

VILLAGE CENTER AT STADIUM PLACE

1100 E. 33RD STREET

BALTIMORE, MARYLAND 21218

THE VILLAGE CENTER AT STADIUM PLACE is part of the master-planned **Stadium Place Campus**, situated on the grounds of the former Memorial Stadium. This vibrantly designed four-story building will contain **medical office & retail space**, as well as 70 age-restricted apts (62+). Conveniently located at the corner of 33rd Street and Ednor Road, the Village Center retail and office space will serve as a hub for the residents and surrounding community.

**PROPERTY
LOCATED IN A
HUB ZONE!**



FOR LEASE

Baltimore City, Maryland

VILLAGE CENTER AT STADIUM PLACE

1100 E. 33RD STREET | BALTIMORE, MARYLAND 21218

In partnership with
GEDCO
commercial
DEVELOPMENT

AVAILABLE

- ▶ 1st Floor: 1,560-9,937 sf ±
2,500-5,000 sf end cap w/
outdoor seating potential
- ▶ 2nd Floor: 753-7,090 sf ±

ZONING

R-7 (Mixed Residential District)

TRAFFIC COUNT

22,172 AADT (E. 33rd Street)

HIGHLIGHTS

- ▶ Prime location with easy access to I-83, I-95 and I-895
- ▶ Neighbors include Baltimore City College and JHU Incubator
- ▶ Full-service YMCA, offering preschool for ages 2-5
- ▶ Community playground
- ▶ Adjacent to Greenhouse Residences - skilled nursing facility, Weinberg Court Apts., Venable Apts. II, Ednor Apts. and Heritage Run Apts.
- ▶ Join Dunkin', MedStar Health and Polished Nails & Hair



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BIRDSEYE

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FOR LEASE

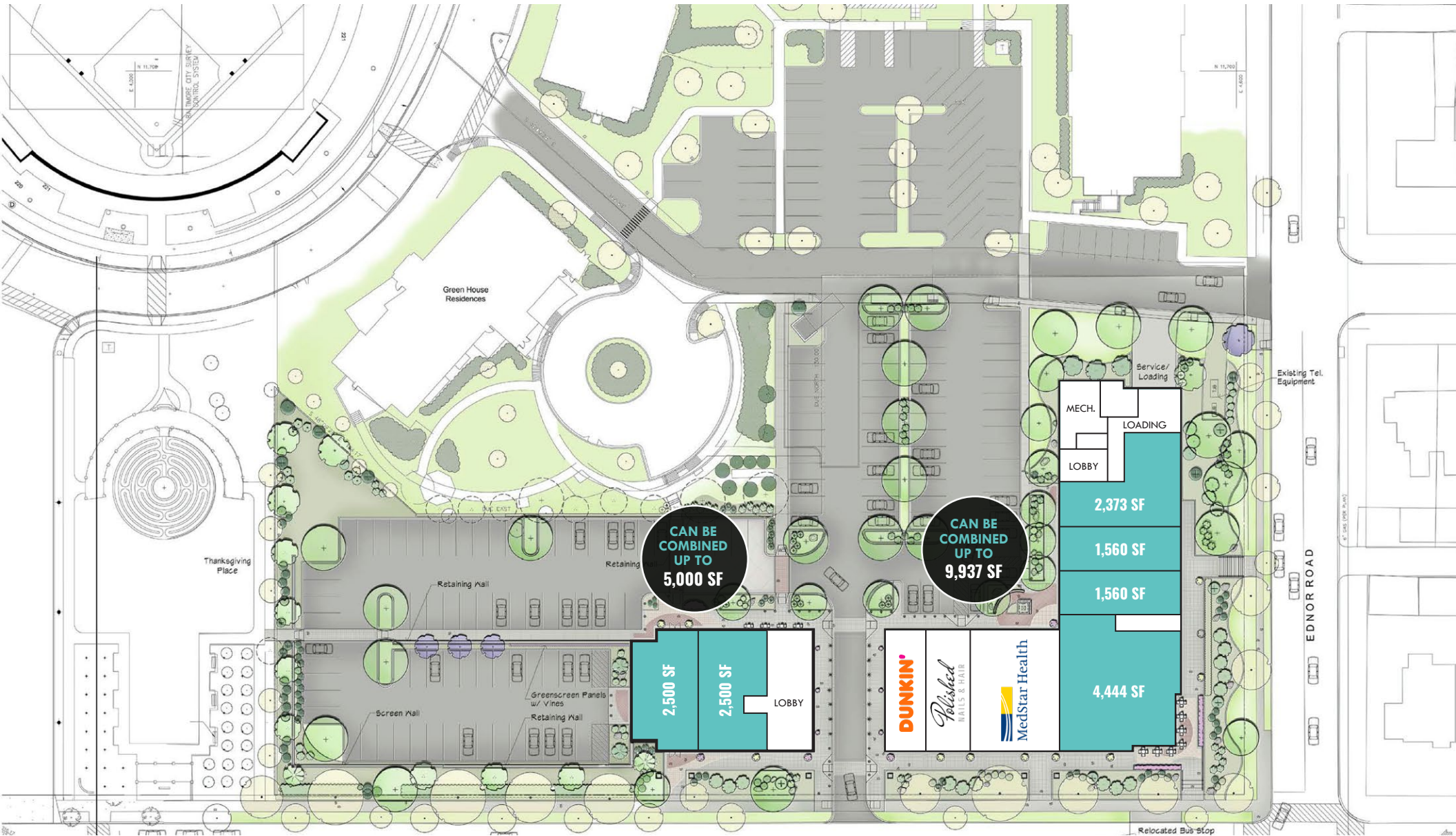


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1ST FLOOR PLAN: RETAIL/OFFICE

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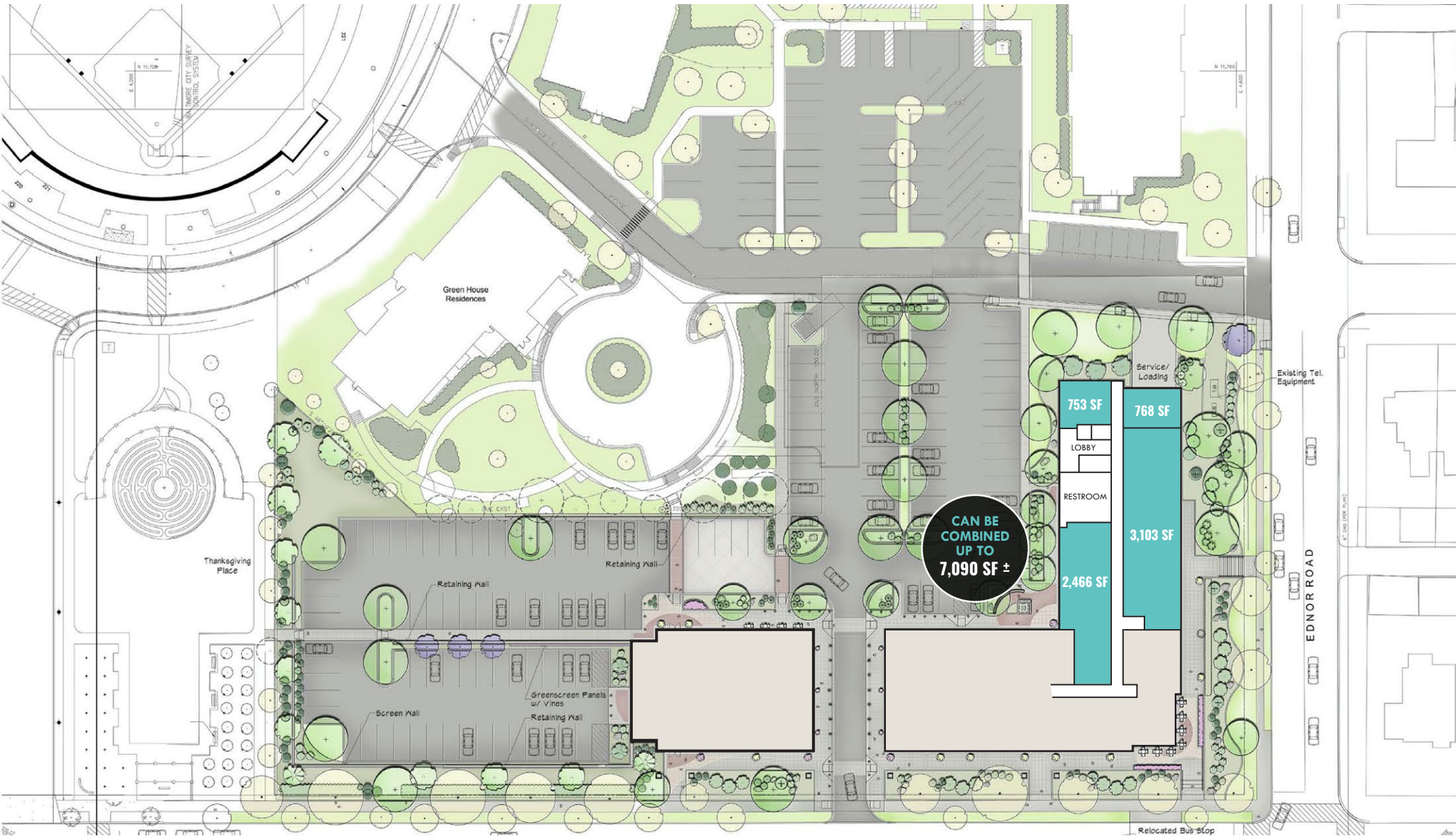
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2ND FLOOR PLAN: OFFICE

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ELEVATIONS

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EAST (EDNOR RD) ELEVATION



SOUTH (E. 33RD ST) ELEVATION

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ELEVATIONS

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NORTH ELEVATION A

NORTH ELEVATION B



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WEST ELEVATION A



WEST ELEVATION B

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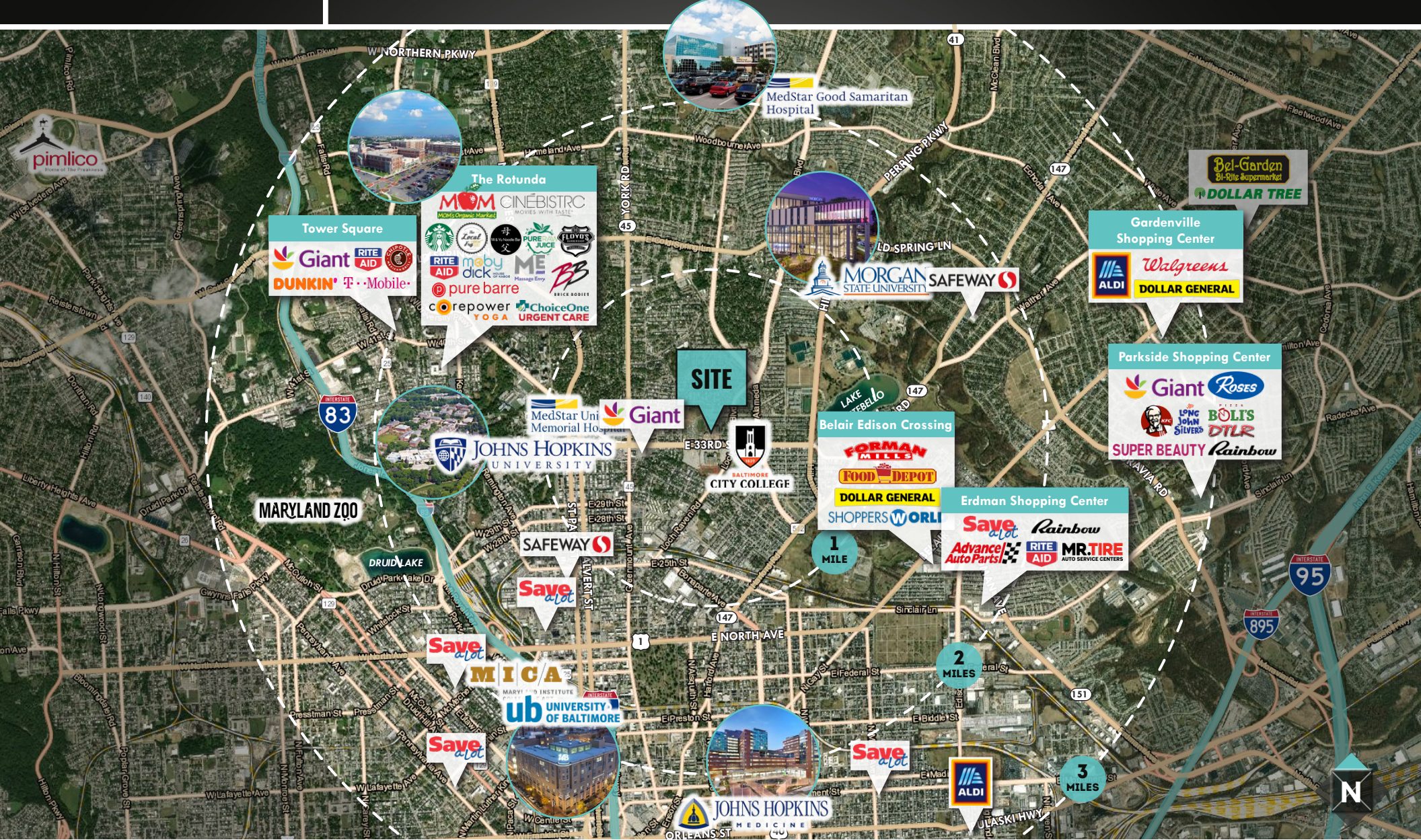
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TRADE AREA

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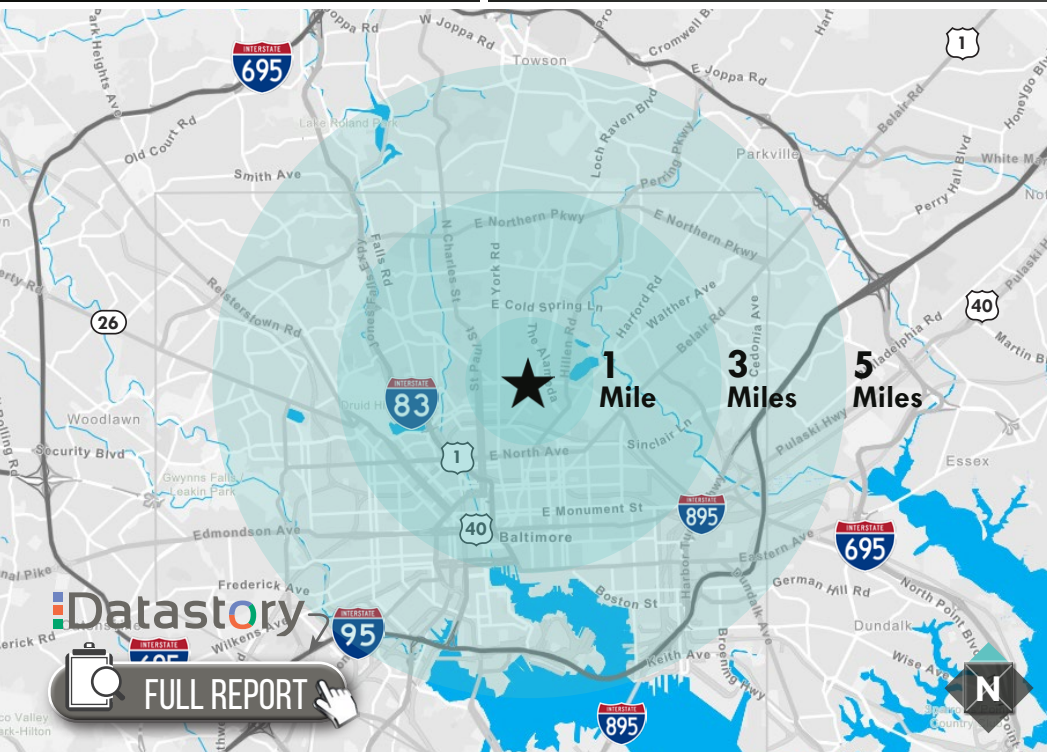
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LOCATION / DEMOGRAPHICS (2020)

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RESIDENTIAL POPULATION 36,525 1 MILE 286,746 3 MILES 599,526 5 MILES	NUMBER OF HOUSEHOLDS 14,130 1 MILE 114,955 3 MILES 241,188 5 MILES	AVERAGE HH SIZE 2.35 1 MILE 2.31 3 MILES 2.36 5 MILES	MEDIAN AGE 33.3 1 MILE 35.2 3 MILES 36.3 5 MILES
AVERAGE HH INCOME \$70,836 1 MILE \$75,854 3 MILES \$82,899 5 MILES	EDUCATION (COLLEGE+) 59.0% 1 MILE 58.8% 3 MILES 59.4% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 86.6% 1 MILE 86.6% 3 MILES 87.4% 5 MILES	DAYTIME POPULATION 34,197 1 MILE 310,291 3 MILES 645,622 5 MILES

24%
MODEST INCOME HOMES
 1 MILE

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Religious faith and family values guide the modest lifestyles of families in this urban segment. Consumers in this market live for today, choosing to save only for a specific purpose. TV is the media of choice.

2.56
 AVERAGE HH SIZE

37.0
 MEDIAN AGE

\$23,900
 MEDIAN HH INCOME

15%
FAMILY FOUNDATIONS
 1 MILE

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Family and faith are the cornerstones of life in these communities. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

2.71
 AVERAGE HH SIZE

39.6
 MEDIAN AGE

\$43,100
 MEDIAN HH INCOME

11%
DORMS TO DIPLOMAS
 1 MILE

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On their own for the first time, these residents are just learning about finance and cooking. Frozen dinners and fast food are common. Shopping trips are sporadic, and preferences for products are still being established.

2.22
 AVERAGE HH SIZE

21.6
 MEDIAN AGE

\$16,800
 MEDIAN HH INCOME

9%
EMERALD CITY
 1 MILE

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Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

2.06
 AVERAGE HH SIZE

37.4
 MEDIAN AGE

\$59,200
 MEDIAN HH INCOME

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