTS   220 HOTEL KEYS
5	40 YORK RD	41,000 SF
6	HAMPTON PLAZA APARTMENTS/COMPTROLLER OF MARYLAND	117,655 SF OFFICE   202 UNITS
#	COLLEGES	STUDENTS
1	TOWSON UNIVERSITY	19,401
2	GOUCHER COLLEGE	2,000
3	FORTIS COLLEGE	382

98/100

WALKSCORE

20,915

RESIDENTS (1 MILE)

\$137,130

AVERAGE HH INCOME (3 MILES)

SUMMARY

1,951,504 SF

TOTAL RETAIL SQUARE FEET

2,556,765 SF

TOTAL OFFICE SQUARE FEET

7,530

RESIDENTIAL UNITS

21,783

STUDENTS





GOUCHER COLLEGE  
TOTAL ENROLLMENT: 2,000  
TOTAL EMPLOYEES: 879  
NCAA DIVISION III

TOWSON TOWN CENTER



CIRCLE EAST

TOWSON SQUARE

VIRGINIA AVE

DELAWARE AVE

SHEALY AVE

YORK RD

DULANEY VALLEY RD

EAST JOPPA RD

RESIDENTIAL  
GARAGE  
ENTRANCE

302 SPACES  
TOTAL

TOWSON TOWN CENTER  
PARKING GARAGE  
4,300 SPACES

GARAGE  
ENTRANCE

RETAIL  
GARAGE  
ENTRANCE

ELEVATOR TO  
STREET LEVEL

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CINEMARK

3 LEVEL  
PARKING GARAGE  
+850 SPACES

GARAGE  
ENTRANCE

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- CROSSWALKS
- VEHICULAR GARAGE ENTRY
- EXISTING TRAFFIC SIGNAL

- RETAIL
- RETAIL ANCHOR
- RESIDENTIAL LOBBY
- EXTRA SPACE STORAGE
- POTENTIAL REDEVELOPMENT AREA

TOTAL AVAILABLE  
PROJECT PARKING  
1,152 SPACES

TOWSON UNIVERSITY  
TOTAL ENROLLMENT: 19,401  
TOTAL EMPLOYEES: 5,400  
NCAA DIVISION I







# SITE PLAN

1 EAST JOPPA ROAD  
TOWSON, MD 21286

GLA: 240,000 SF

## SITE PLAN KEY

- AVAILABLE
- LEASED
- POTENTIAL REDEVELOPMENT AREA
- OFFICE





# CIRCLE EAST SITE PLAN

1 EAST JOPPA ROAD  
TOWSON, MD 21286

GLA: 240,000 SF  
PARKING SPACES: 302

SITE PLAN KEY  
AVAILABLE  
LEASED





# CIRCLE EAST SITE PLAN

1 EAST JOPPA ROAD  
TOWSON, MD 21286

GLA: 240,000 SF  
PARKING SPACES: 302

**SITE PLAN KEY**

- AVAILABLE
- LEASED



Towson will be transformed above and below with the addition of convenient below ground parking leading to six pedestrian exits to the street.



 **LOWER LEVEL  
RETAIL  
PARKING  
302 SPACES**

 **4 GARAGE  
ENTRANCES**

 **6 PEDESTRIAN  
ACCESS POINTS**

**CINEMARK 3-LEVEL  
PARKING GARAGE  
850+ SPACES**









# ALL ROADS LEAD TO THE CIRCLE



Circle East will become the epicenter for leisure, entertainment, work, and fashion.



## TAPESTRY SEGMENTATION

urban chic	9.3%
emerald city	8.2%
top tier	8.2%

The shopper is young, educated & savvy with 57.7% of the community having a bachelor's degree or higher.



# Circle East by the numbers.

3-MILE RADIUS



118,447

POPULATION



\$137,130

AVERAGE HOUSEHOLD  
INCOME



0.15%

PROJECTED POPULATION  
GROWTH (2024–2029)

BALTIMORE COUNTY



855,604

POPULATION



\$124,985

AVERAGE HOUSEHOLD  
INCOME



0.22%

PROJECTED POPULATION  
GROWTH (2024–2029)

SOURCE: ESRI 2024 ESTIMATES







## FOR RETAIL LEASING INFORMATION, PLEASE CONTACT:

**Bradley Buslik**  
240.482.3609  
bbuslik@hrretail.com

**John Schultz**  
410.498.6434  
jschultz@hrretail.com

**Morgan Arrup**  
443.886.4575  
jschultz@hrretail.com



BALTIMORE, MD | 2 Hamill Road, Suite 348W, Baltimore, MD 21210  
Telephone 410.308.0800 | [www.hrretail.com](http://www.hrretail.com)



30 South Meridian Street, Suite 1100, Indianapolis, IN 46204 | [www.kiterealty.com](http://www.kiterealty.com)  
The retail at Circle East is owned, leased and managed by Kite Realty Group