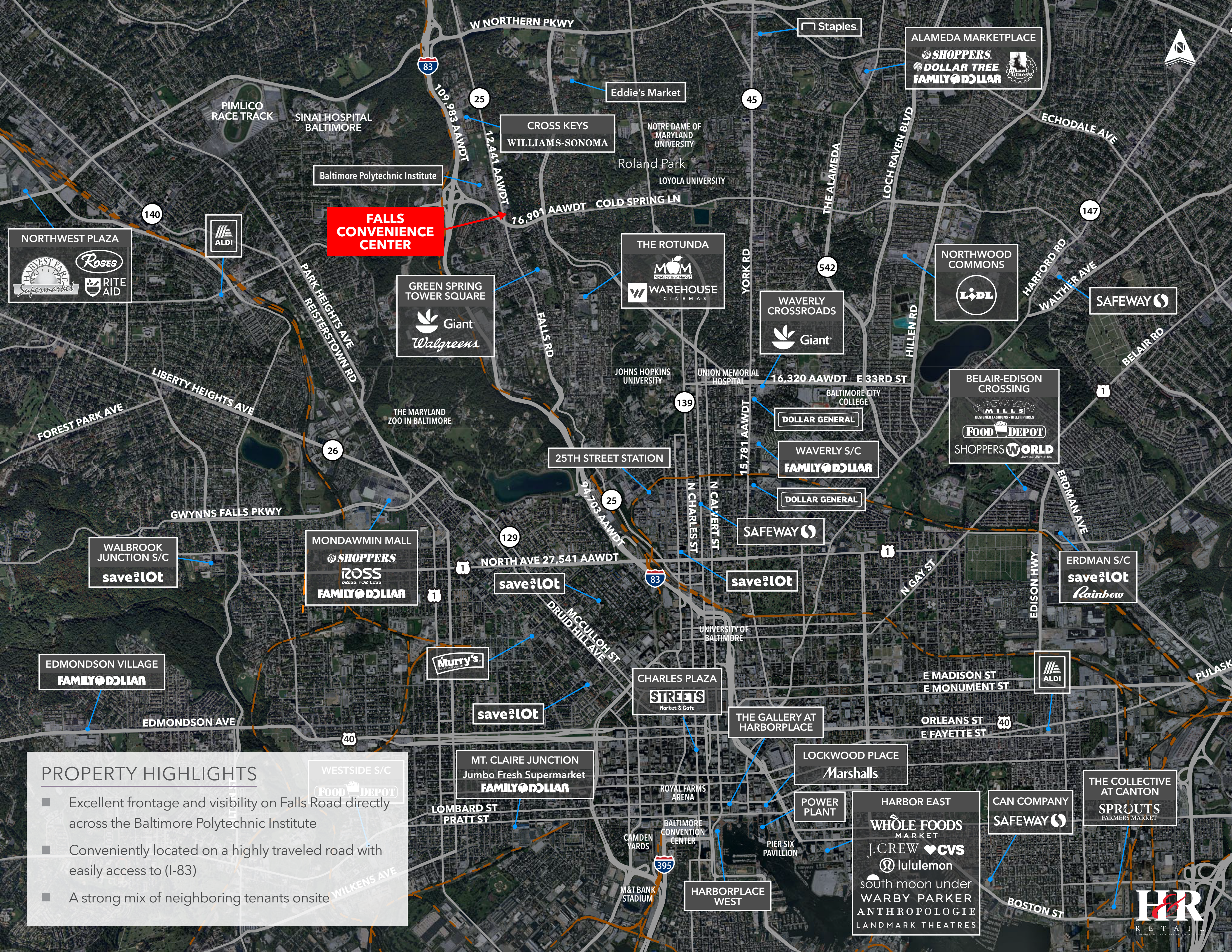
FALLS CONVENIENCE CENTER

4535 FALLS RD, BALTIMORE, MD 21209

FULLY LEASED



PROPERTY HIGHLIGHTS

- Excellent frontage and visibility on Falls Road directly across the Baltimore Polytechnic Institute
- Conveniently located on a highly traveled road with easily access to (I-83)
- A strong mix of neighboring tenants onsite

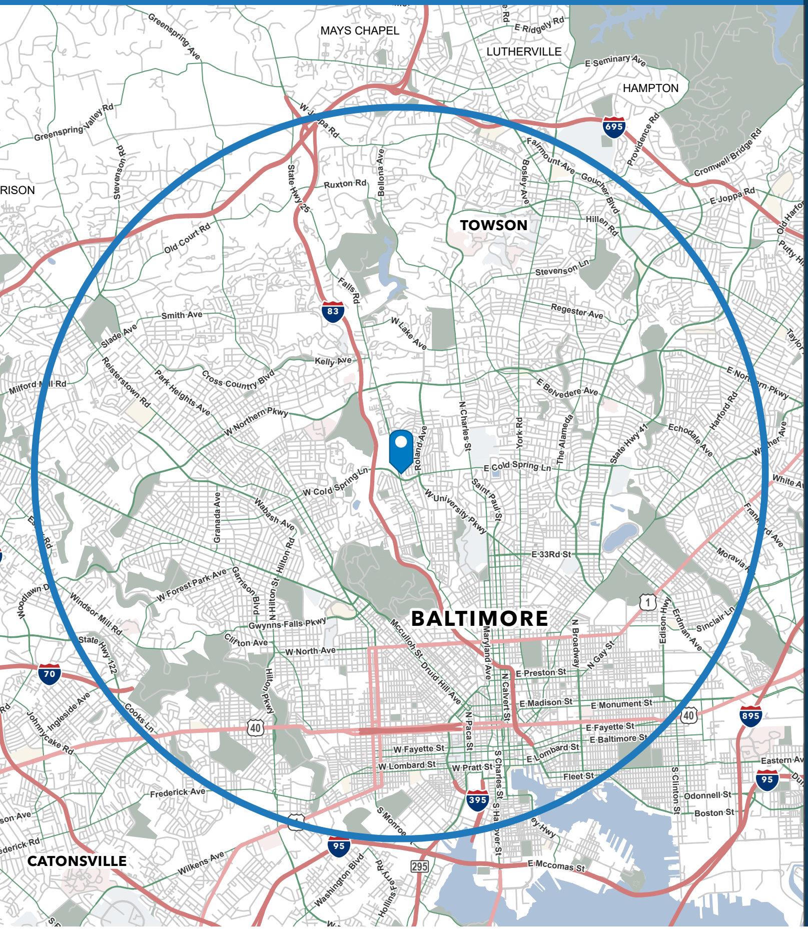

CVS
ERNESTINA SIMMONS
MINI-MART
DUNKIN'
PAPA JOHNS
ARLON'S
USA NAIL SPA
FALLS RD
12,441 AAWDT
TJ'S SUPERIOR AUTOMOTIVE
DEER RIDGE DR
W COLD SPRING LN
16,901 AAWDT
MARATHON
N
HR RETAIL

BALTIMORE, MD

DEMOGRAPHIC PROFILE (2023)

Falls Convenience Center

5 mile ring



KEY FACTS

548,577	37.4	234,538
Population	Median Age	Households

EDUCATION

22%	20%	20%
High School Diploma	Bachelor's Degree	Graduate/Professional Degree

BUSINESS

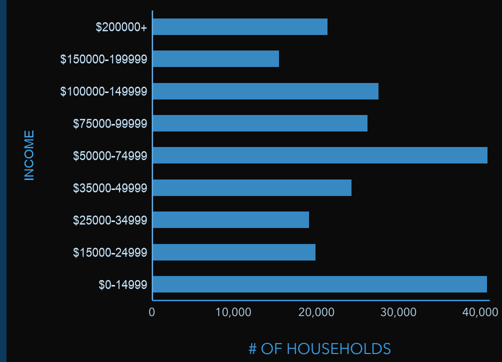
24,889	654,545	1,634
Total Businesses	Daytime Population	Food Srv & Drinking Places

INCOME

$56,378
Median Household Income

$40,064
Per Capita Income

$93,194
AVERAGE HH INCOME ($)



TAPESTRY SEGMENTS

12A Family Foundations

34,128 (14.6%) of households

Family and faith are the cornerstones of life in these communities. Older children, still living at home, working toward financial independence, are common within these households. Neighborhoods are stable: little household growth has occurred for more than a decade. Many residents work in the health care industry or public administration across all levels of government. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

- Over one-third of households currently receive Social Security benefits; more than a quarter draw income from retirement accounts.
- A strong focus is on religion and character.
- Style and appearance is important.

12D Modest Income Homes

30,7949 (13.2%) of households

Families in this urban segment may be nontraditional; however, their religious faith and family values guide their modest lifestyles. Many residents are primary caregivers to their elderly family members. Jobs are not always easy to come by, but wages and salary income are still the main sources of income for most households. Reliance on Social Security and public assistance income is necessary to support single-parent and multigenerational families. High poverty rates in this market make it difficult to make ends meet. Nonetheless, rents are relatively low (Index 73), public transportation is available, and Medicaid can assist families in need.

- Income is less than half of the US median income; one in three households are in poverty, dependent on Social Security, public assistance, and Supplemental Security Income.
- Consumers in this market consider traditional gender roles and religious faith very important.
- This market lives for today, choosing to save only for a specific purpose.
- They favor TV as their media of choice and will purchase a product with a celebrity endorsement.

3B Metro Renters

21,389 (9.1%) of households

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

- Very interested in the fine arts and strive to be sophisticated; value education and creativity.
- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.

H&R RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

Please contact

Austin Hersh
240.482.3613
ahersh@hrretail.com

Pete Barnard
240.616.9901
pbarnard@hrretail.com

1 West Pennsylvania Avenue,
Suite 320
Baltimore, Maryland 21204
410.308.0800