



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:

- STREETS Market**
- LA | FITNESS**
- Starbucks**
- PANDA EXPRESS CHINESE KITCHEN**
- CHIPOTLE MEXICAN GRILL**
- Jersey Mike's SUBS**
- Peri-Peri ORIGINAL**
- NovaCare REHABILITATION**
- ROYAL FARMS**
- FIVE GUYS BURGERS and FRIES**
- SLICE BRICK OVEN PIZZA & ICE CREAM**
- verizon**
- LabCorp** Laboratory Corporation of America
- Baltimore Medical System** THE HEART OF COMMUNITY HEALTH
- FLEET STREET SPIRITS** BEER WINE SPIRITS
- THE Breakfast Club** BALTIMORE
- Inspire NAIL BAR**
- INNOVATIVE healthcare centers**
- BayVanguard Bank**
- Fulton Bank**



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:

- Modern, mixed-use redevelopment that harmonizes residential, retail and office
- High visibility/accessibility, with nearly 25,000 cars/day on Eastern Avenue
- 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



BALTIMORE

CANTON

LOFTS
AT **YARD 56**
267 UNITS

JOHN RUHRAH ELEM./MIDDLE SCHOOL

STREETSMarket

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

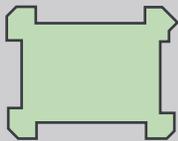
1,791 SF
1,286 SF
LabCorp
BMS PHARMACY

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

STREETS Market

LA FITNESS

- A Streets Market
- 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

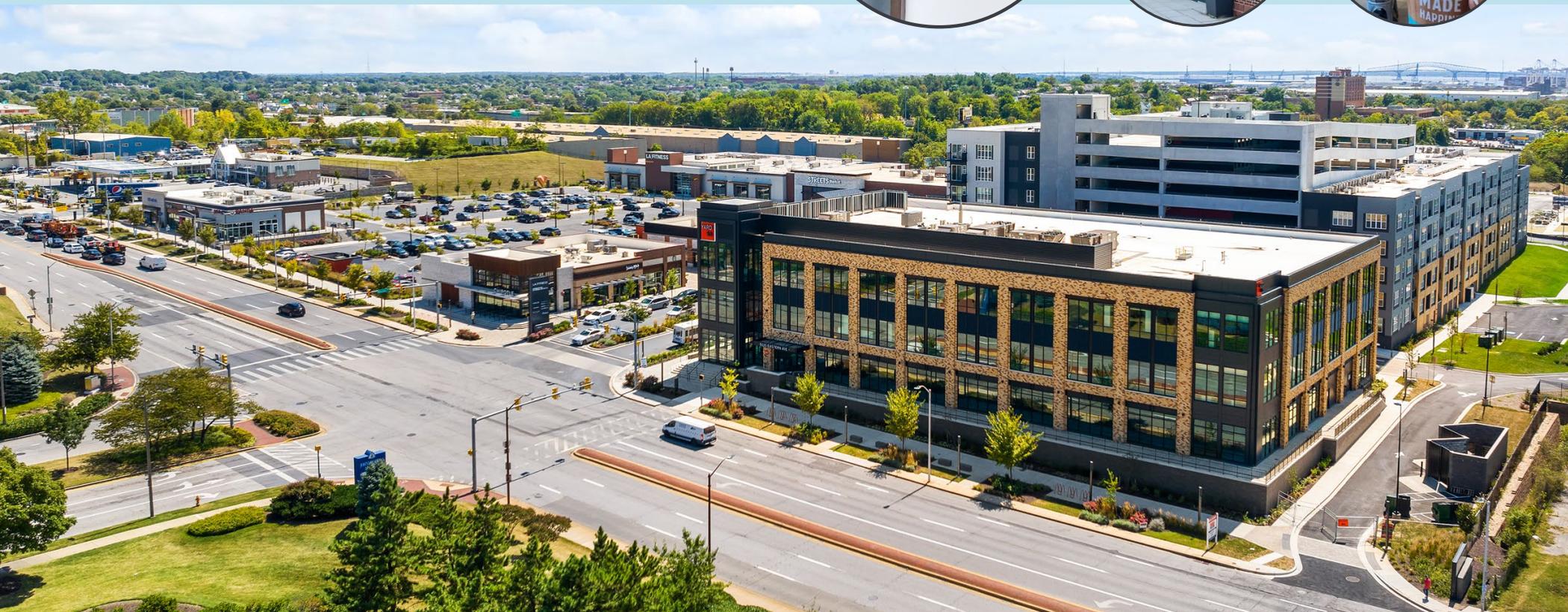
Retail/Restaurant, Inline

OCCUPANCY:

IMMEDIATE

RENTAL RATE:

NEGOTIABLE



MARKET AERIAL

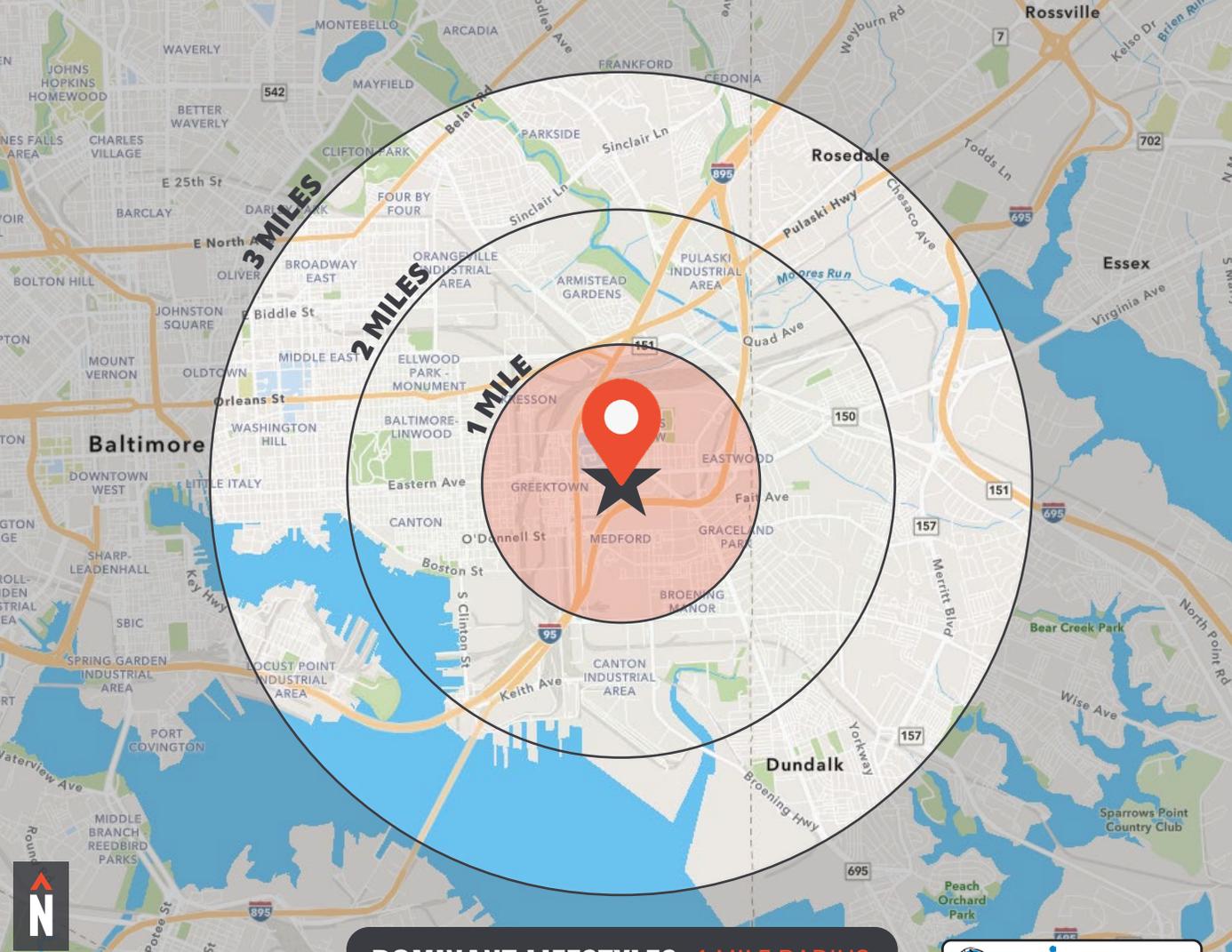


NEARBY APTS.

	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

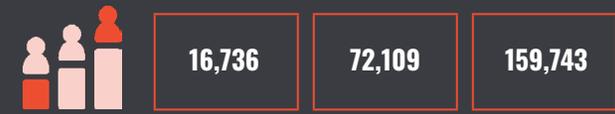


DOMINANT LIFESTYLES: 1 MILE RADIUS

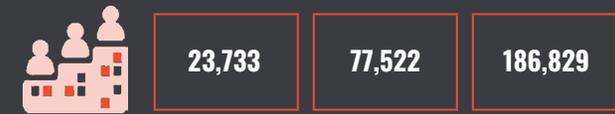
[MORE INFO](#)

RADIUS: 1 MILE 2 MILES 3 MILES

RESIDENTIAL POPULATION



DAYTIME POPULATION



AVERAGE HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS



MEDIAN AGE



[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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VISIT **PROPERTY PAGE** FOR MORE INFORMATION. 



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REAL ESTATE