



YARD 56



Retail Leasing by:
 **MACKENZIE**
RETAIL



A contemporary **mixed-use center** with an industrial flair...

Yard 56 is an urban mixed use development that's architecturally designed to create atmospheric shopping and dining experiences through the use of unique industrial elements that pay homage to the region's historical charm. The site is strategically nestled between I-95 and Eastern Avenue, directly facing the renowned Johns Hopkins Bayview Medical Campus. Formerly the Pemco manufacturing plant, the site underwent a transformative redevelopment in 2019, seamlessly blending residential, retail, and office spaces. With a prime location, Yard 56 provides a range of amenities for hospital guests, staff, and East Baltimore residents.

WWW.YARD56.COM

5601 EASTERN AVENUE BALTIMORE, MD 21224

JOIN:



LA FITNESS

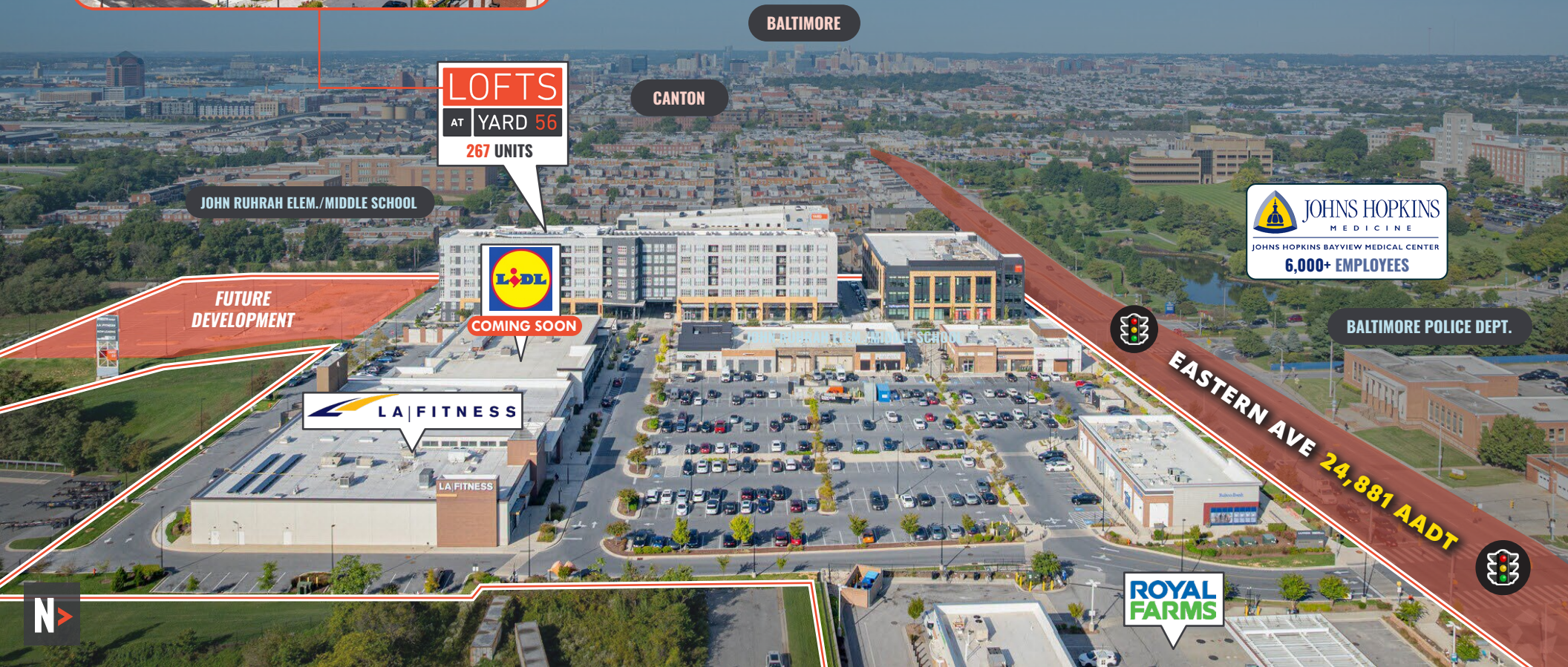



Ideally located across from Johns Hopkins Bayview Medical Center and along a major east-west artery that runs through the city's strongest emerging neighborhoods to the renowned Inner Harbor, **Yard 56** is well-positioned to offer an array of amenities for hospital guests, staff, and residents of East Baltimore.



HIGHLIGHTS:

- National and local tenant lineup
- Three (3) signalized entrances
- 90K SF of retail, 82K SF of medical office
- Easy access to I-95, I-895 and I-695
- Modern, mixed-use redevelopment that harmonizes residential, retail and office
- High visibility/accessibility, with nearly 25,000 cars/day on Eastern Avenue



BALTIMORE

CANTON

LOFTS
AT **YARD 56**
267 UNITS

JOHN RUHRAH ELEM./MIDDLE SCHOOL

LIDL
COMING SOON

LA FITNESS

JOHNS HOPKINS
MEDICINE
JOHNS HOPKINS BAYVIEW MEDICAL CENTER
6,000+ EMPLOYEES

BALTIMORE POLICE DEPT.



EASTERN AVE 24,881 AADT



ROYAL FARMS



2ND & 3RD FLOORS

EASTERN AVE

24,881 AADT

PYLON SIGN

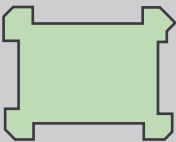
LEASED

1,791 SF
1,286 SF
LabCorp
BMS PHARMACY

2,722 SF

LOFTS
AT YARD 56

THE **Breakfast Club**
BALTIMORE



267 UNITS

BAYVIEW BLVD

CHIPOTLE L
SLICE K
Jersey Mike's J
STARBUCK I
FIVE GUYS H
Inspire G
2,017 SF F
1,700 SF E
Peri-Peri C
NovaCare D

verizon N
1,188 SF O
Fulton Bank P

LIDL
COMING SOON

LA FITNESS

ROYAL FARMS

- A Lidl (Coming Soon!)
- B LA Fitness
- C Peri-Peri
- D NovaCare Rehabilitation
- E AVAILABLE 1,700 SF
- F AVAILABLE 2,017 SF
- G Inspire Nail Bar
- H Five Guys Burgers and Fries
- I Starbucks
- J Jersey Mike's
- K Slice Brick Oven Pizza & Ice Cream
- L Chipotle
- M Panda Express
- N Verizon
- O AVAILABLE 1,188 SF
- P Fulton Bank



FUTURE DEVELOPMENT

SITE PLAN

1,700 SF ± AVAILABLE

Retail, Inline

OCCUPANCY:

IMMEDIATE

RENTAL RATE:

NEGOTIABLE



CAN BE LEASED
INDIVIDUALLY
OR TOGETHER WITH
ADJACENT SPACE
FOR A TOTAL OF
3,717 SF ±



2,017 SF ± AVAILABLE

1,700 SF ± AVAILABLE



2,017 SF ± AVAILABLE

Retail, Inline

OCCUPANCY:

IMMEDIATE

RENTAL RATE:

NEGOTIABLE



**1,188 SF ±
AVAILABLE**

Retail/Restaurant, Inline

OCCUPANCY:	IMMEDIATE
RENTAL RATE:	NEGOTIABLE



MARKET AERIAL

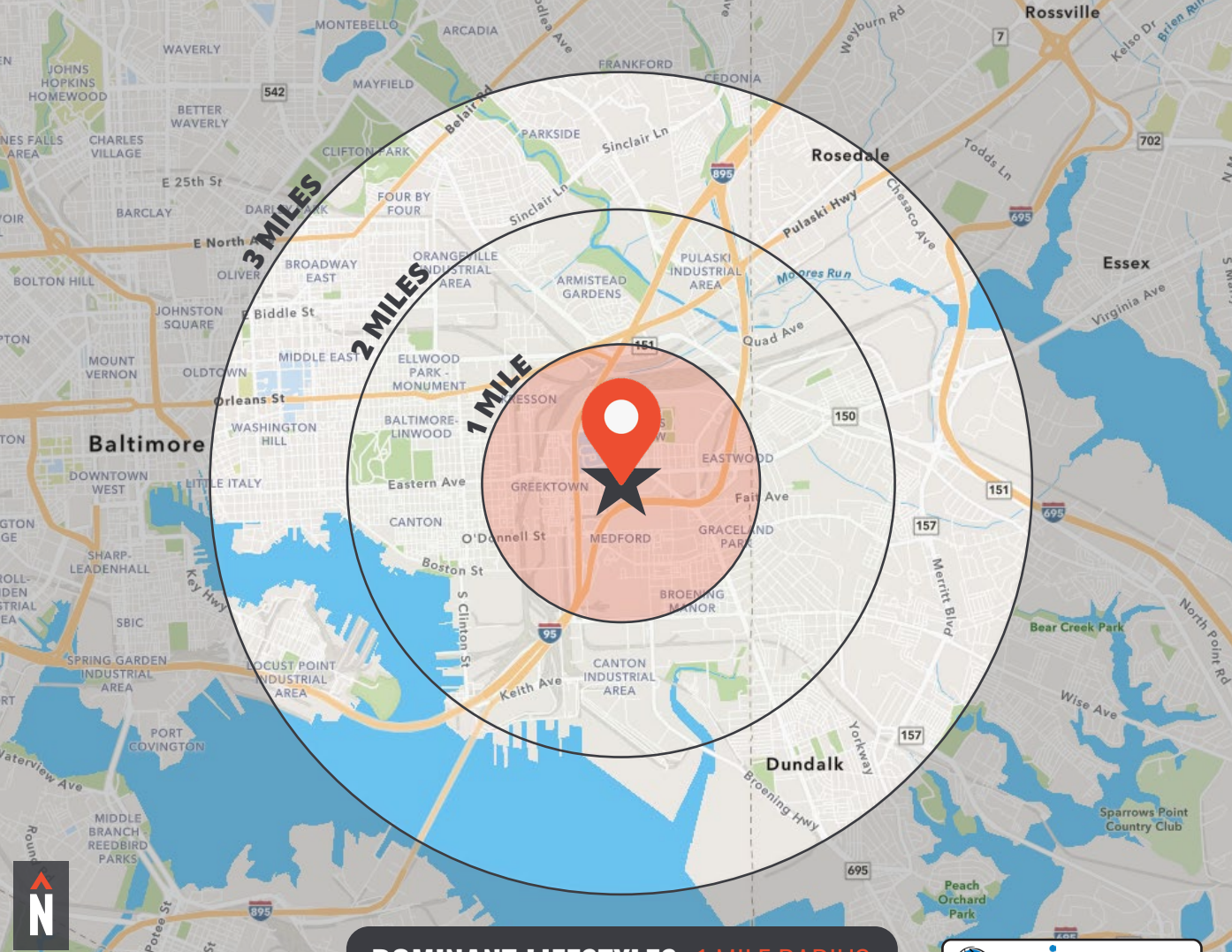


NEARBY APTS.

	Units
1 Lofts at Yard 56	267
2 HOHM	149
3 Highland Haus	66
4 Canton Flats	33
5 3610 Dillon Apts.	60
6 1212 East	57
7 Domain	180
8 The Gunther	162
9 The Porter	444
10 Axel	371
11 The Lucie	500
12 Boston Crossing	277

DEMOGRAPHICS

2025



DOMINANT LIFESTYLES: 1 MILE RADIUS

[MORE INFO](#)

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



16,736

72,109

159,743

DAYTIME POPULATION



23,733

77,522

186,829

AVERAGE HOUSEHOLD INCOME



\$88,609

\$105,346

\$94,136

NUMBER OF HOUSEHOLDS



6,401

29,513

68,467

MEDIAN AGE



33.5

34.1

35.4

[FULL DEMOS REPORT](#)

28% DIVERSE HORIZONS



MEDIAN

AGE: 35.2

HH INCOME: \$65,990

These families tend to be large and earn middle-tier incomes on average. Purchases often center around clothing, food, and supplies for young children, and a balance on multiple credit cards is common.

17% MIDDLE GROUND



MEDIAN

AGE: 38.8

HH INCOME: \$69,074

These households tend to consist of married couples, cohabitating couples and single-person households. Residents tend to shop at discount grocery chains and eat at fast food restaurants.

13% MODERN MINDS



MEDIAN

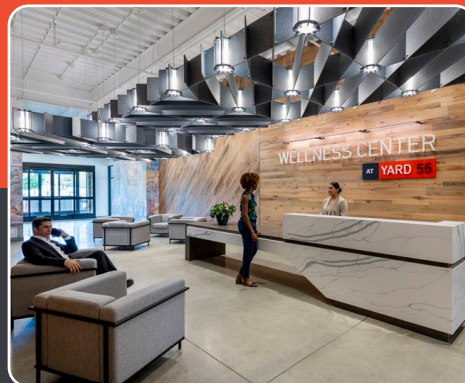
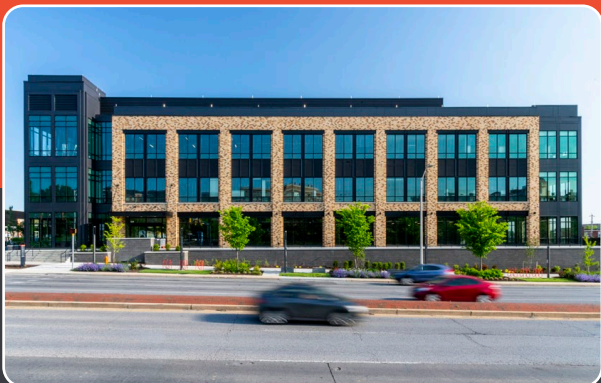
AGE: 34.6

HH INCOME: \$91,039

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

YARD 56

...



...where **modernity** harmonizes with **historical allure**

FOR MORE INFO
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