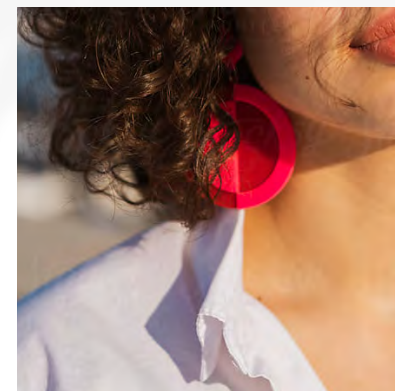




BALTIMORE, MD

MONDAWMIN MALL

COMMUNITY ACCESSIBLE VARIETY



Where local life and retail life unite

Mondawmin Mall is a lively destination in the heart of Northwest Baltimore. It's home to national, regional, and local retailers and dining options that meet the community's everyday needs. With its prime location and easy access via public transit, the mall consistently draws strong foot traffic and a loyal neighborhood following. Beyond its current success, Mondawmin Mall is positioned for exciting growth, creating welcoming spaces that encourage longer visits and boost retail opportunities.



Community-centric location



Centrally located to serve the Mondawmin neighborhood and almost the entire western and northwestern portions of Baltimore City, with a long-standing presence in the community.

A destination for daily life



Drawing roughly 8.5K visitors each day, Mondawmin Mall spans over 300,000 square feet of specialty retail and is anchored by key community essentials such as a full-service supermarket, government offices, healthcare providers, and a fitness center.

A True Transit-Oriented Retail Hub



Directly connected to the Metro SubwayLink, which gets a daily ridership of 15K+, making it one of Baltimore's most accessible retail and transit hubs.

Join the brands that keep
Mondawmin moving



Foot Locker®

DTLR

snipes®

**planet
fitness®**



ROSS
DRESS FOR LESS

FAMILY DOLLAR



 **SHOPPERS**



Celebrating 70 years of community

Since 1956, Mondawmin Mall has brought the community together through a variety of engaging events, from cultural celebrations to milestone moments.

As we prepare to celebrate our 70th anniversary on October 14, 2026 and honor the 40th Annual Santa Luke Christmas in 2025, we reflect on a legacy built through tradition and togetherness.

For nearly four decades, Baltimore's longest running Black Santa, has brought joy to generations of families, symbolizing the warmth, diversity, and unity that define Mondawmin Mall.

Together, these milestones celebrate not just our past but our shared future, one rooted in community pride, culture, and connection.



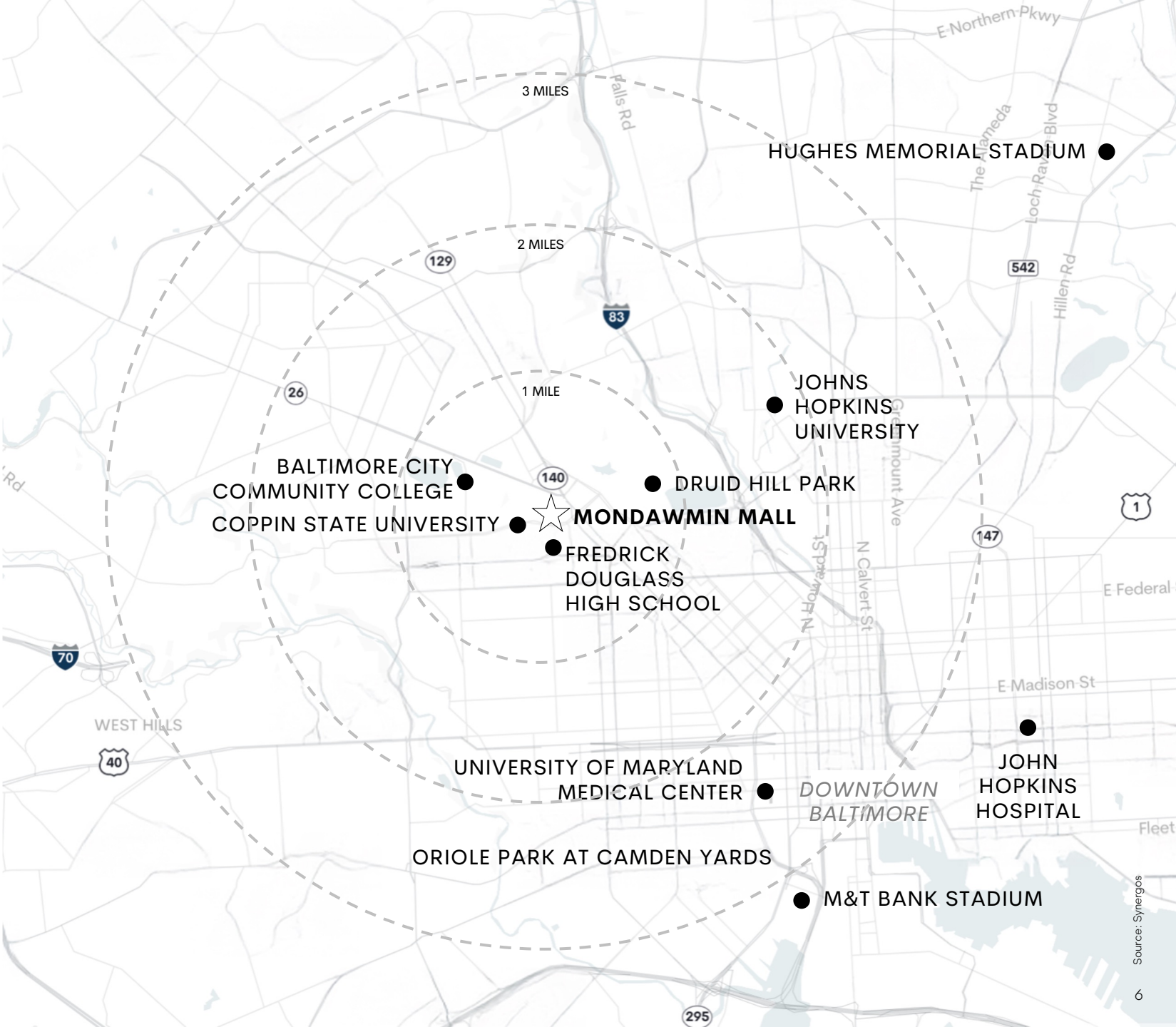
Positioned to remain the community's daily retail hub

3.1M
VISITATION

7.6
VISIT FREQUENCY
ANNUALLY

	1 MILE	2 MILES	3 MILES
Dwell Time (minutes)	36	40	41
% Visits	28.7%	56.2%	69.7%
Population	21,328	105,856	236,989
Total Households	8,826	45,462	105,504
Average Household Income	\$58,852	\$70,466	\$80,022
Households with Income \$75K+	2,304	15,347	39,493
% Households with Income \$75K+	26%	33%	37%
% Bachelor's degree and Up	26%	26%	33%
Median Age	40	39.4	37.7

MONDAWMIN MALL

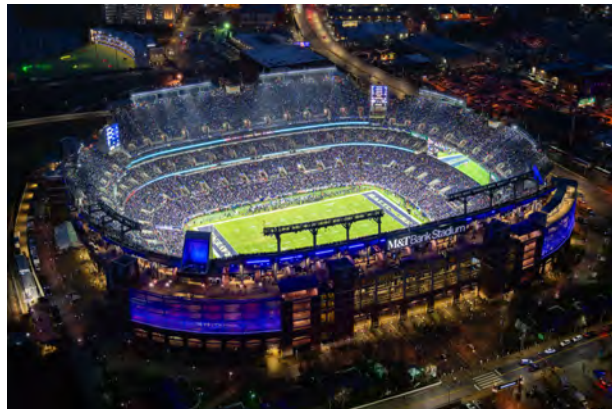


Mondawmin Mall is surrounded by education, healthcare, culture and sports

From the nearby Johns Hopkins University to major attractions like M&T Bank Stadium, the area draws frequent activity from students, professionals, and families alike. Anchored by established residential neighborhoods, the mall benefits from a strong local customer base and steady foot traffic year-round.



MONDAWMIN MALL



EDUCATIONAL INSTITUTIONS

Coppin State University
Baltimore City Community College
Fredrick Douglass High School
Johns Hopkins University

SPORTS HIGHLIGHTS

M&T Bank Stadium
Oriole Park at Camden Yards
Hughes Stadium

CULTURAL AND HISTORICAL ATTRACTIONS

Druid Hill Park, one of the oldest landscaped public parks in the U.S., which includes the Maryland Zoo

LEADING MEDICAL INSTITUTIONS

University of Maryland Medical Center
The Johns Hopkins Hospital



MONDAWMIN:

A catalyst for urban renewal and future growth

THE VILLAGE AT MONDAWMIN

TouchPoint Baltimore has transformed a 120,000-square-foot space into a thriving community hub. This exciting, reimagined space supports long-term neighborhood revitalization through essential services and programs, including healthcare, workforce training, nonprofit support, and retail amenities.

COPPIN STATE UNIVERSITY

In 2023, the university invested \$45.8 million in a new 62,000-square-foot College of Business facility, and in 2025, it will break ground on a new 109,049-square-foot dormitory.

FREDERICK DOUGLASS HIGH SCHOOL RENOVATIONS

\$118 million has been budgeted to modernize the school through the 21st Century School Building Program.

MONDAWMIN TRANSIT HUB PROJECT

A \$33.5 million state and federal RAISE grant is funding major upgrades to the region’s busiest transfer point.

DRUID LAKE VISION PLAN

A \$60-\$80 million project designed to improve recreational connectivity with trails, a boathouse, amphitheater, cafés, and more.



DOWNTOWN BALTIMORE

MONDAWMIN
MALL

FREDERICK DOUGLASS HIGH SCHOOL

THE VILLAGE AT MONDAWMIN

COPPIN STATE UNIVERSITY

← MONDAWMIN TRANSIT HUB PROJECT

MONDAWMIN MALL

A HIGH-TRAFFIC TRANSIT HUB:

Millions of riders, multi-million dollar upgrades

Mondawmin is Baltimore's second-largest transit hub and the city's most-used transfer point, featuring a Metro SubwayLink station and connections to 11 bus routes.

As of 2025, Metro SubwayLink averages 400,000 to 500,000 riders each month, while Local Bus service accounts for nearly two-thirds of all MTA ridership — major bus lines starting and ending in Mondawmin carry over 800,000 riders monthly.*

A \$33.5 MILLION STATE AND FEDERAL RAISE GRANT IS FUNDING A MAJOR TRANSIT HUB PROJECT, WHICH INCLUDES:

STATION ENHANCEMENTS

ADA ACCESSIBILITY UPGRADES

A REDESIGNED BUS LOOP PLAZA

A NEW PEDESTRIAN SPINE

IMPROVED TRAFFIC INTERSECTIONS



Committed to a safe, welcoming experience

Mondawmin Mall is a trusted gathering place, and we strive to ensure that guests, employees, and retail partners feel safe and welcome every day.

Our security approach:

24/7 MONITORING

Security personnel, law enforcement partners, specialized security programming, and advanced technology keep the property under constant watch.

ENHANCED PROGRAMMING

In addition to the comprehensive security measures, Mondawmin has implemented two additional layers of protection:

CANINE PATROL

Specially trained to detect and deter concealed firearms, our canine teams patrol the mall to discourage the presence of weapons.

FLOCK SECURITY SYSTEM

License Plate recognition system (LPRs) identifies vehicles linked to criminal activity and alerts both on-site and local law enforcement.





MONDAWMIN MALL





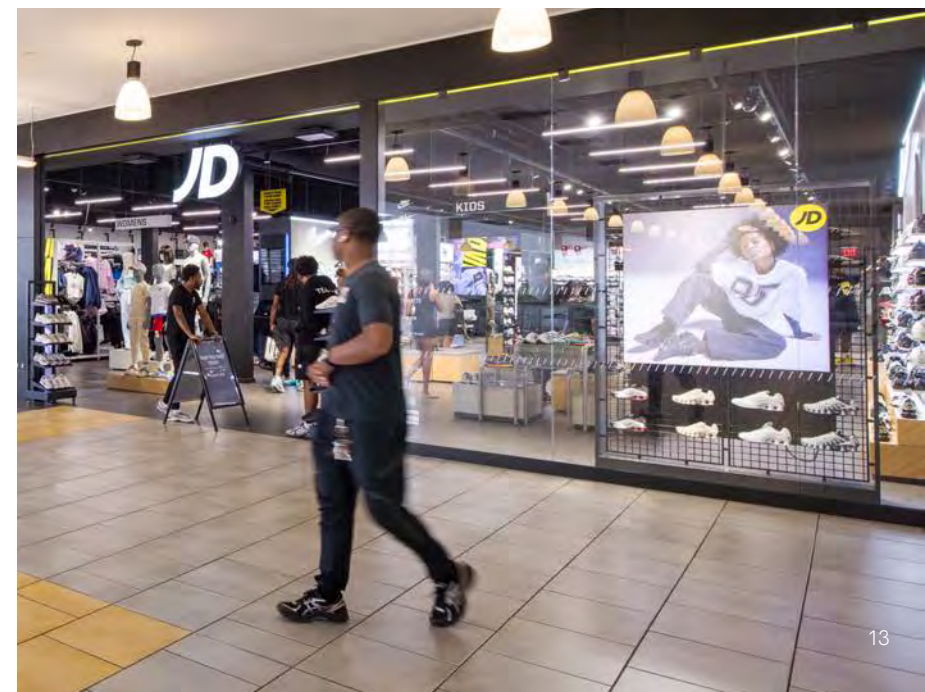
CITI-TRENDS
PHOTO SHOP
M

JD
740
EXCLUSIVE COLORWAYS AT JD
LEVEL 2, NEAR CENTER COURT FOUNTAIN

World-class care is
closer than you think

Mondawmin Mall
OPENING THE SUMMER
PROMOTION
THE NEW MONDAWMIN MALL

cellaxs
cellular accessories





MONDAWMIN MALL





Core beliefs

Cater to the unique needs of consumers

Highlight small businesses

Partner with national brands

Provide jobs + resources to communities

Brookfield Properties

Our centers provide consumers with a sensory experience that other platforms simply cannot match — the benefit of touching, tasting, and feeling products in real time. That is part of how we're reimagining what retail can be — an unrivaled experience for our customers and a sustainable place for our tenant partners to thrive.

MONDAWMIN MALL

RETAIL LEASING

Mark Rodgers
mark.rodgers@brookfieldproperties.com
413.222.4339

OFFICE

Romaine Smallwood Smoot
romaine.smallwood@brookfieldproperties.com
443.838.6831

BIG BOX LEASING

Alex Varon
alex.varon@brookfieldproperties.com
646.593.7652

EAT / DRINK

Nick Marona
nicholas.marona@brookfieldproperties.com
703.969.1323

KIOSKS

Daryl Young
daryl.young@brookfieldproperties.com
410.992.6033

RMU/POP-UP

Linda Kim
linda.kim@brookfieldproperties.com
443.628.9897

Brookfield
Properties