

FOR LEASE

 Baltimore City, Maryland

VILLAGE CENTER AT STADIUM PLACE is part of the master-planned **Stadium Place Campus**, situated on the grounds of the former Memorial Stadium Complex. This vibrantly designed four-story building will contain **medical office & retail space**, as well as 87 age-restricted apartments (55+), Zen Apartments. Conveniently located at the corner of 33rd Street and Ednor Road, the Village Center retail and office space will serve as a hub for the residents and surrounding community.

**ONLY
1 SPACE
REMAINING!**

VILLAGE CENTER *at* STADIUM PLACE

**1100 E. 33RD STREET
BALTIMORE, MARYLAND 21218**

**JUST
SIGNED!**  **VERITAS**
HHS

**NOW
OPEN!**  **Sage Health**

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Mike Ruocco | Senior Vice President & Principal [Retail]
☎ 410.494.4868 ✉ mruocco@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Matt Mueller | Senior Vice President & Principal [Office]
☎ 410.494.6658 ✉ mmueller@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

FOR LEASE

Baltimore City, Maryland

VILLAGE CENTER AT STADIUM PLACE

1100 E. 33RD STREET | BALTIMORE, MARYLAND 21218

In partnership with
GEDCO

AVAILABLE

- ▶ 1st Floor: 2,675 sf ±

TRAFFIC COUNT

22,172 AADT (E. 33rd Street)

HIGHLIGHTS

- ▶ Prime location with easy access to I-83, I-95 and I-895
- ▶ Co-tenancy with Zen Apartments, featuring 87 units for residents "55 and better" (built in 2021)
- ▶ Neighbors include Baltimore City College and JHU Incubator
- ▶ Full-service YMCA, offering preschool for ages 2-5
- ▶ Community playground
- ▶ Adjacent to Greenhouse Residences - skilled nursing facility, Weinberg Court Apts., Venable Apts. II, Ednor Apts. and Heritage Run Apts.
- ▶ Join Dunkin', MedStar Health, Sage Health, Polished Nails & Hair and Vermeer Dental



FOR LEASE

Baltimore City, Maryland

1ST FLOOR PLAN: RETAIL/OFFICE

VILLAGE CENTER AT STADIUM PLACE | 1100 E. 33RD STREET | BALTIMORE, MARYLAND 21218

In partnership with
GEDCO



E 33RD ST 22,172 AADT

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

Mike Ruocco | Senior Vice President & Principal [Retail]

☎ 410.494.4868 ✉ mruocco@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

Matt Mueller | Senior Vice President & Principal [Office]

☎ 410.494.6658 ✉ mmueller@mackenziecommercial.com

FOR LEASE

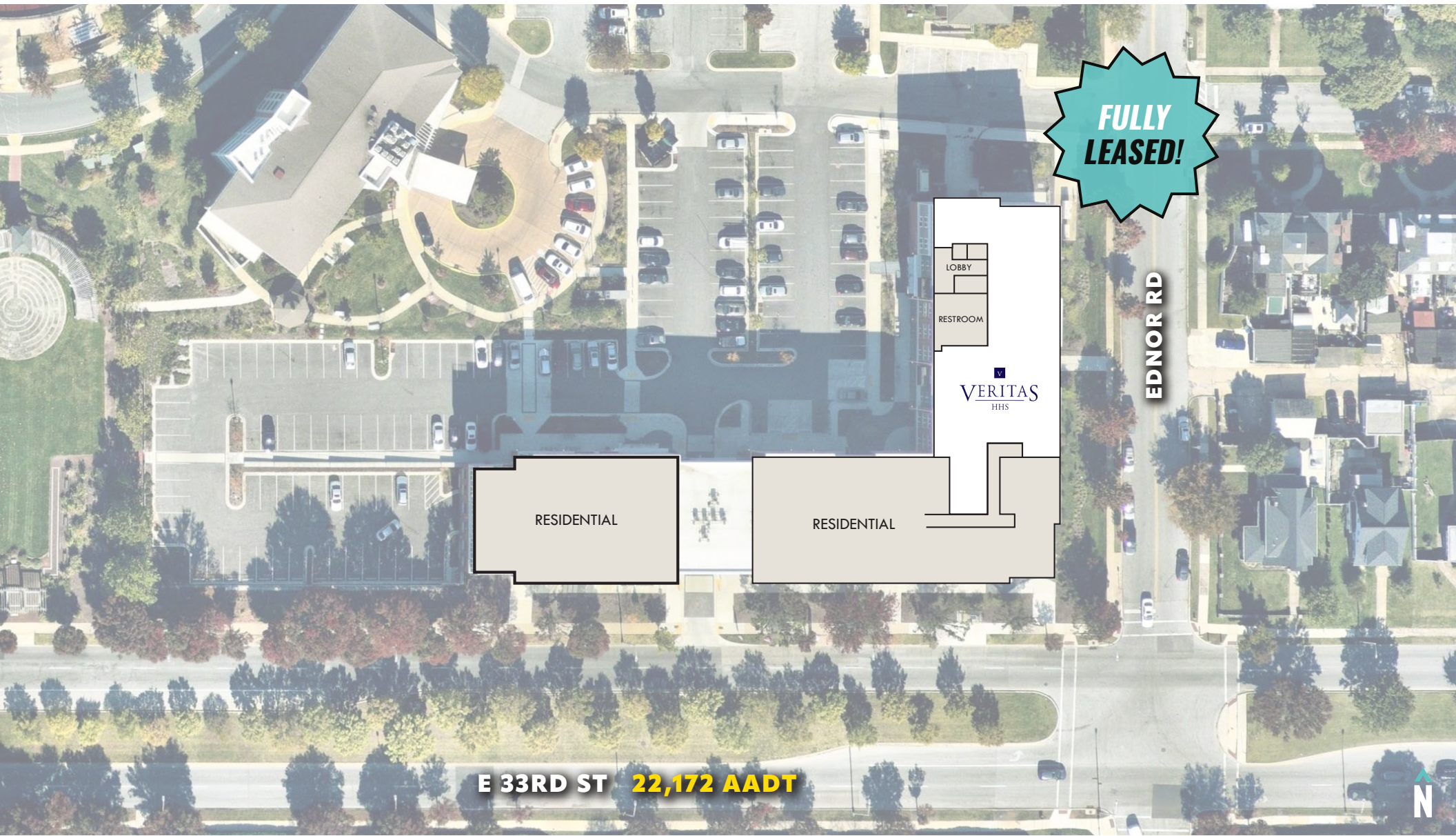


Baltimore City, Maryland

2ND FLOOR PLAN: OFFICE

VILLAGE CENTER AT STADIUM PLACE | 1100 E. 33RD STREET | BALTIMORE, MARYLAND 21218

In partnership with
GEDCO



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

Mike Ruocco | Senior Vice President & Principal [Retail]

☎ 410.494.4868 ✉ mruocco@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

Matt Mueller | Senior Vice President & Principal [Office]

☎ 410.494.6658 ✉ mmueller@mackenziecommercial.com

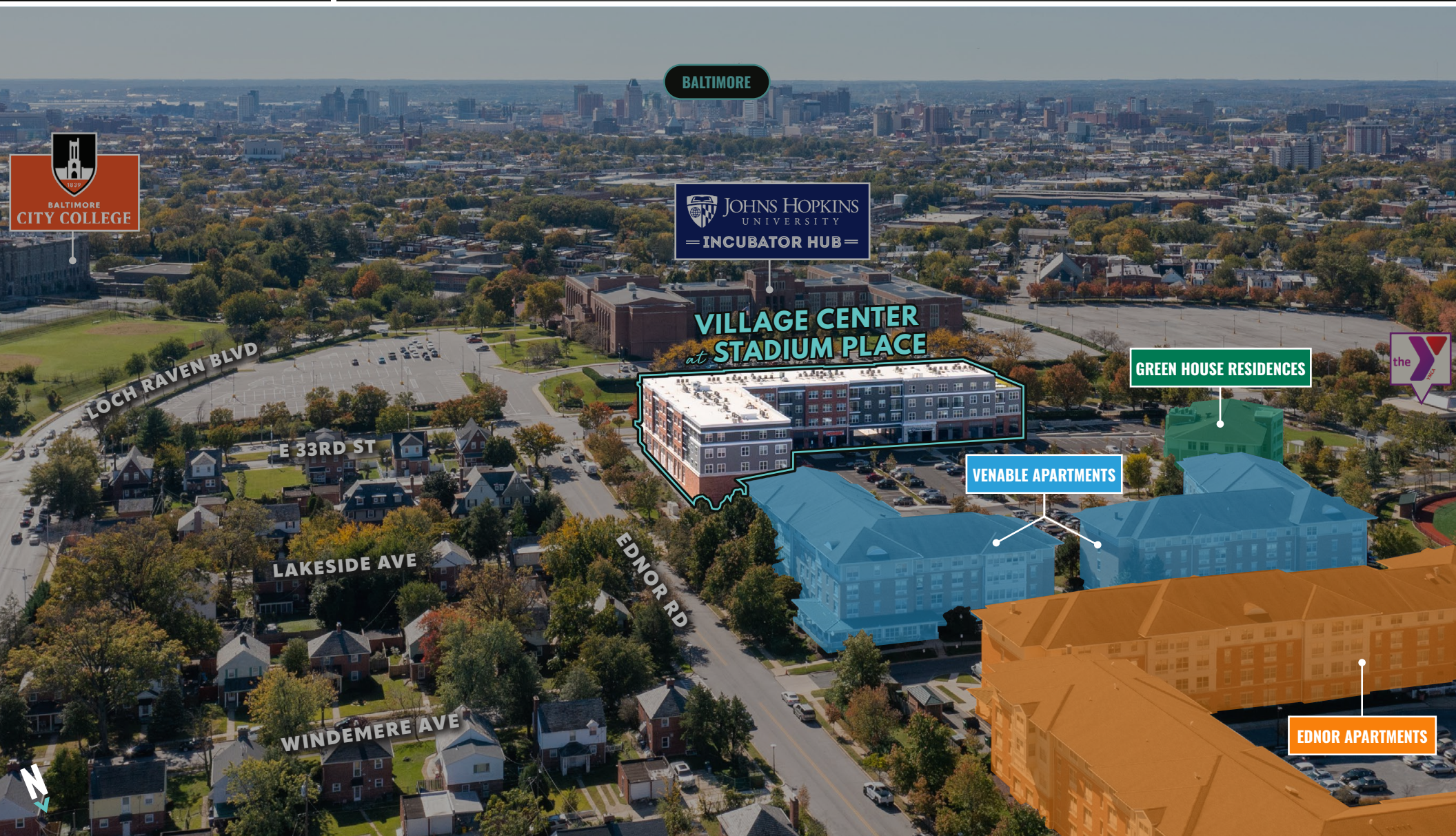
FOR LEASE

Baltimore City, Maryland

BIRDSEYE

VILLAGE CENTER AT STADIUM PLACE | 1100 E. 33RD STREET | BALTIMORE, MARYLAND 21218

In partnership with
GEDCO



BALTIMORE



VILLAGE CENTER
at STADIUM PLACE

GREEN HOUSE RESIDENCES

VENABLE APARTMENTS

EDNOR APARTMENTS

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Mike Ruocco | Senior Vice President & Principal [Retail]
☎ 410.494.4868 ✉ mruocco@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Matt Mueller | Senior Vice President & Principal [Office]
☎ 410.494.6658 ✉ mmueller@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

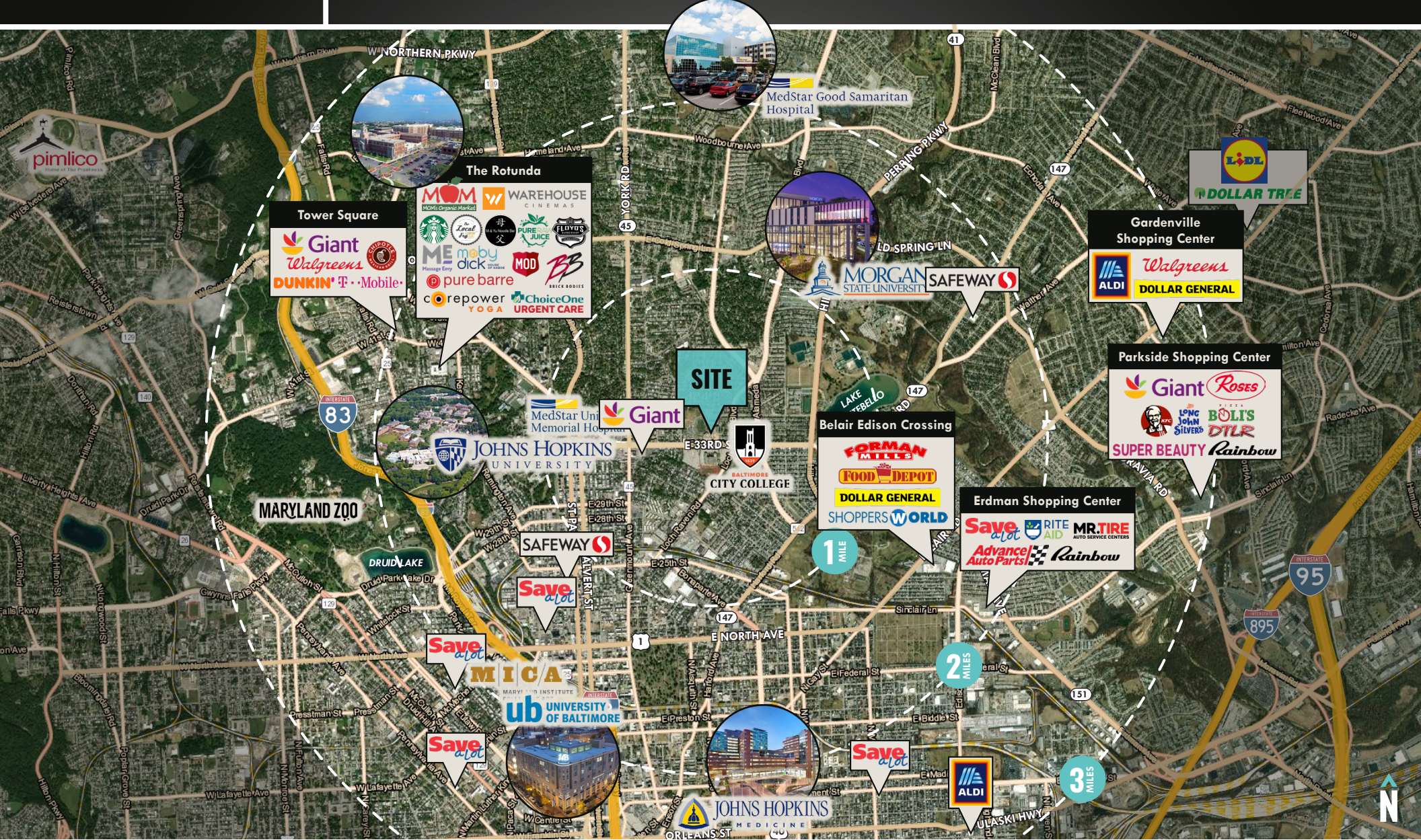
FOR LEASE

Baltimore City, Maryland

TRADE AREA

VILLAGE CENTER AT STADIUM PLACE | 1100 E. 33RD STREET | BALTIMORE, MARYLAND 21218

In partnership with
GEDCO



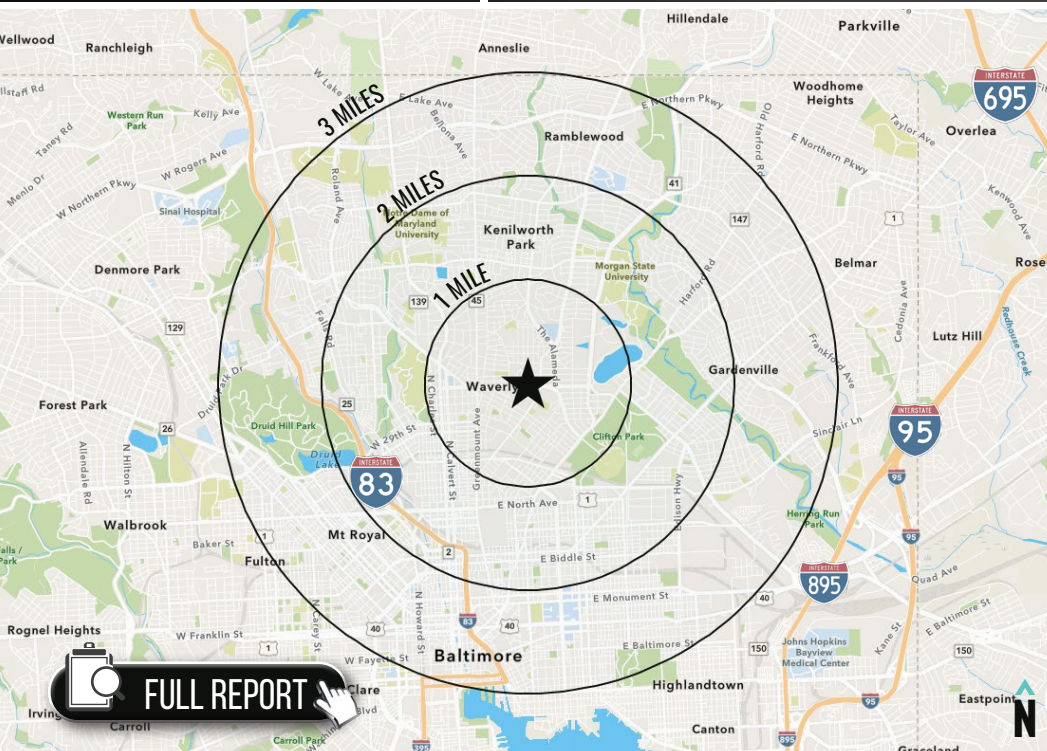
FOR LEASE

Baltimore City, Maryland

LOCATION / DEMOGRAPHICS (2022)

VILLAGE CENTER AT STADIUM PLACE | 1100 E. 33RD STREET | BALTIMORE, MARYLAND 21218

In partnership with
GEDCO



FULL REPORT

RESIDENTIAL POPULATION

33,624
1 MILE
123,006
2 MILES
267,806
3 MILES

NUMBER OF HOUSEHOLDS

14,320
1 MILE
51,832
2 MILES
117,762
3 MILES

AVERAGE HH SIZE

2.20
1 MILE
2.18
2 MILES
2.15
3 MILES

MEDIAN AGE

34.2
1 MILE
35.0
2 MILES
35.5
3 MILES

AVERAGE HH INCOME

\$82,905
1 MILE
\$84,867
2 MILES
\$87,060
3 MILES

EDUCATION (COLLEGE+)

58.5%
1 MILE
58.9%
2 MILES
58.6%
3 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

93.6%
1 MILE
93.4%
2 MILES
94.0%
3 MILES

DAYTIME POPULATION

34,613
1 MILE
119,116
2 MILES
311,360
3 MILES

24%
MODEST INCOME HOMES
1 MILE

Religious faith and family values guide the modest lifestyles of families in this urban segment. Consumers in this market live for today, choosing to save only for a specific purpose. TV is the media of choice.



LEARN MORE

15%
FAMILY FOUNDATIONS
1 MILE

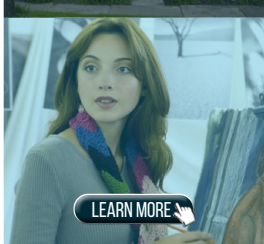
Family and faith are the cornerstones of life in these communities. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.



LEARN MORE

11%
EMERALD CITY
1 MILE

Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.



LEARN MORE

11%
DORMS TO DIPLOMAS
1 MILE

On their own for the first time, these residents are just learning about finance and cooking. Frozen dinners and fast food are common. Shopping trips are sporadic, and preferences for products are still being established.



LEARN MORE

2.56
AVERAGE HH SIZE
37.0
MEDIAN AGE
\$23,900
MEDIAN HH INCOME

2.71
AVERAGE HH SIZE
39.6
MEDIAN AGE
\$43,100
MEDIAN HH INCOME

2.06
AVERAGE HH SIZE
37.4
MEDIAN AGE
\$59,200
MEDIAN HH INCOME

2.22
AVERAGE HH SIZE
21.6
MEDIAN AGE
\$16,800
MEDIAN HH INCOME



MIKE RUOCCO

SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE RETAIL, LLC

410.494.4868

MRUOCCO@MACKENZIECOMMERCIAL.COM

MATT MUELLER

SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

410.494.6658

MMUELLER@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.