

NOW OPEN

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ETHAN ALLEN®

MADISONREED®

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JUST SIGNED



TOWSON, MD

(C) CIRCLE EAST



KITE

HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

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

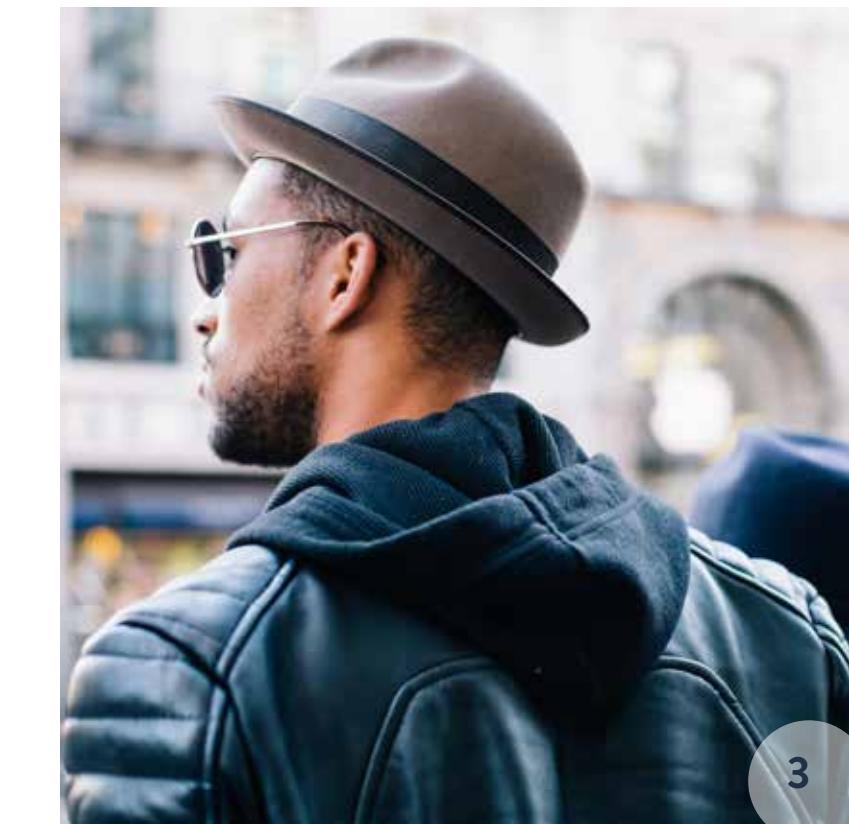
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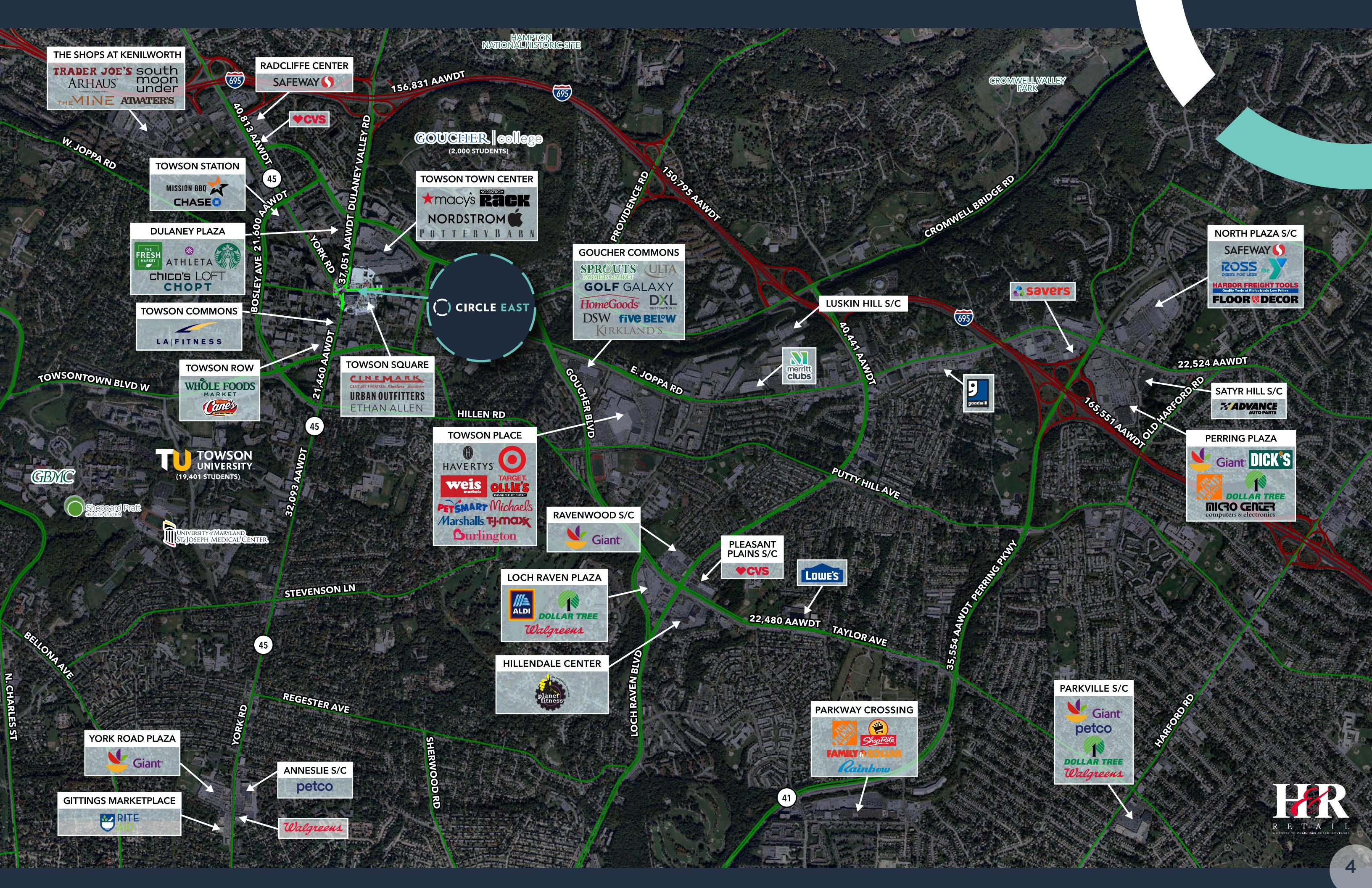
UNIVERSITIES WITHIN
A 1-MILE RADIUS

TOWSON UNIVERSITY
19,401 STUDENTS

GOUCHER COLLEGE
2,000 STUDENTS

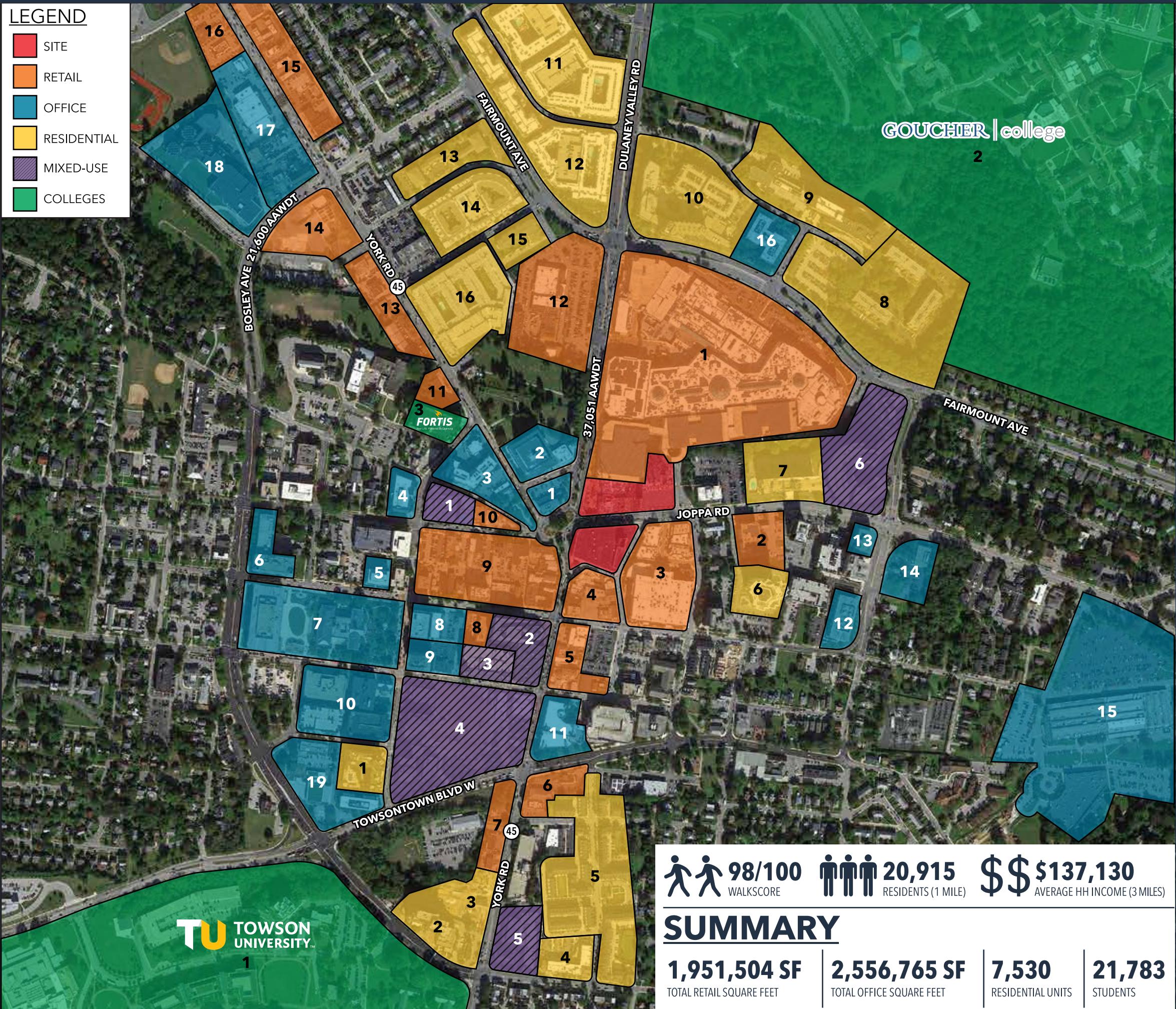
	POPULATION	AVERAGE HH INCOME
3-MILE	118,447	\$137,130
5-MILE	309,233	\$128,468
BALTIMORE COUNTY	855,604	\$124,985





LEGEND

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



TOWSON, MD

#	SITE	SIZE
1	CIRCLE EAST	RETAIL 100,000 SF 371 UNITS
1	TOWSON TOWN CENTER	RETAIL
2	203 E JOPPA RD EXTRA SPACE STORAGE	SIZE
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 REALTHING, 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 & PATIO, 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, LUMINARE SALON, BLISS HAIR STUDIO, GRILLO & CO, KENT FISHER FURS, TOWSON PIZZERIA, DAVIDUS CIGARS, NO WORRIES & ETCHES, BEAD WEAR, CAFETROI	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 JOURD'ELLE & 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	BERKSRIES 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 LABOURNE	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 150,000SF OFFICE 720 STUDENT HOUSING 20 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

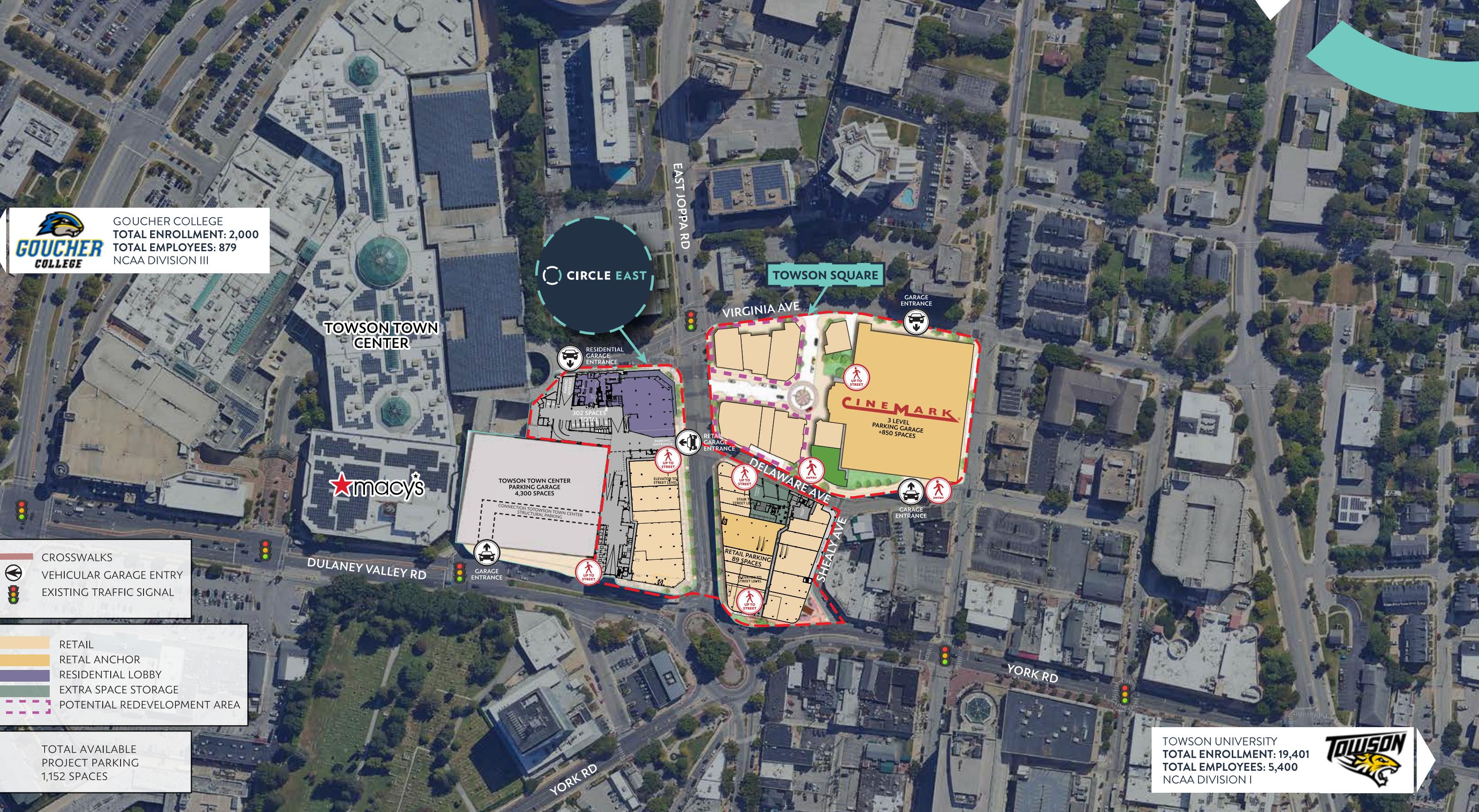


GOUCHER COLLEGE
TOTAL ENROLLMENT: 2,000
TOTAL EMPLOYEES: 879
NCAA DIVISION III

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.



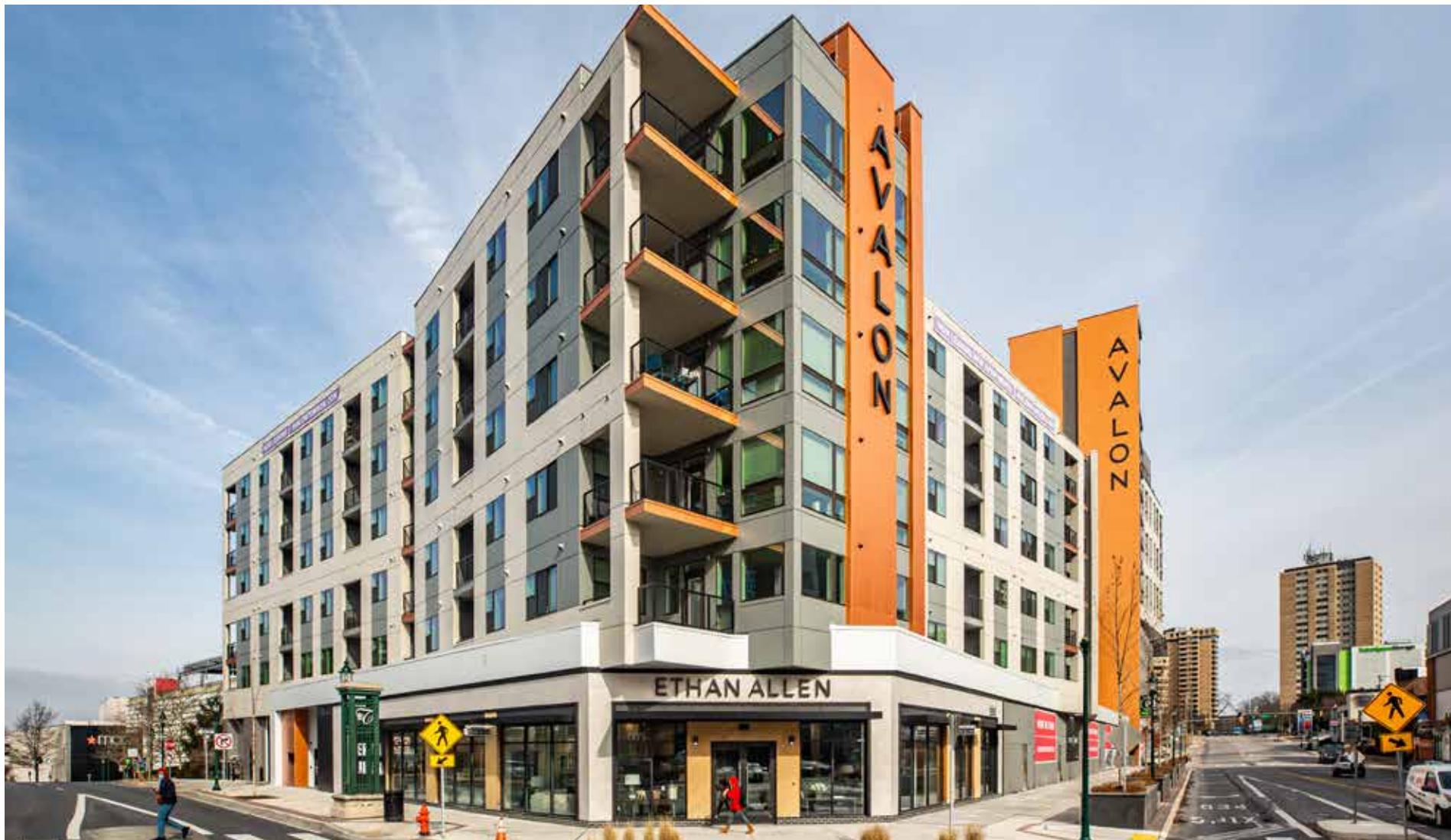
 **LOWER LEVEL
RETAIL
PARKING**
302 SPACES

 **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

BALTIMORE COUNTY



855,604

POPULATION



\$137,130

AVERAGE HOUSEHOLD
INCOME



\$124,985

AVERAGE HOUSEHOLD
INCOME



0.15%

PROJECTED POPULATION
GROWTH (2024-2029)



0.22%

PROJECTED POPULATION
GROWTH (2024-2029)

SOURCE: ESRI 2024 ESTIMATES





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The retail at Circle East is owned, leased and managed by Kite Realty Group