

NOW OPEN

SHAKE SHACK

ETHAN ALLEN

MADISON REED

URBAN OUTFITTERS

drybar

sweetgreen

AKIRA
RAMEN & IZAKAYA

SL

SALON LOFTS

charles
SCHWAB

Removery
The world's tattoo removal experts

pure barre

JUST SIGNED



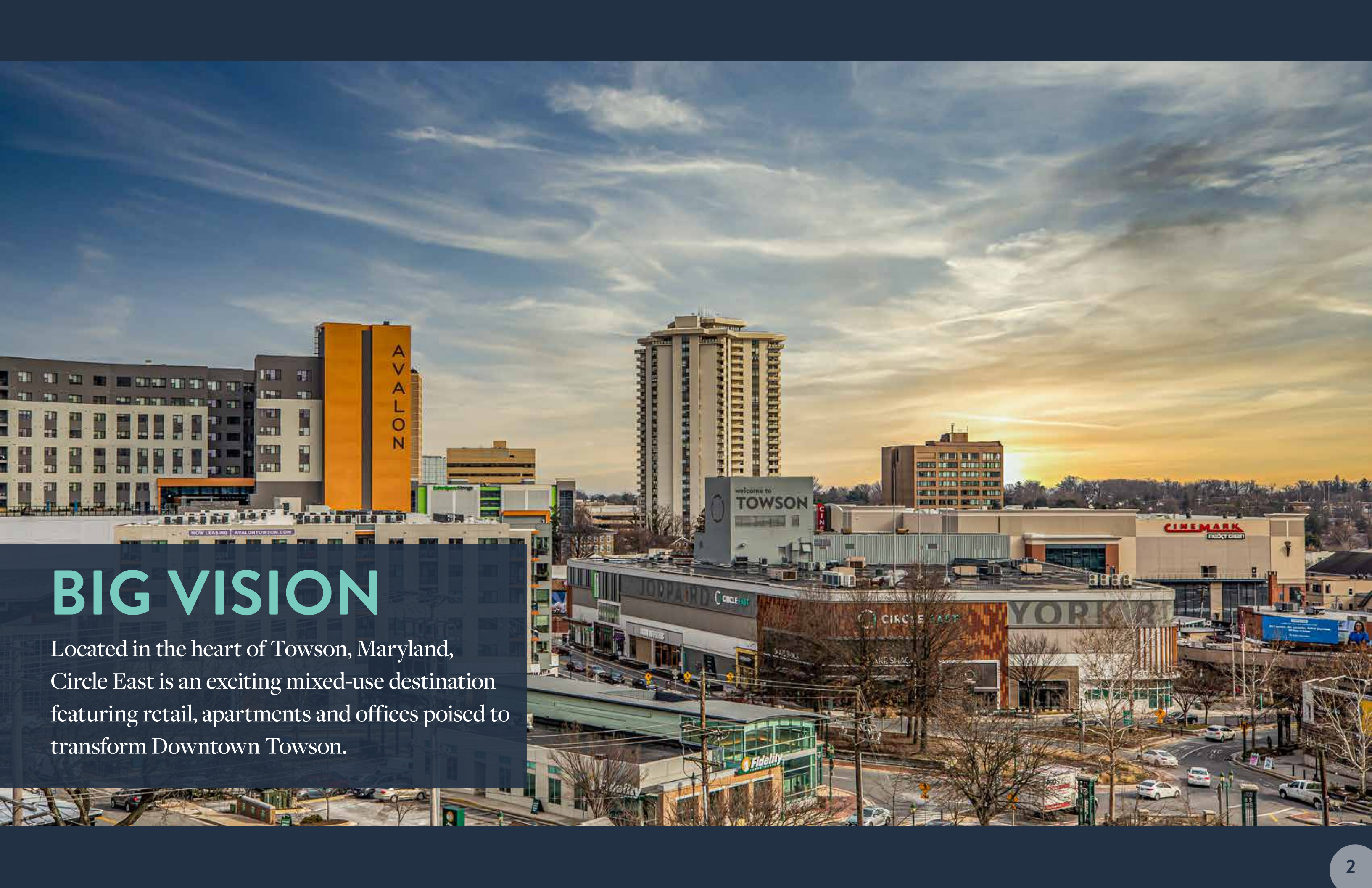
CIRCLE EAST

TOWSON, MD



KITE

HR
RETAIL
A MEMBER OF CH2M HILL 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

2 UNIVERSITIES WITHIN
A 1-MILE RADIUS

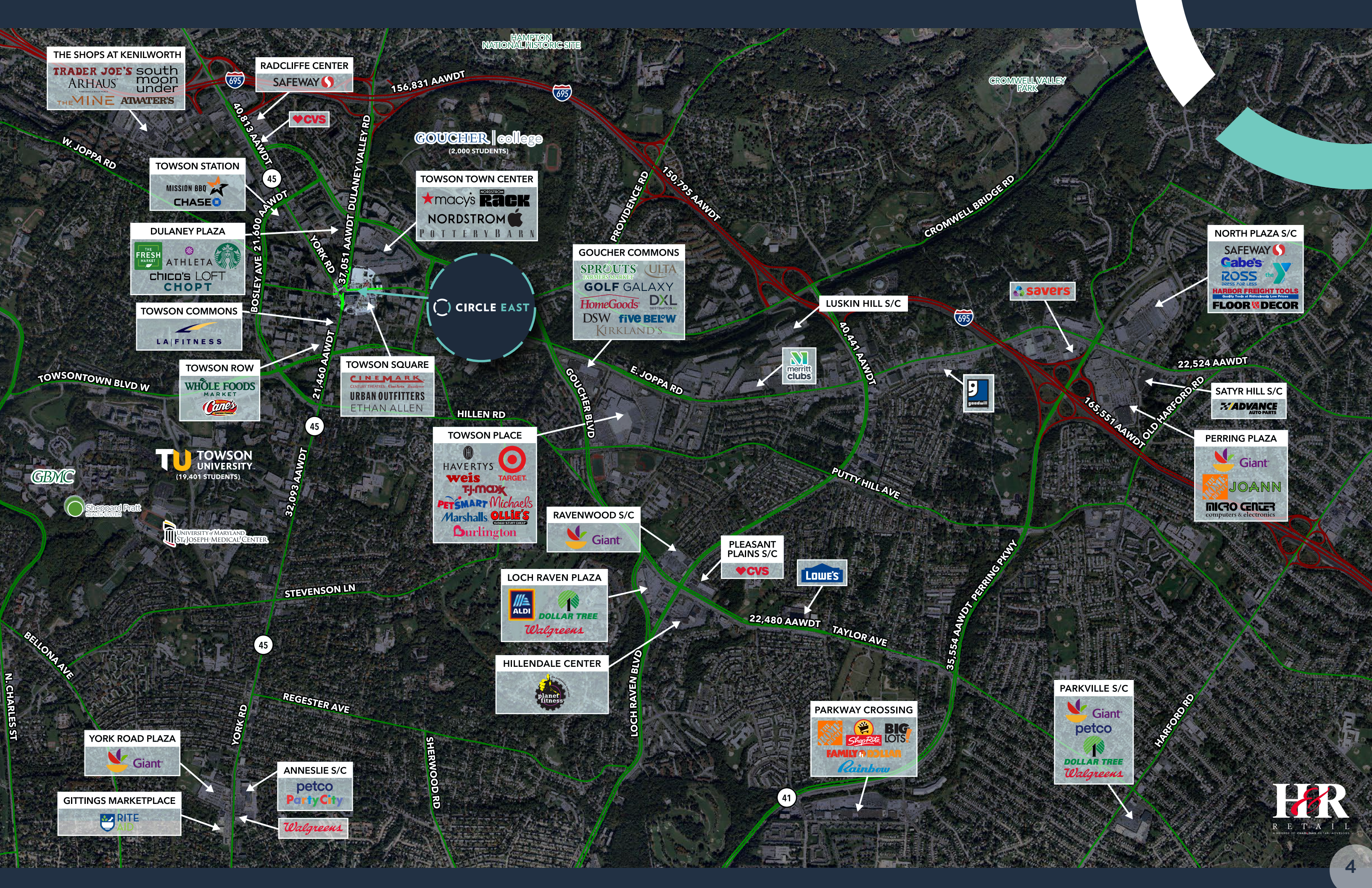
TOWSON UNIVERSITY
19,401 STUDENTS

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
 ARHAUS
 THE MINE AT WATER'S

RADCLIFFE CENTER
 SAFEWAY

TOWSON STATION
 MISSION BBQ
 CHASE

DULANEY PLAZA
 THE FRESH MARKET
 ATHLETA
 chico's LOFT
 CHOPT

TOWSON COMMONS
 LA FITNESS

TOWSON ROW
 WHOLE FOODS MARKET
 Cane's

TOWSON UNIVERSITY
 (19,401 STUDENTS)

UNIVERSITY OF MARYLAND
 ST. JOSEPH MEDICAL CENTER

BELLONA AVE

YORK ROAD PLAZA
 Giant

GITTINGS MARKETPLACE
 RITE AID

ANNESLIE S/C
 petco
 Party City

Walgreens

GOUCHER college
 (2,000 STUDENTS)

TOWSON TOWN CENTER
 macys
 Rack
 NORDSTROM
 POTTERY BARN

CIRCLE EAST

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

HILLEN RD

TOWSON PLACE
 HAVERTYS
 weis
 TJ-maxx
 TARGET
 PETSMART
 Michaels
 Marshalls
 OLLIE'S
 Burlington

RAVENWOOD S/C
 Giant

LOCH RAVEN PLAZA
 ALDI
 DOLLAR TREE
 Walgreens

HILLENDALE CENTER
 planet fitness

LOCH RAVEN BLVD

PLEASANT PLAINS S/C
 CVS

LOWE'S

PARKWAY CROSSING
 ShopRite
 BIG LOTS!
 FAMILY DOLLAR
 Rainbow

41

PARKVILLE S/C
 Giant
 petco
 DOLLAR TREE
 Walgreens

HARFORD RD

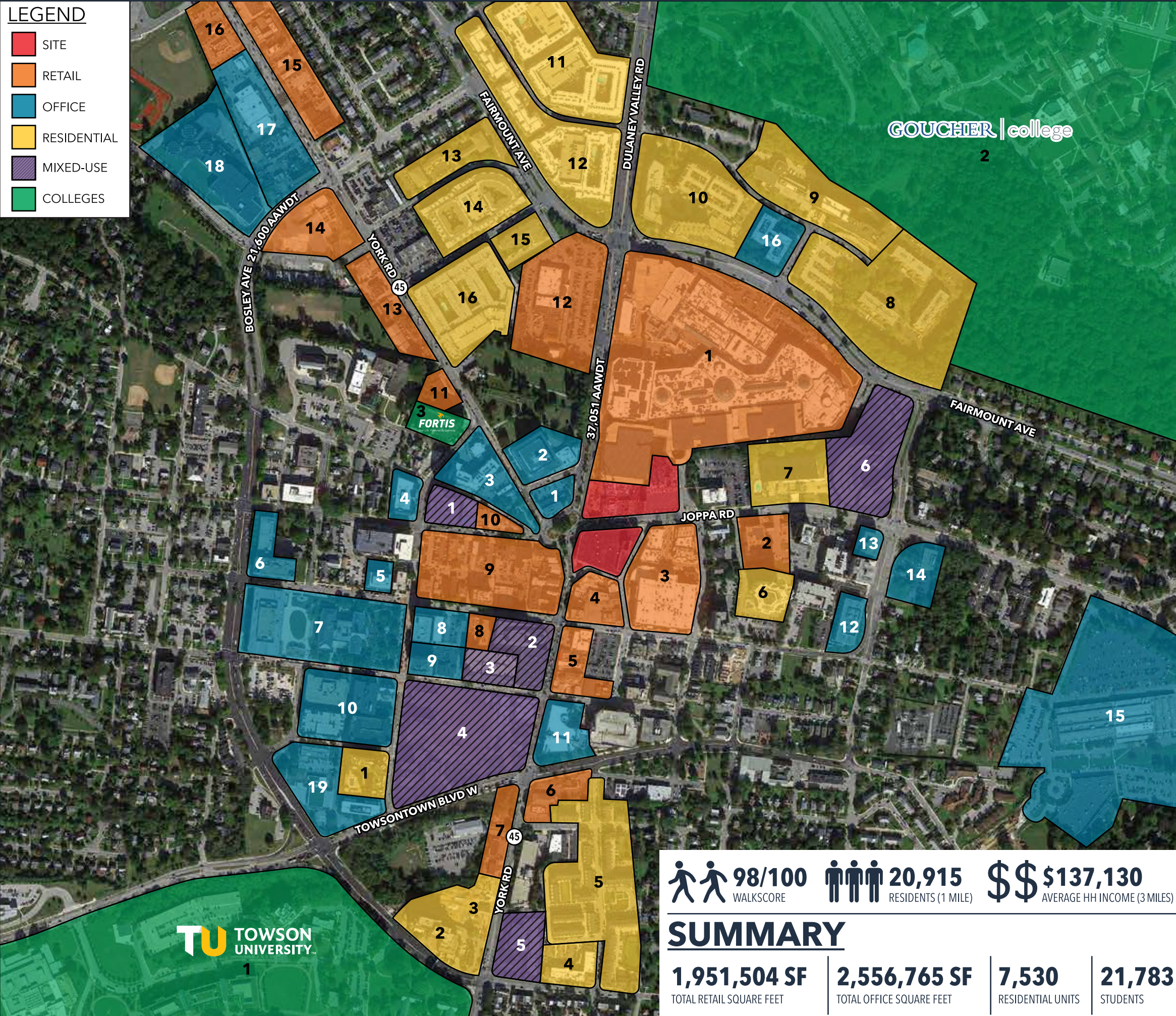
NORTH PLAZA S/C
 SAFEWAY
 Cabel's
 ROSS
 HARBOR FREIGHT TOOLS
 FLOOR & DECOR

SATYR HILL S/C
 ADVANCE AUTO PARTS

PERRING PLAZA
 Giant
 JOANN
 MICRO CENTER computers & electronics

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 & 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, ZIAS, ILLUMINAIRE 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 HOME CARE - 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



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



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

CIRCLE EAST

TOWSON TOWN CENTER
 APPLE | ANTHROPOLOGIE | COACH |
 F21 | H&M | LUSH | MACY'S
 NORDSTROM (NEXT CLOSEST IS 26 MILES)

TOWSON ROW—
 PHASE 1 HOTEL,
 WHOLE FOODS &
 STUDENT HOUSING

LA FITNESS
 CHIPOTLE

E TOWSON BLVD

E JOPPA RD

YORK RD

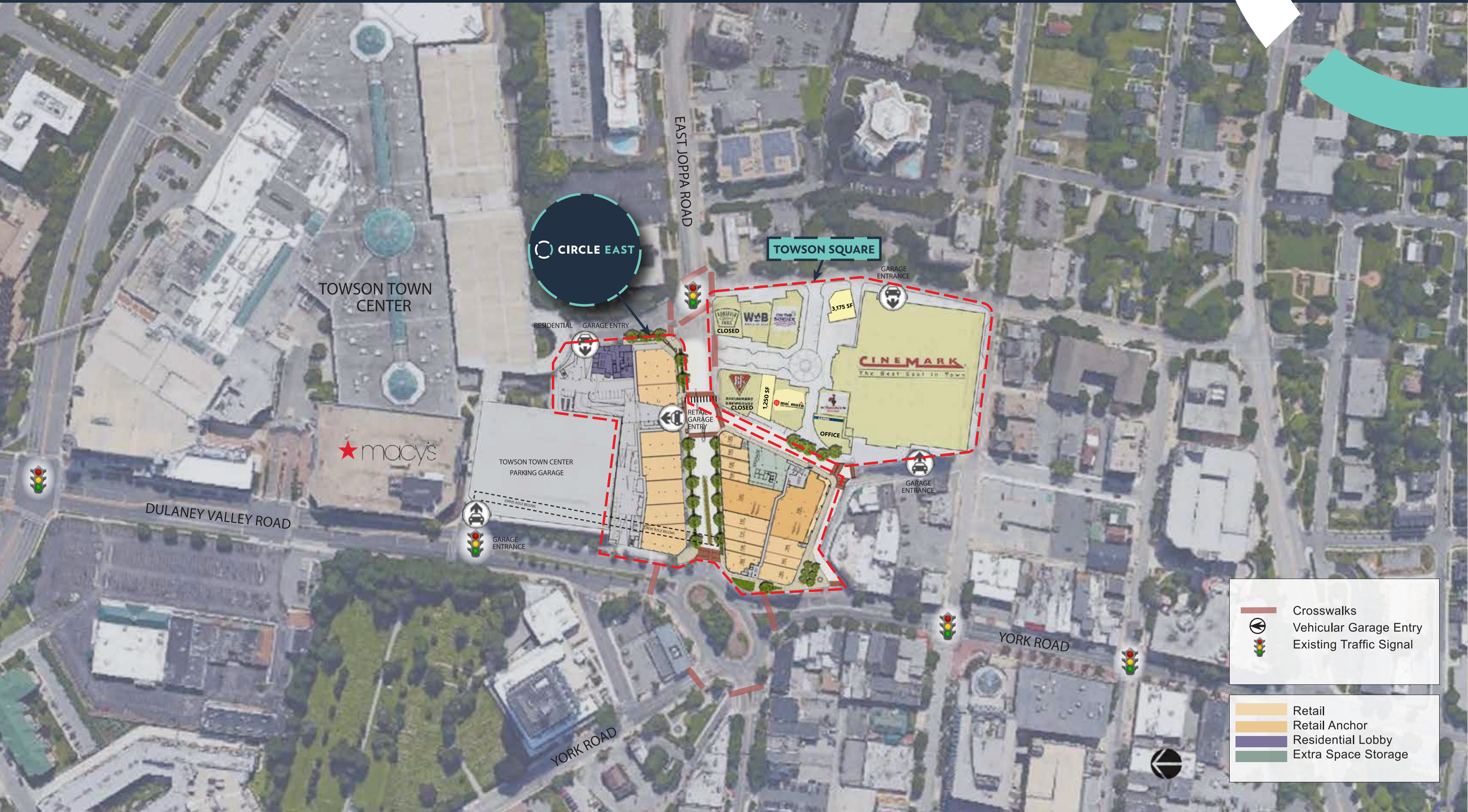
DULANEY VALLEY RD

E JOPPA RD

E PENNSYLVANIA AVE

GOUCHER BLVD





CIRCLE EAST

TOWSON SQUARE

TOWSON TOWN CENTER

macy's

TOWSON TOWN CENTER PARKING GARAGE

RESIDENTIAL GARAGE ENTRY

EAST JOPPA ROAD

DULANEY VALLEY ROAD

YORK ROAD

YORK ROAD

- Crosswalks
- Vehicular Garage Entry
- Existing Traffic Signal

- Retail
- Retail Anchor
- Residential Lobby
- Extra Space Storage



SITE PLAN

1 EAST JOPPA ROAD
TOWSON, MD 21286

GLA: 240,000 SF

SITE PLAN KEY

- AVAILABLE
- LEASED
- OFFICE



TOWSON SQUARE



TOWSON SQUARE SITE PLAN

1 EAST JOPPA ROAD
TOWSON, MD 21286

GLA: 240,000 SF
PARKING SPACES: 850+
ADDITIONAL PARKING: 302

SITE PLAN KEY

- AVAILABLE
- LEASED
- OFFICE





CIRCLE EAST SITE PLAN

1 EAST JOPPA ROAD
TOWSON, MD 21286

GLA: 240,000 SF
PARKING SPACES: 302

- SITE PLAN KEY**
- AVAILABLE
 - LEASED



RETAIL	
TENANT ID	GLA
A1	8,508 SF
A2	1,919 SF
A3	4,734 SF
A4	4,925 SF
A5	5,200 SF
BUILDING A	25,286 SF
B1	8,452 SF
B2	3,849 SF
BUILDING B	12,301 SF
TOTAL RETAIL	37,587 SF



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**



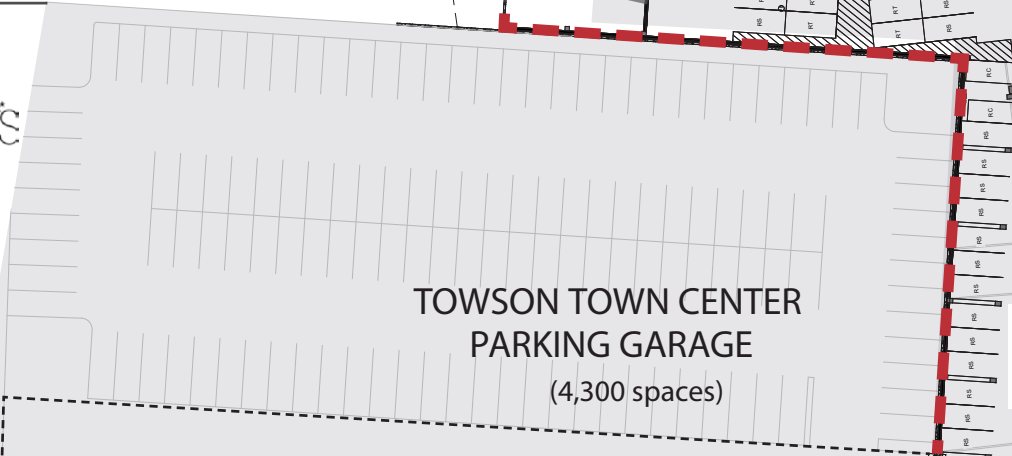
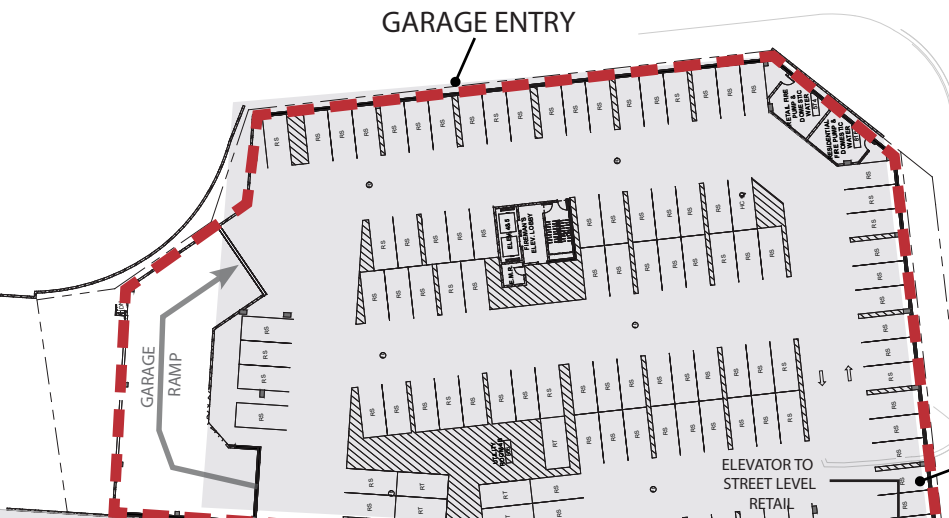
**4 GARAGE
ENTRANCES**



**6 PEDESTRIAN
ACCESS POINTS**

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





302 SPACES TOTAL



3 LEVEL PARKING GARAGE +850 SPACES



GARAGE ENTRY



RETAIL GARAGE ENTRY

TRAFFIC SIGNAL (ABOVE)



DULANEY VALLEY RD. (ABOVE)



ELEVATOR TO STREET LEVEL RETAIL

DELAWARE AVE. (ABOVE)

STAIR TO STREET LEVEL

LOADING

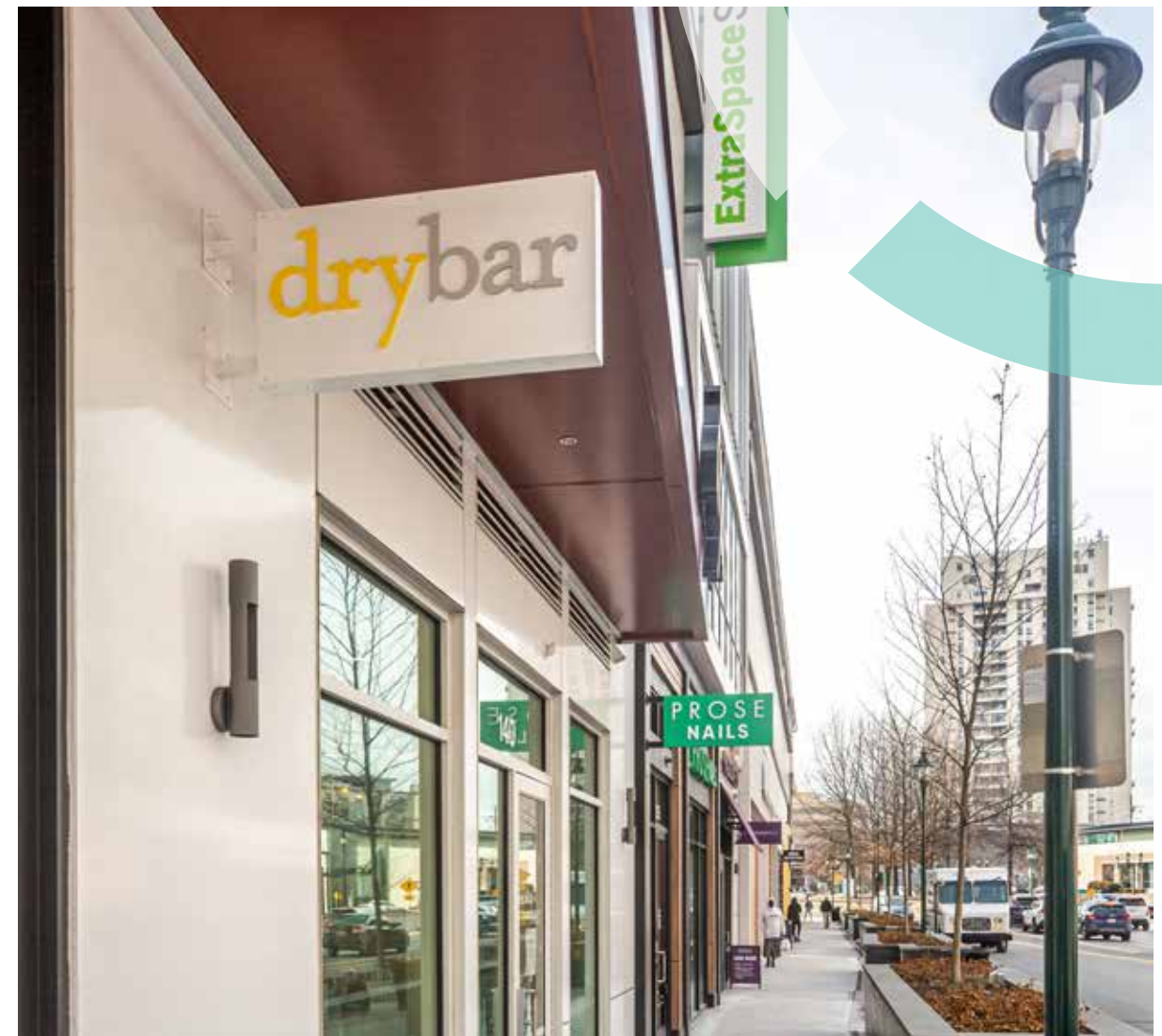
RETAIL PARKING SPACES 89

STORAGE TENANT

SHEALY AVE. (ABOVE)

YORK ROAD (ABOVE)

Total Available Project Parking: 1,152 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)





FOR RETAIL LEASING INFORMATION, PLEASE CONTACT:

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jschultz@hrretail.com



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Telephone 410.308.0800 | www.hrretail.com



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