

NEW RETAIL AND OFFICE AT EDMONDSON VILLAGE

4400-4592 EDMONDSON AVENUE | BALTIMORE, MARYLAND 21229



COMING SOON!



DTLR



LEASING BY:



MACKENZIE
RETAIL

DEVELOPED BY:

TREND

Transforming
Retail Economics
of Neighborhood
Development

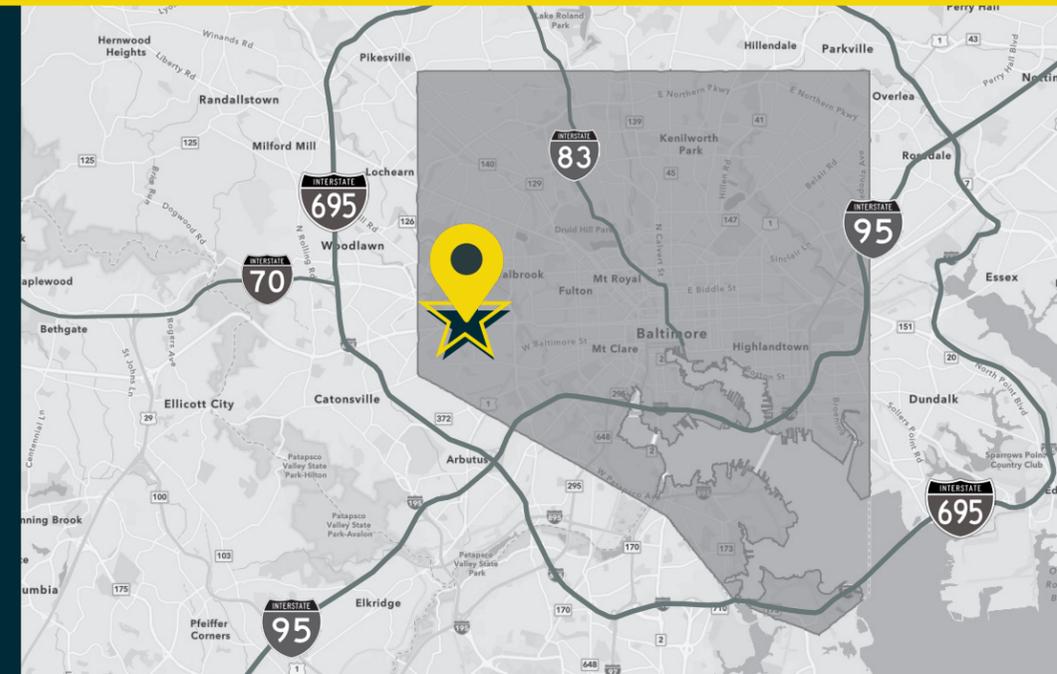
UDG



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:	4,207 SF ±
	2,500-3,683 SF ±
	16,000 SF ±
RETAIL PAD SITES:	0.5 - 1.0 ACRE ±
OFFICE AVAILABLE:	2,288-65,000 SF ±

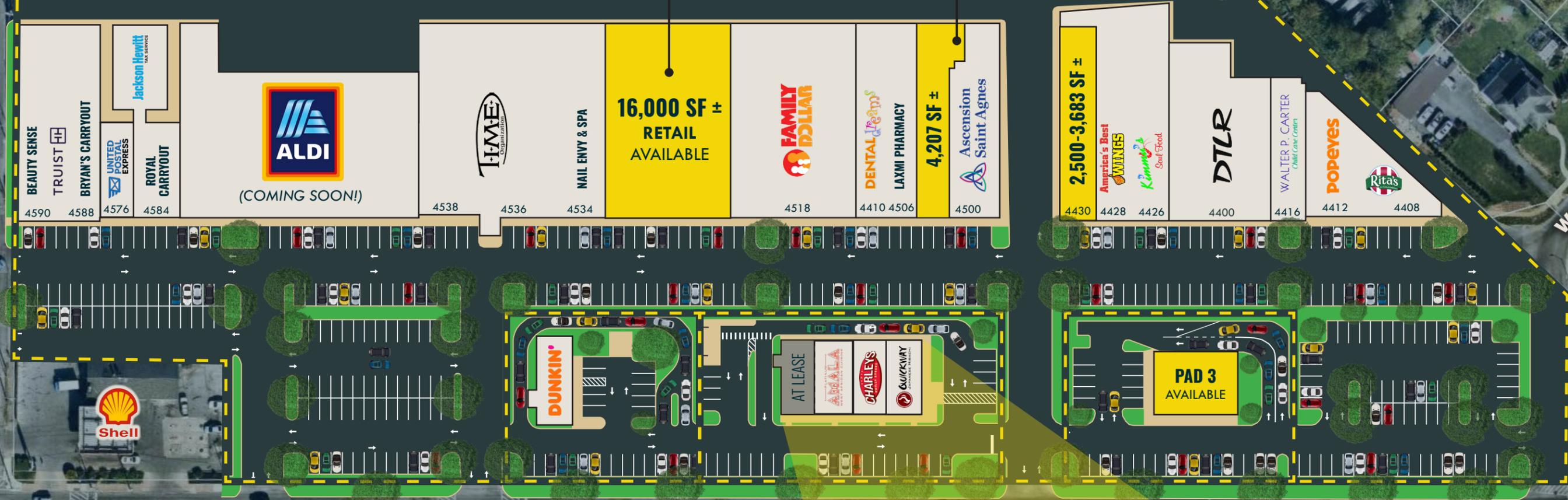


SITE PLAN



SWAN AVE

WOODRIDGE



EDMONDSON AVE

46,061 AADT

TENANT ROSTER:

4400 DTLR	8,800 SF	4534 NAIL ENVY & SPA	2,686 SF
4408-4412 POPEYE'S/RITA'S ITALIAN ICE	6,193 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	ALDI	21,000 SF
4428 AMERICA'S BEST WINGS	1,986 SF	4578 ROYAL CARRYOUT	1,175 SF
4506 LAXMI PHARMACY	1,645 SF	4584 BRYAN'S CARRYOUT	1,175 SF
4410 DENTAL DREAMS	4,995 SF	4590 BEAUTY SENSE	7,000 SF
4518 FAMILY DOLLAR	14,769 SF	4588 TRUIST	3,000 SF



DELIVERY Q2 2026



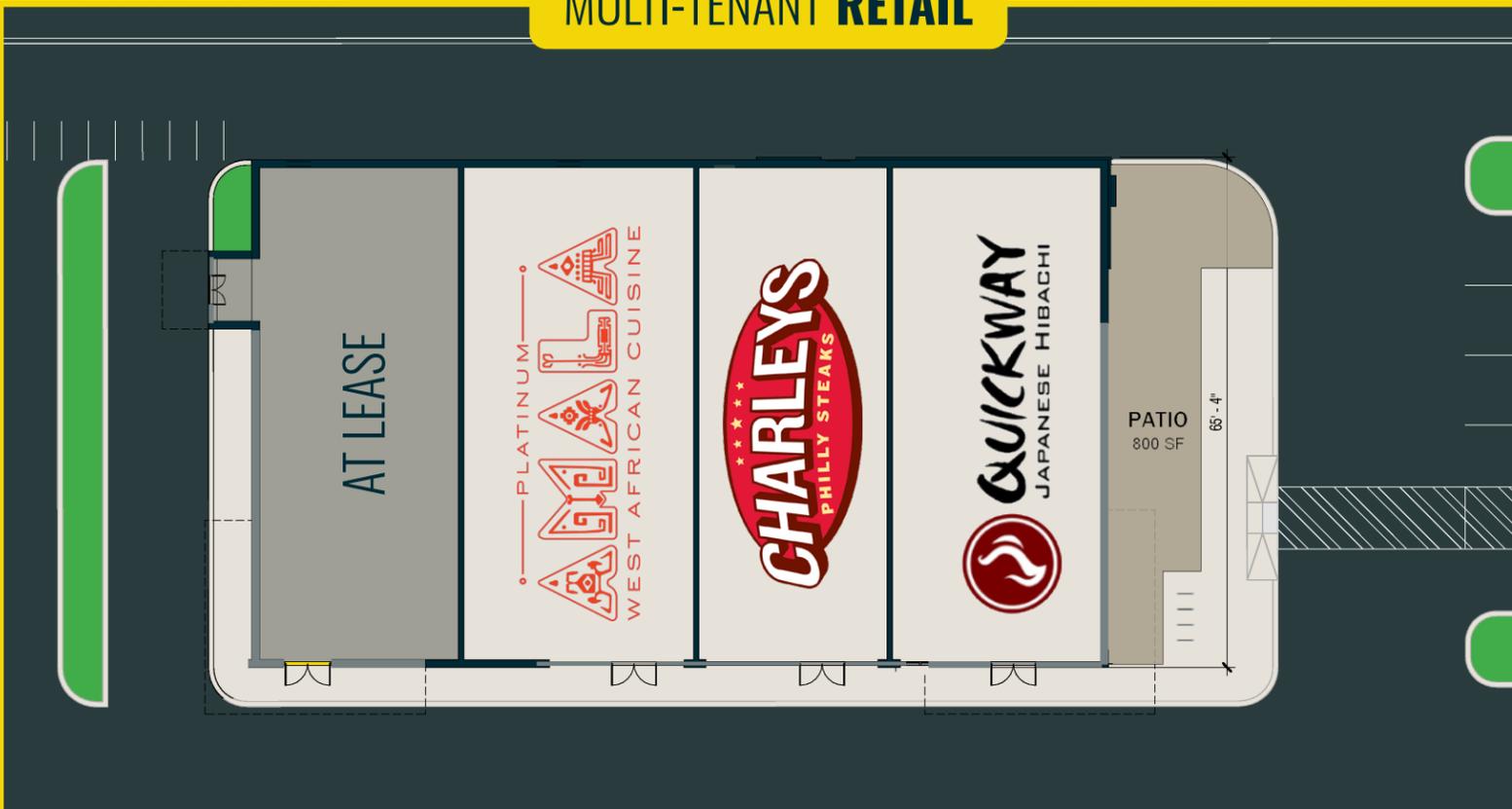
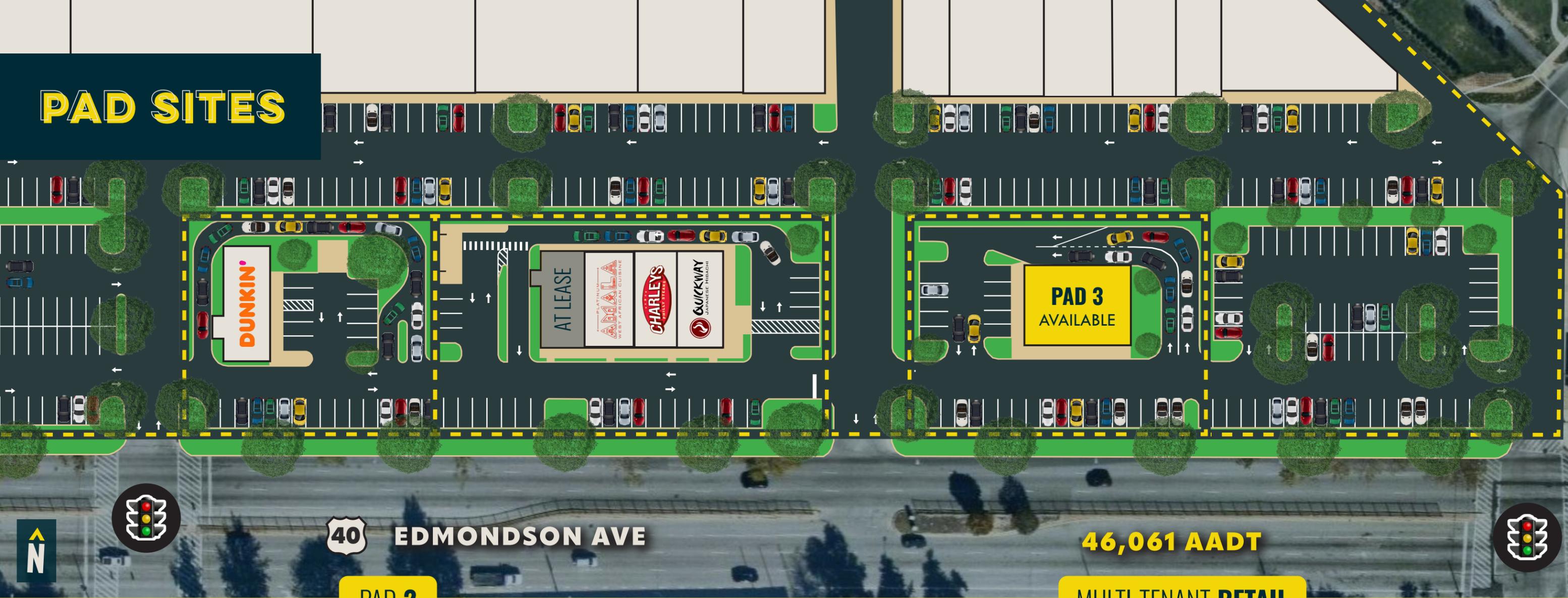
OLD FREDERICK RD

NATHOL AVE

Advance Auto Parts

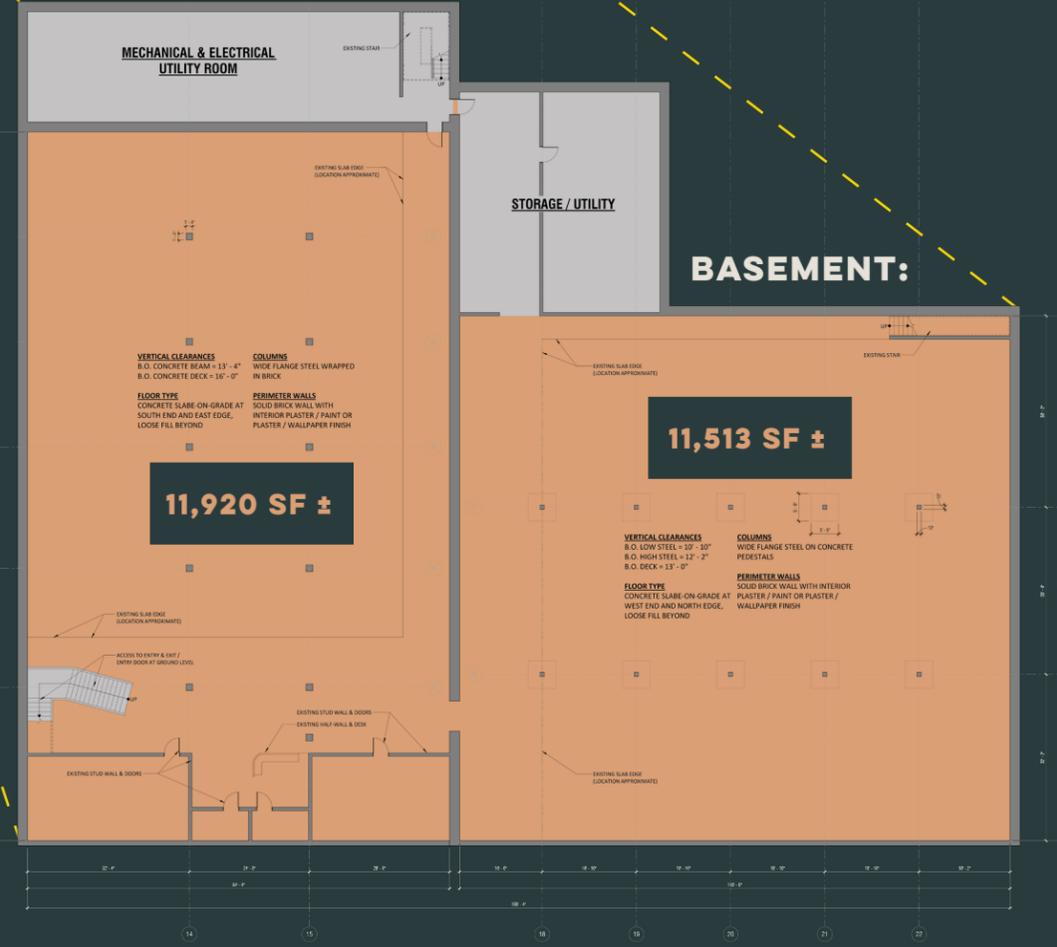
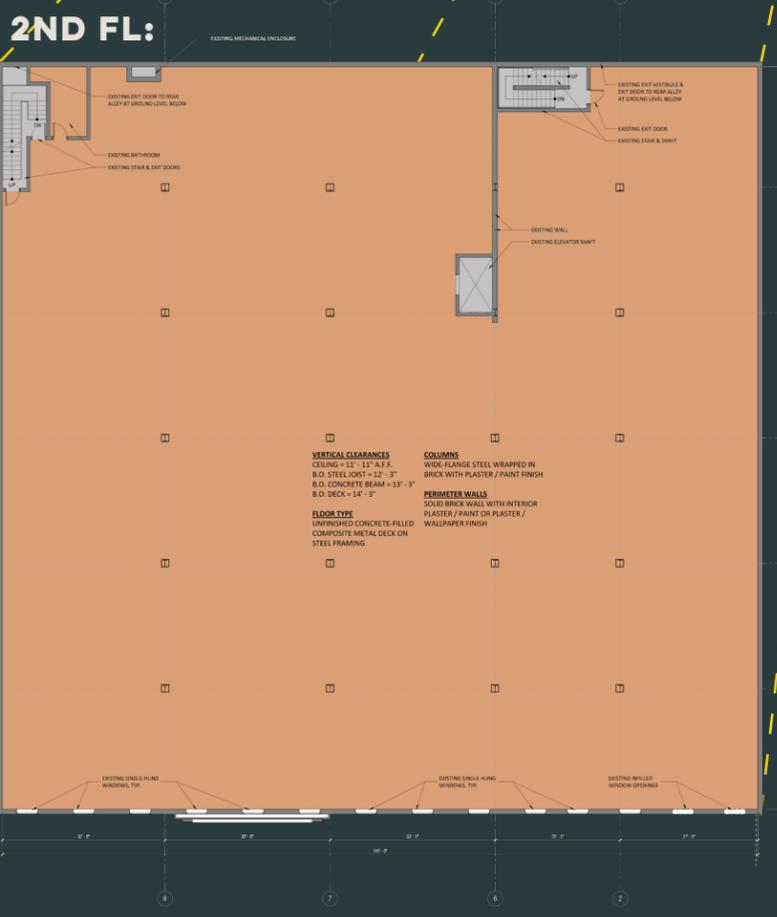
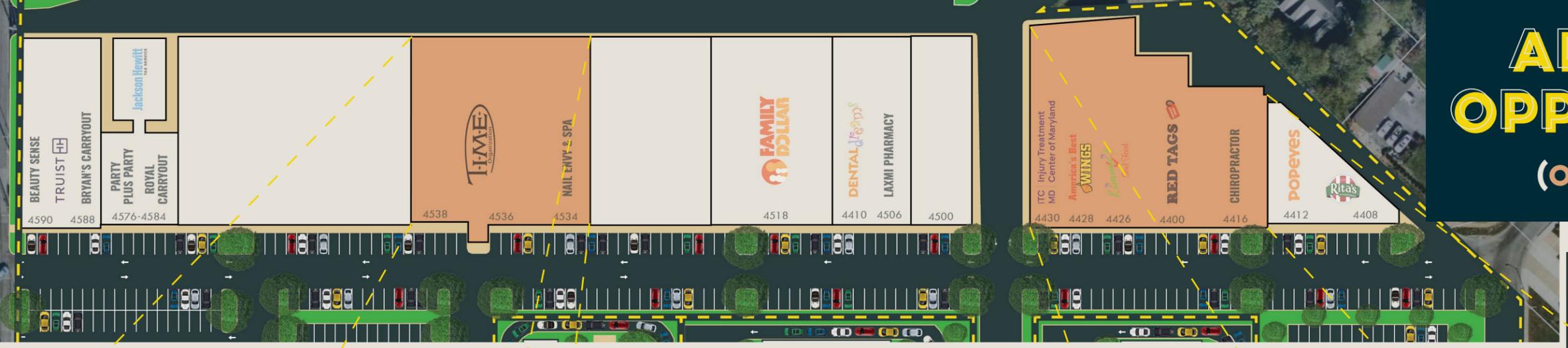


PAD SITES



ADDITIONAL OPPORTUNITIES

(OFFICE & STORAGE)



OFFICE/MEDICAL SPACE

OFFICE/MEDICAL SPACE

OFFICE / STORAGE / ENTERTAINMENT SPACE

2ND FLOOR:

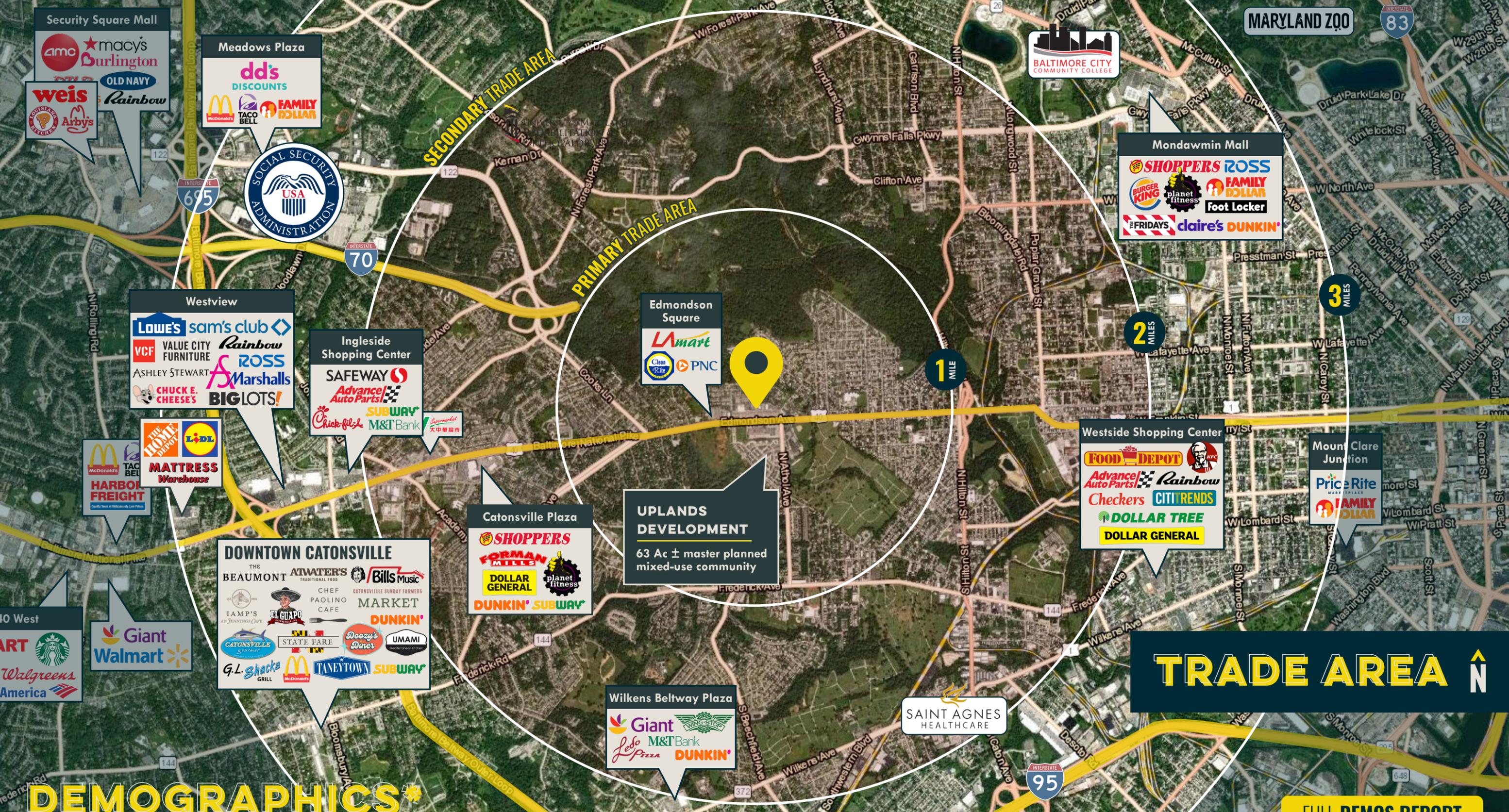
22,348 SF ±

3RD FLOOR:

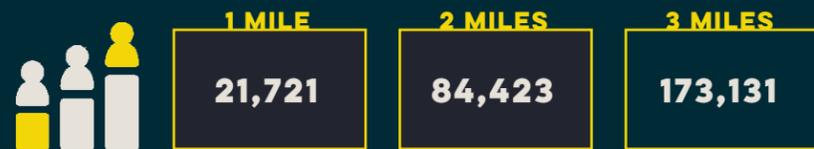
18,674 SF ±

TOTAL:

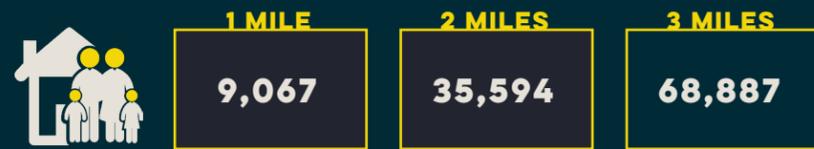
23,433 SF ±



RESIDENTIAL POPULATION



NUMBER OF HOUSEHOLDS



AVG. HOUSEHOLD INCOME



FULL DEMOS REPORT

***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

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

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