

NEW RETAIL AND OFFICE AT EDMONDSON VILLAGE

4400-4592 EDMONDSON AVENUE | BALTIMORE, MARYLAND 21229



COMING SOON!



LEASING BY:



MACKENZIE
RETAIL

DEVELOPED BY:

TREND

Transforming
Retail Economics
of Neighborhood
Development

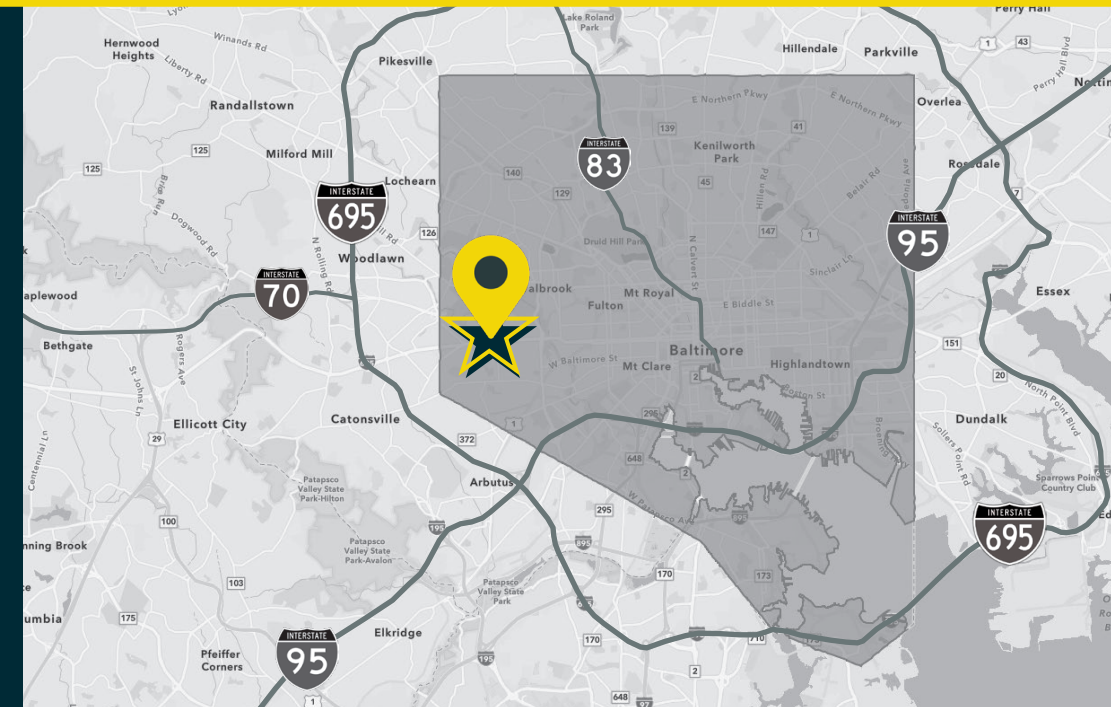




HIGHLIGHTS

- » Redevelopment of **iconic** Edmondson Village Shopping Center
- » Multiple retail pad sites available for the **first time** in 70+ years
- » Ample on-site **parking**
- » Adjacent to **Edmondson Square** (Giant Food, PNC Bank)
- » Located on **heavily trafficked** Edmondson Avenue (Route 40): 46,000+ cars per day
- » Easy **access** to I-695, I-95 and I-70
- » Across from the new **Uplands** development (63 Ac ± master planned mixed-use community)
- » **Phase II** redevelopment underway... **Aldi coming soon!**

RETAIL AVAILABLE:	2,500-3,683 SF ±
4,119-8,555 SF ±	9,942 SF ±
	16,000 SF ±
RETAIL PAD SITES:	0.5 - 1.0 ACRE ±
OFFICE AVAILABLE:	2,288-65,000 SF ±



SITE PLAN

*PAD SITES CONCEPTUAL ONLY

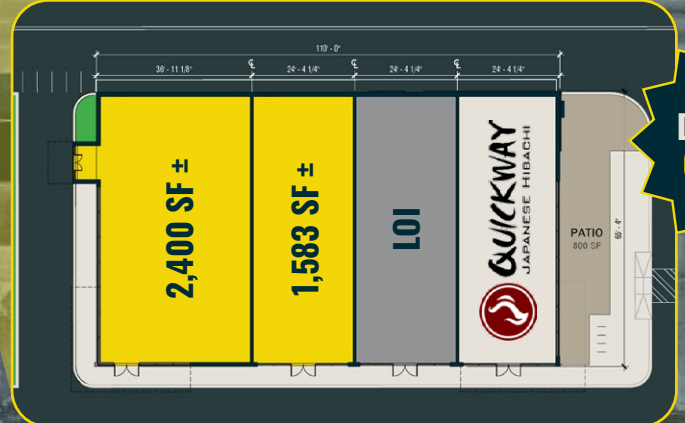
CAN BE COMBINED UP TO 8,555 SF



EDMONDSON AVE **46,061 AADT**

TENANT ROSTER:

4408-4412 POPEYE'S/RITA'S ITALIAN ICE	6,193 SF	4534 NAIL ENVY & SPA	2,686 SF
4416 CHIROPRACTOR (DR. SCOTT RUDICK)	3,200 SF	4538 WIC	2,537 SF
4576 JACKSON HEWITT	870 SF	4536 T.I.M.E. ORGANIZATION	13,887 SF
4426 KIMMY'S RESTAURANT	5,592 SF	4578 ROYAL CARRYOUT	1,175 SF
4428 AMERICA'S BEST WINGS	1,986 SF	4584 BRYAN'S CARRYOUT	1,175 SF
4506 LAXMI PHARMACY	1,645 SF	4590 BEAUTY SENSE	7,000 SF
4410 DENTAL DREAMS	4,995 SF	4582 PARTY PLUS PARTY	1,174 SF
4518 FAMILY DOLLAR	14,769 SF	4588 TRUIST	3,000 SF



DELIVERY Q4 2025

SWAN AVE

WOODRIDGE RD

OLD FREDERICK RD

NATHOL AVE



PAD SITES*

*CONCEPTUAL ONLY



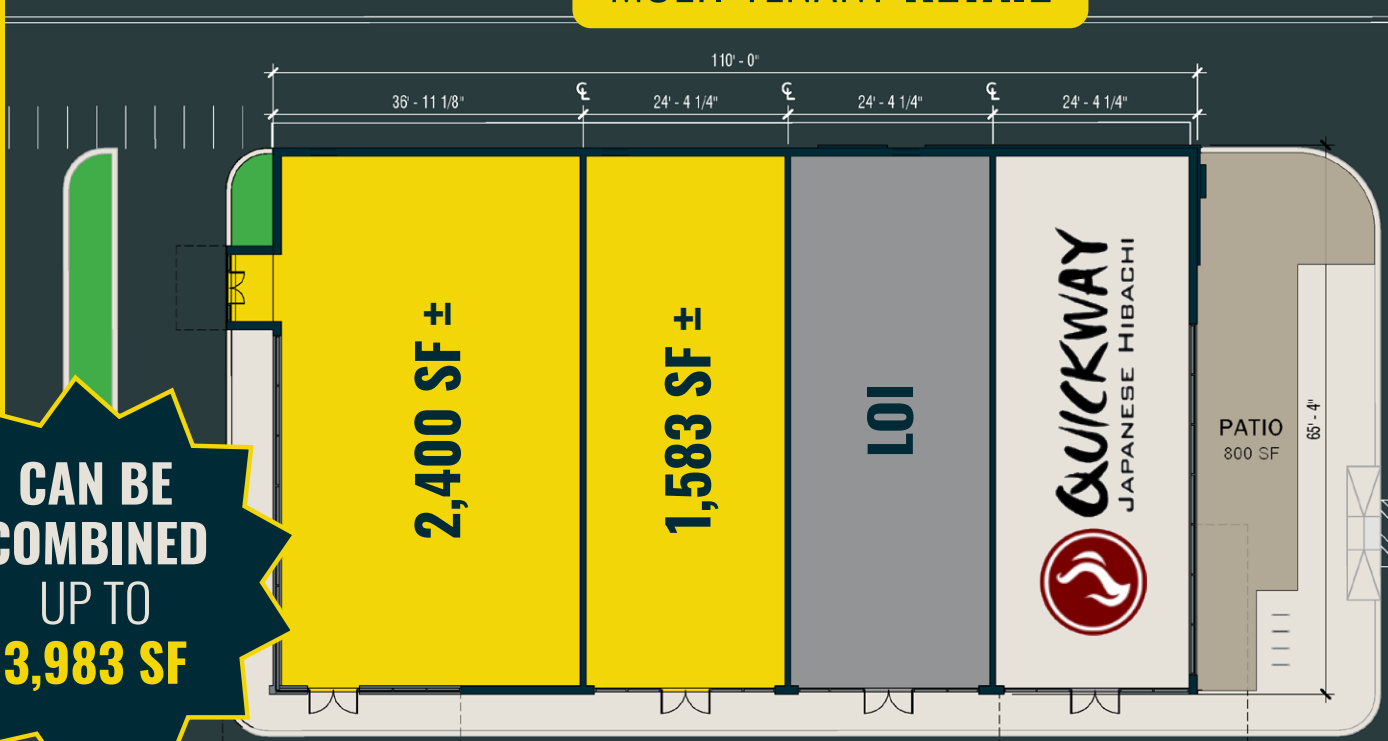
EDMONDSON AVE

46,061 AADT



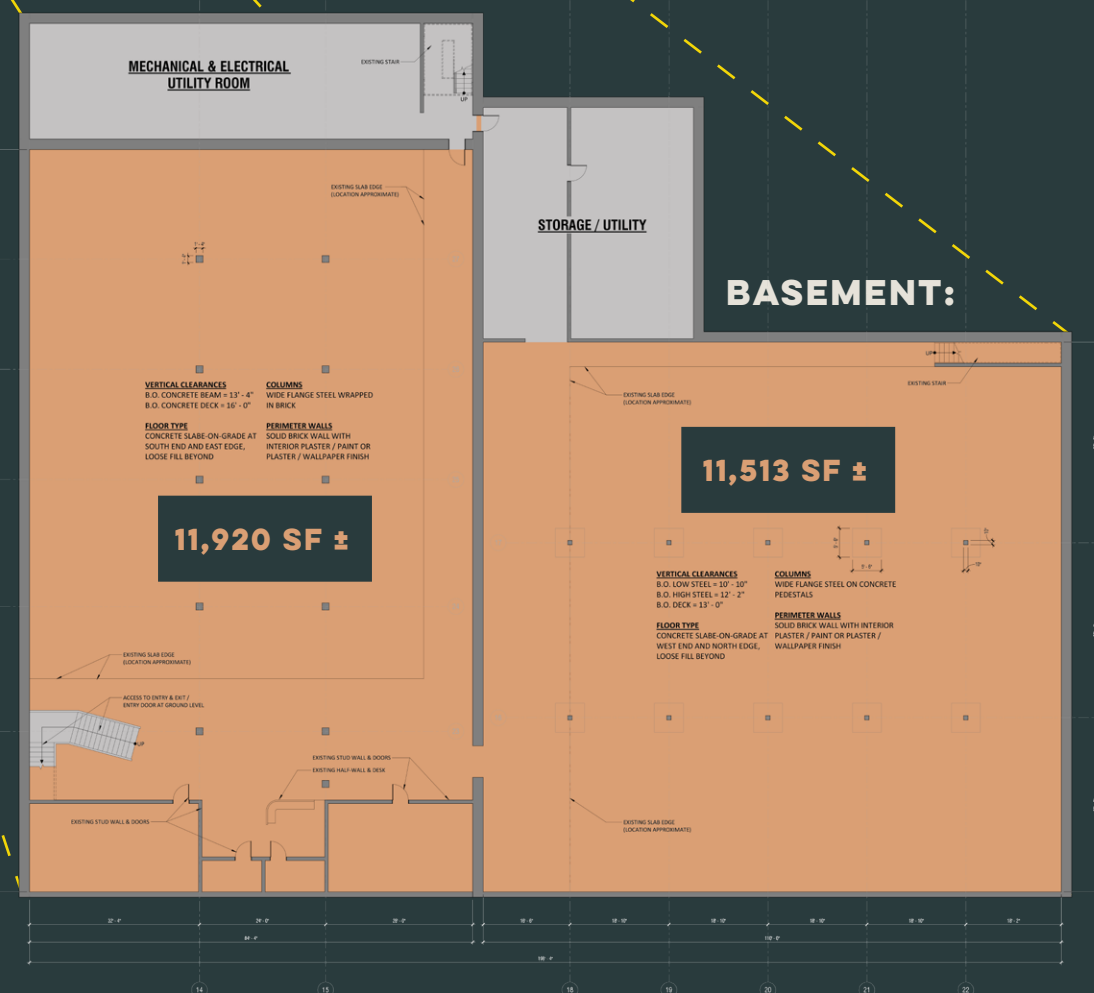
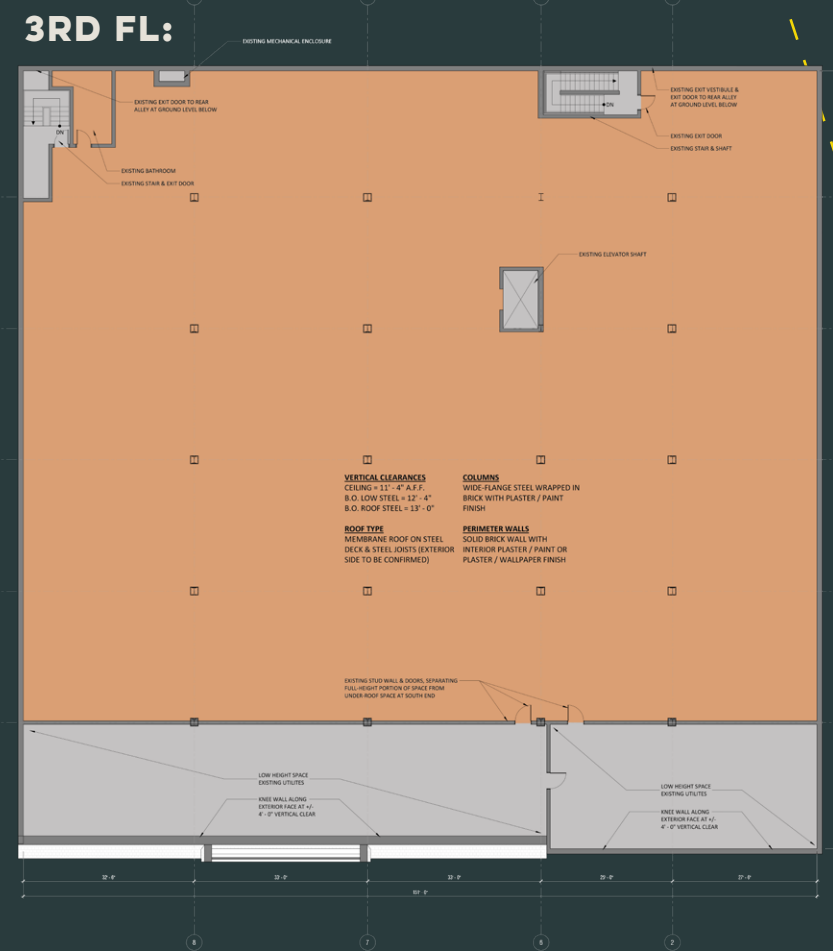
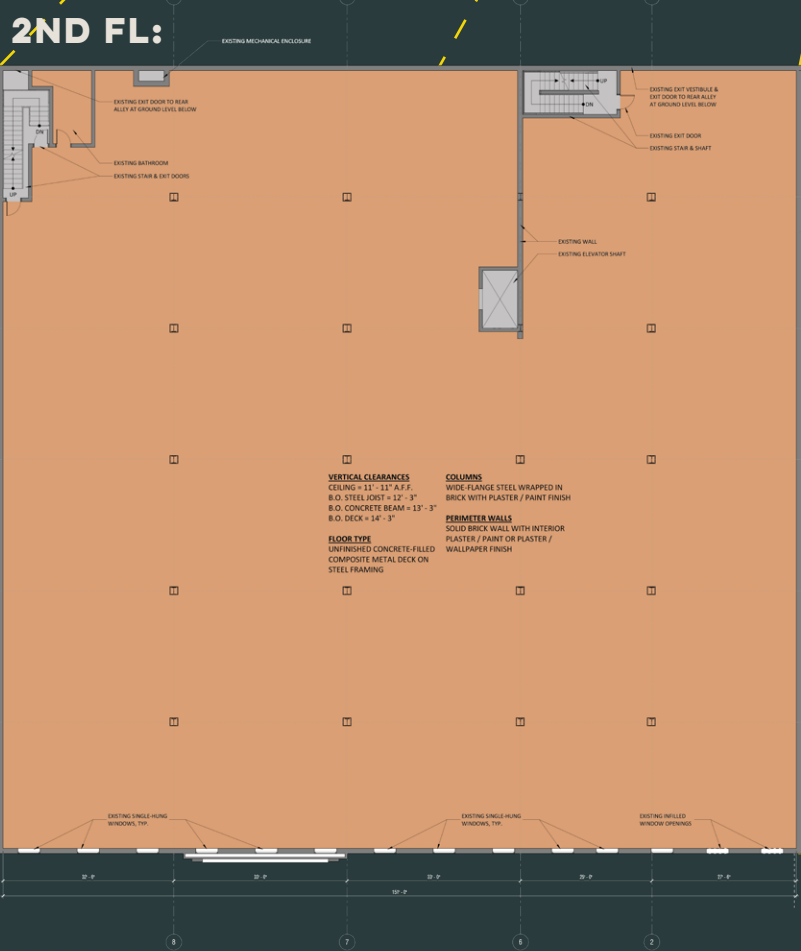
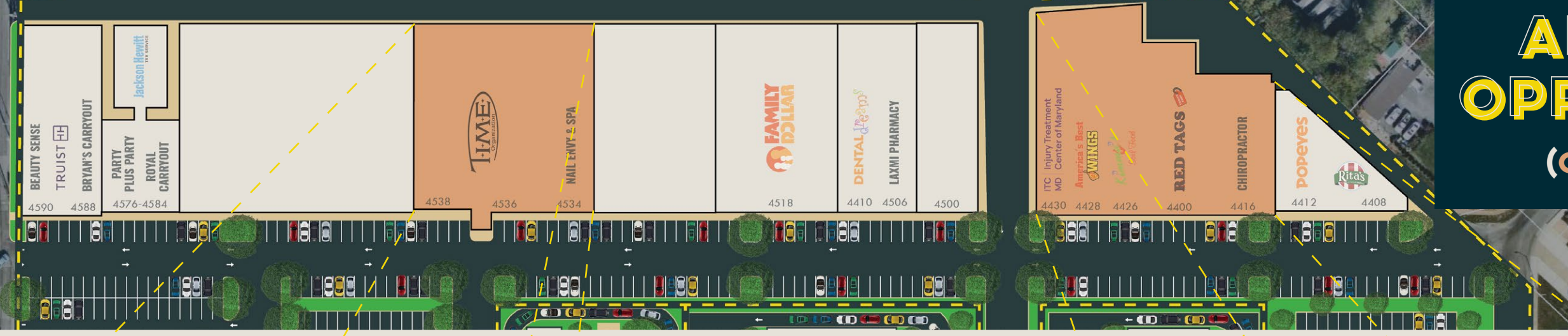
PAD 2

MULTI-TENANT RETAIL



ADDITIONAL OPPORTUNITIES

(OFFICE & STORAGE)



OFFICE/MEDICAL SPACE

OFFICE/MEDICAL SPACE

OFFICE / STORAGE / ENTERTAINMENT SPACE

2ND FLOOR:

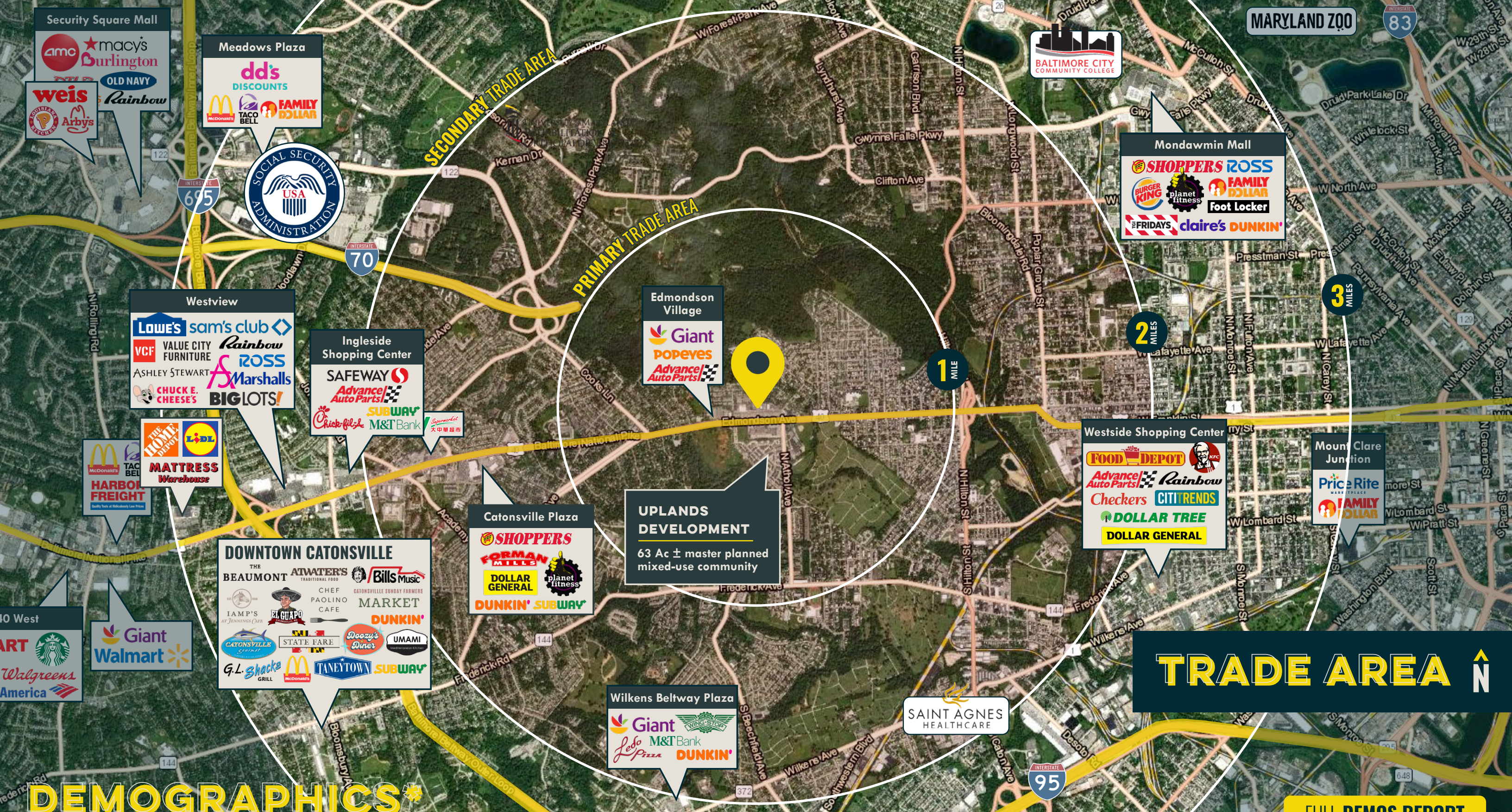
22,348 SF ±

3RD FLOOR:

18,674 SF ±

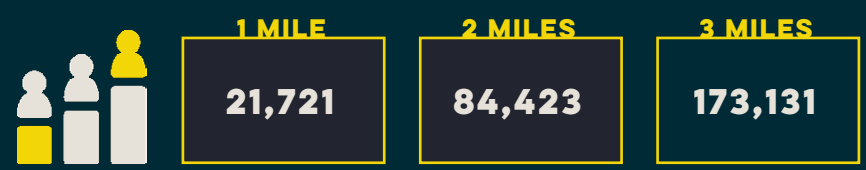
TOTAL:

23,433 SF ±

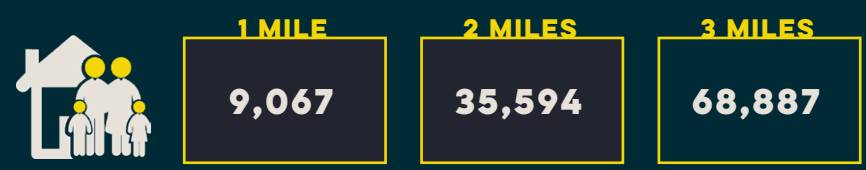


[FULL DEMOS REPORT](#)

RESIDENTIAL POPULATION



NUMBER OF HOUSEHOLDS



AVG. HOUSEHOLD INCOME



*2022



HENRY DEFORD

SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE RETAIL, LLC

410.494.4861

HDEFORD@MACKENZIECOMMERCIAL.COM



TOM FIDLER

EXECUTIVE VICE PRESIDENT & PRINCIPAL
MACKENZIE RETAIL, LLC

410.494.4860

TFIDLER@MACKENZIECOMMERCIAL.COM



COREY CAPUTO

SENIOR REAL ESTATE ADVISOR
MACKENZIE RETAIL, LLC

410.879.7329

CCAPUTO@MACKENZIECOMMERCIAL.COM



Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.