

NOW OPEN

SHAKE SHACK

ETHAN ALLEN

MADISON REED

URBAN OUTFITTERS

drybar

sweetgreen

AKIRA
RAMEN & IZAKAYA

pure barre



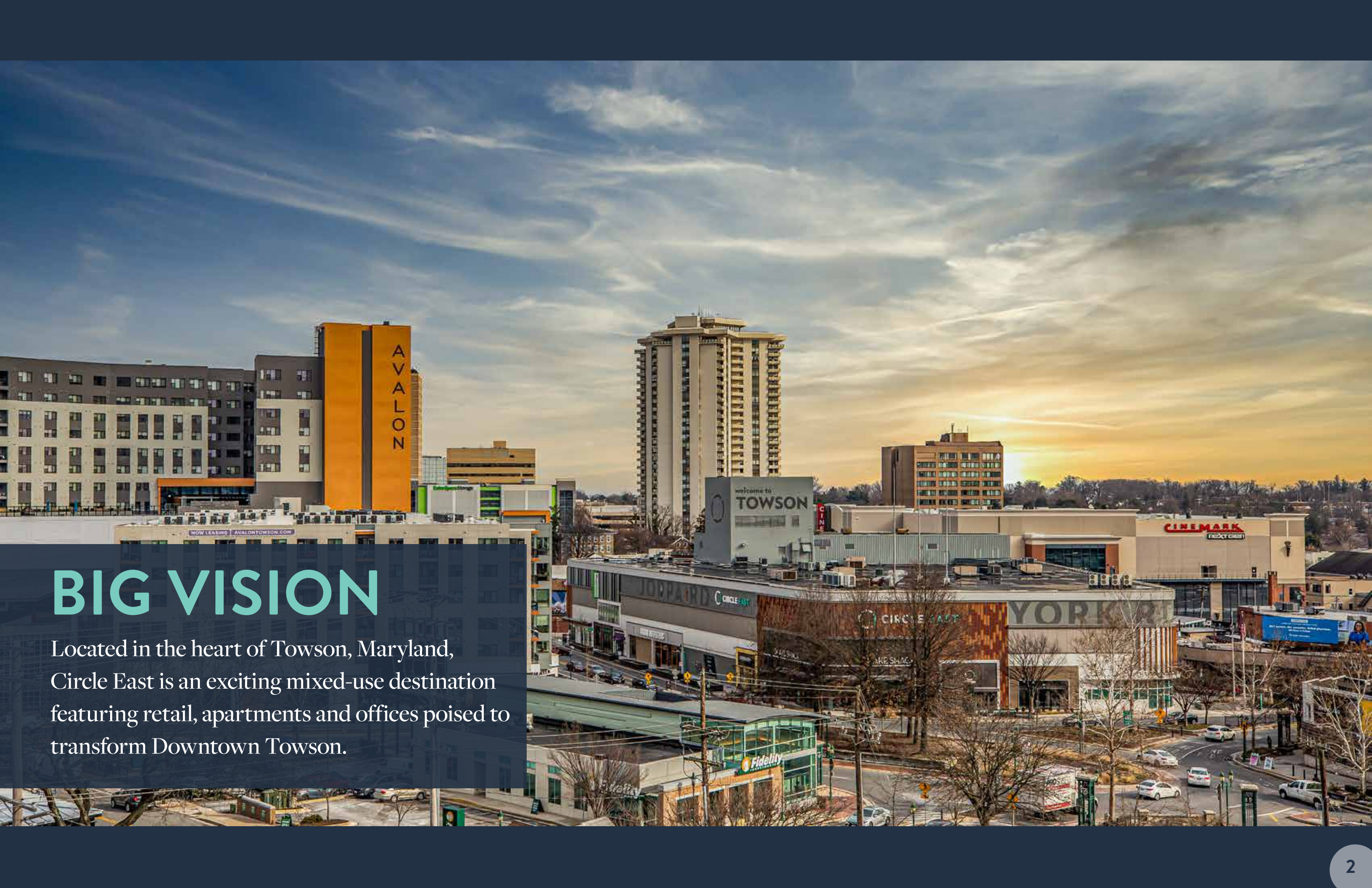
CIRCLE EAST

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 traffic, including a white truck and several cars. A sign for 'Fidelity' is visible on a building in the lower left. 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.



118,814
PEOPLE IN A 3-MILE RADIUS

2 UNIVERSITIES WITHIN
A 1-MILE RADIUS

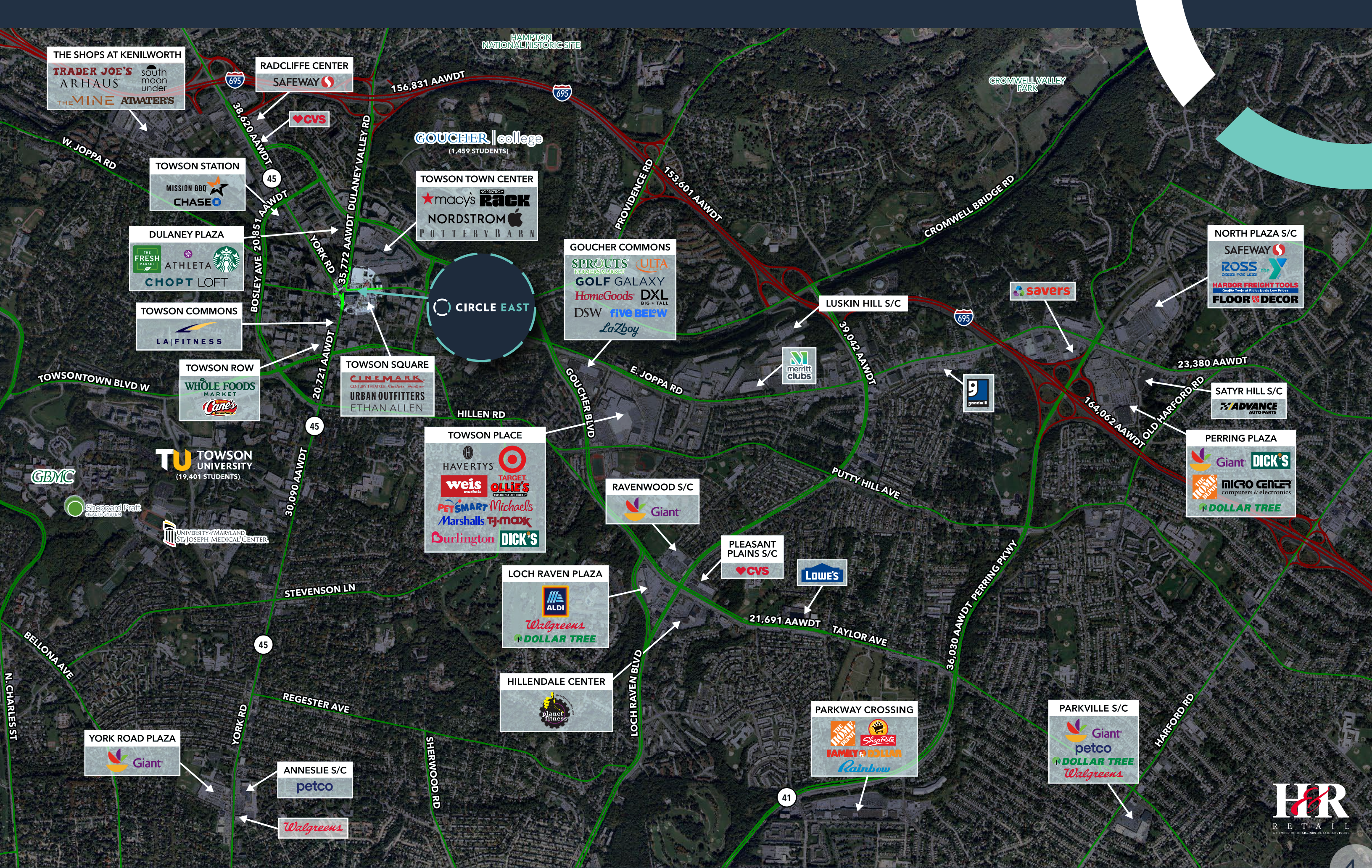
TOWSON UNIVERSITY
19,401 STUDENTS

GOUCHER COLLEGE
1,459 STUDENTS



	POPULATION	AVERAGE HH INCOME
3-MILE	118,814	\$129,114
5-MILE	308,194	\$123,218
BALTIMORE COUNTY	854,414	\$121,669





THE SHOPS AT KENILWORTH
TRADER JOE'S
ARHAUS
THE MINE AT WATER'S

RADCLIFFE CENTER
SAFEWAY

CVS

TOWSON STATION
MISSION BBQ
CHASE

DULANEY PLAZA
THE FRESH MARKET
ATHLETA
CHOPT LOFT

TOWSON COMMONS
LA FITNESS

TOWSON ROW
WHOLE FOODS MARKET
Cane's

TOWSON UNIVERSITY
(19,401 STUDENTS)

UNIVERSITY of MARYLAND
ST. JOSEPH MEDICAL CENTER

YORK ROAD PLAZA
Giant

ANNESLIE S/C
petco

Walgreens

TOWSON TOWN CENTER
macy's
NORDSTROM
POTTERY BARN

GOUCHER COMMONS
SPROUTS
FARMERS MARKET
GOLF GALAXY
HomeGoods
DXL
DSW
five BEI'W
La-Z-boy

TOWSON SQUARE
CINEMARK
CENTURY THEATRES
Urban Outfitters
ETHAN ALLEN

TOWSON PLACE
HAVERTYS
Target
weis markets
OLLIE'S
PETSMART
Michael's
Marshalls
TJ-MAXX
Burlington
DICK'S

LOCH RAVEN PLAZA
ALDI
Walgreens
DOLLAR TREE

HILLENDALE CENTER
planet fitness

RAVENWOOD S/C
Giant

PLEASANT PLAINS S/C
CVS

LOWE'S

PARKWAY CROSSING
The Home Depot
ShopRite
FAMILY DOLLAR
Rainbow

PARKVILLE S/C
Giant
petco
DOLLAR TREE
Walgreens

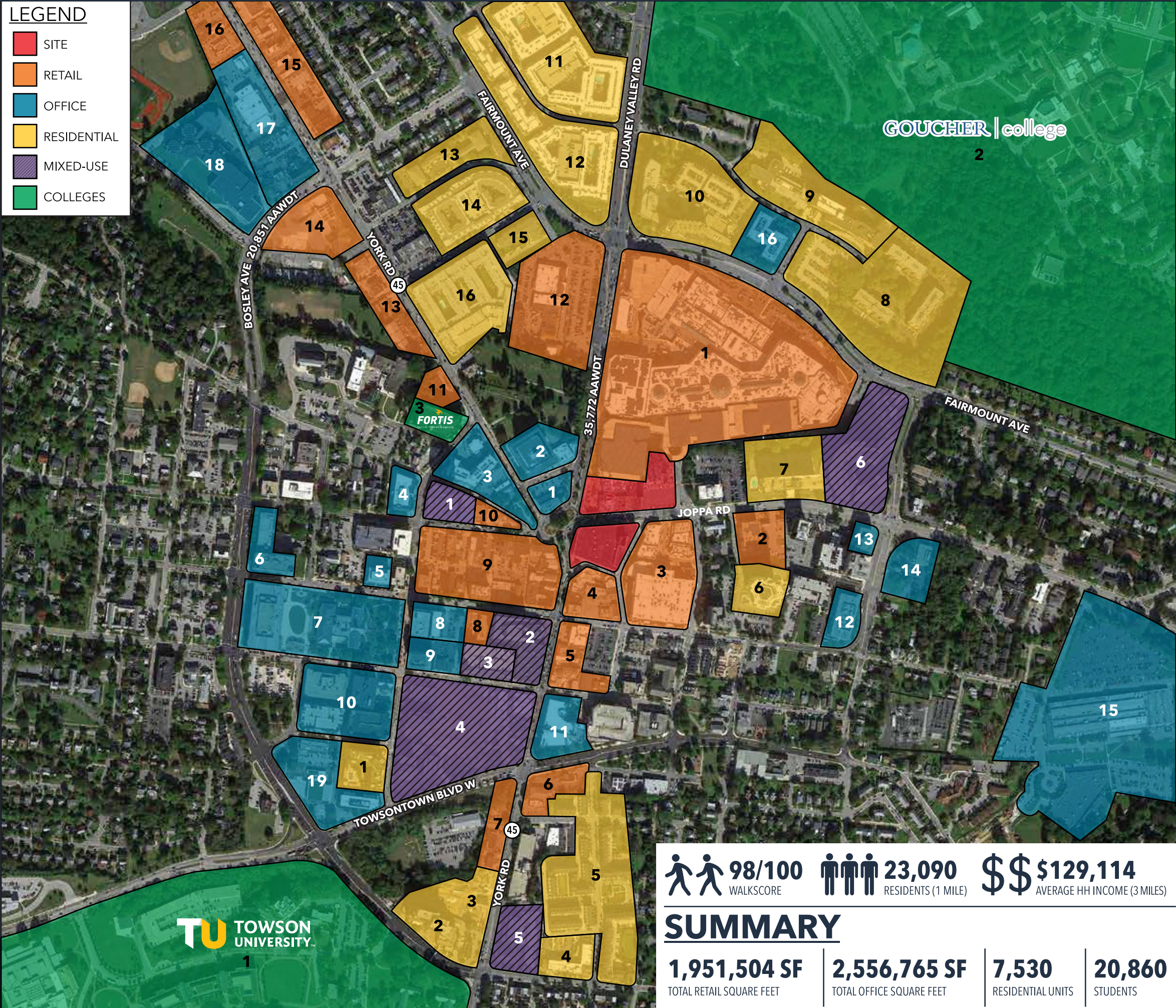
NORTH PLAZA S/C
SAFEWAY
ROSS
HARBOR FREIGHT TOOLS
FLOOR & DECOR

SATYR HILL S/C
ADVANCE
AUTO PARTS

PERRING PLAZA
Giant
DICK'S
MICRO CENTER
computers & electronics
DOLLAR TREE

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, 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	MJOURDELLE & 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 150,000SF 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 23,090 RESIDENTS (1 MILE) \$\$\$\$129,114 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 20,860 STUDENTS



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**





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



118,814

POPULATION



\$129,114

AVERAGE HOUSEHOLD
INCOME



0.18%

PROJECTED POPULATION
GROWTH (2025-2030)

BALTIMORE COUNTY



854,414

POPULATION



\$121,669

AVERAGE HOUSEHOLD
INCOME



0.17%

PROJECTED POPULATION
GROWTH (2025-2030)

SOURCE: ESRI 2025 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



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