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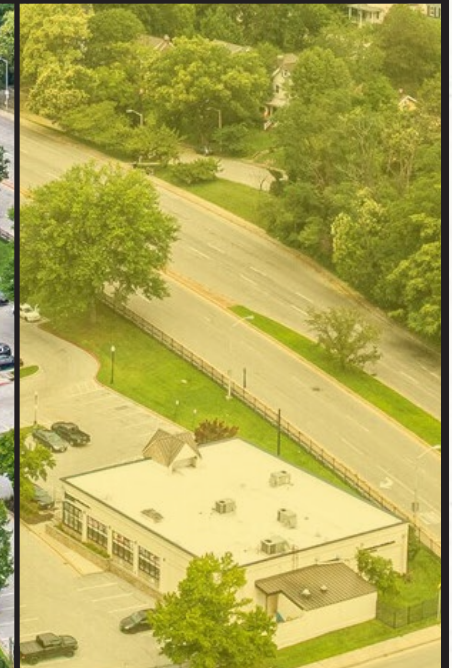


*Belvedere Square*

York Rd & E Belvedere Avenue

Baltimore, Maryland 21212

visit us  
**MORNING, NOON, & NIGHT**











- |                          |                              |                             |                               |  |                                       |
|--------------------------|------------------------------|-----------------------------|-------------------------------|--|---------------------------------------|
| 1 LOYOLA CLINICAL CENTER | 8 THE SEASONED OLIVE         | 15 MASON'S LOBSTER ROLLS    | 22 BONJOUR CREPES             | 29 CHARM CITY HEMP                     | 36 DUNKIN'                            |
| 2 TOBACCO EXPRESS        | 9 <b>AVAILABLE: 1,800 SF</b> | 16 PIZZA TRUST              | 23 KOBA KOREAN BARBECUE       | 30 MD VASCULAR SPECIALISTS             | 37 TRUIST                             |
| 3 MUNCHIES CAFÉ          | 10 GRAND CRU                 | 17 <b>AVAILABLE: 330 SF</b> | 24 F45 TRAINING               | 31 <b>AVAILABLE: 2,631 SF (2ND FL)</b> | 38 UNIVERSITY OF MARYLAND URGENT CARE |
| 4 NEXT ONE UP            | 11 THAI LANDING              | 18 ATWATER'S                | 25 <b>AVAILABLE: 2,212 SF</b> | 32 MULTI-SPECIALTY HEALTH CARE         |                                       |
| 5 NASA NAILS             | 12 HILO POKE                 | 19 B'MORE TWIST             | 26 <b>AVAILABLE: 1,875 SF</b> | 33 BRIDGES BALTIMORE                   |                                       |
| 6 GORDON FLORIST         | 13 TOM TOM                   | 20 NEOPOL SAVORY SMOKERY    | 27 <b>AVAILABLE: 6,282 SF</b> | 34 JIMMY JOHN'S                        |                                       |
| 7 LEVIN EYECARE          | 14 KESH & FRESH              | 21 PONO TACO                | 28 THE PHARMACY AT BSQ        | 35 VERIZON                             |                                       |



**5911**  
YORK RD



**511-531**  
BELVEDERE  
AVENUE

**1,800 SF  
SPACE**  
RETAIL (1ST FL)



**2,631 SF  
SPACE**  
OFFICE  
(2ND FL)



**510-548**  
BELVEDERE  
AVENUE

**1,875-  
10,369 SF**  
RETAIL (1ST FL  
+ BASEMENT)







Towson Town Center



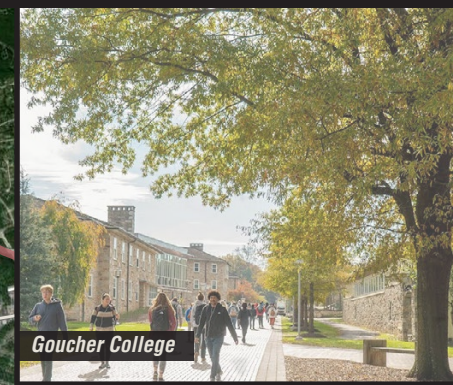
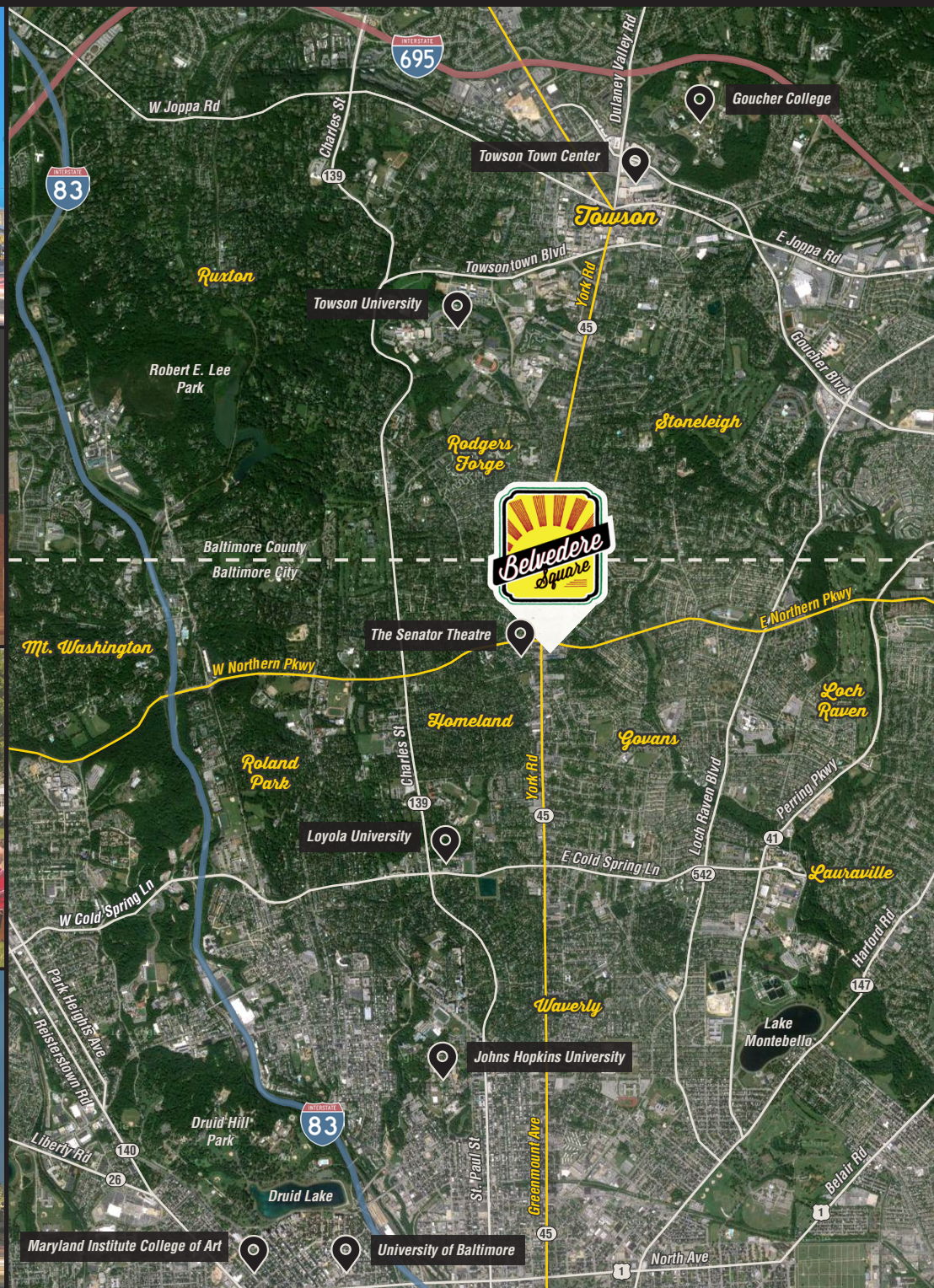
The Senator Theatre



Johns Hopkins University



Maryland Institute College of Art



Goucher College



Towson University



Loyola University



University of Baltimore



## Demographics (2025):

1 MI. | 3 MI. | 5 MI.



### RESIDENTIAL POPULATION

26,187 184,437 485,772



### NUMBER OF HOUSEHOLDS

10,871 77,976 209,085



### AVG. HOUSEHOLD INCOME

\$130,334 \$113,435 \$97,702



### DAYTIME POPULATION

19,916 186,665 507,434



### EDUCATION (COLLEGE+)

72.5% 73.7% 64.1%

## Retail Expenditures:

1 MI. | 3 MI. | 5 MI.



### FURNITURE + HOME

\$22.3M \$139.0M \$324.2M



### ENTERTAINMENT/RECREATION

\$49.3M \$308.0M \$714.2M



### FASHION + CLOTHING

\$30.3M \$193.0M \$449.2M



### FOOD AWAY FROM HOME

\$49.8M \$319.7M \$734.0M

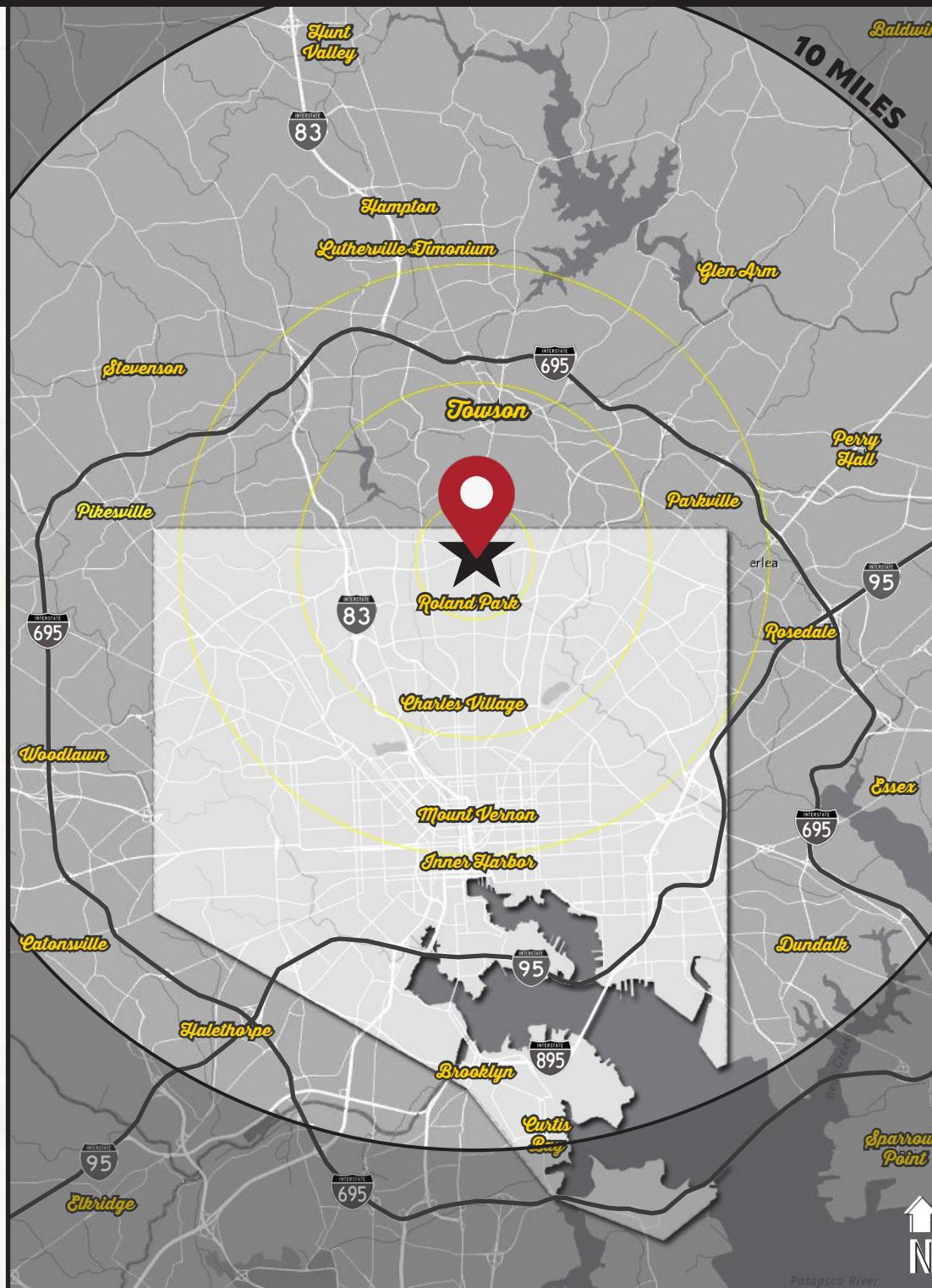


### HEALTH + WELLNESS

\$9.3M \$56.8M \$138.2M



FULL REPORT



## Top Lifestyles (2 Mile Radius):

### 26.2% FAMILY FOUNDATIONS



Most households are occupied by a single person, a married couple without children, or a combined family without couples or children. They earn middle-tier incomes and tend to shop at discount stores.

2.50  
AVG. HH SIZE

41.0  
MEDIAN AGE

\$58,089  
MEDIAN HH INCOME

### 13.2% URBAN CHIC



These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They exercise frequently and eat organic foods.

2.38  
AVG. HH SIZE

41.9  
MEDIAN AGE

\$144,754  
MEDIAN HH INCOME

### 10.8% TOP TIER



These residents have the highest net worth among all segments, primarily consisting of married couples with or without children living at home. They shop at upscale retailers and frequent fine dining restaurants.

2.84  
AVG. HH SIZE

45.4  
MEDIAN AGE

\$209,720  
MEDIAN HH INCOME

### 7.7% KIDS AND KIN



These residents are generally under the age of 54, with jobs in health care, retail, food, manufacturing and transportation. Spending tends to be on baby/children's products, TVs, video gaming and jewelry.

2.57  
AVG. HH SIZE

33.3  
MEDIAN AGE

\$50,960  
MEDIAN HH INCOME

### 6.7% CITY GREENS



These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

2.20  
AVG. HH SIZE

41.4  
MEDIAN AGE

\$97,516  
MEDIAN HH INCOME



FOR MORE INFO  
**CONTACT:**



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**MIKE RUOCCO**

SENIOR VICE PRESIDENT & PRINCIPAL

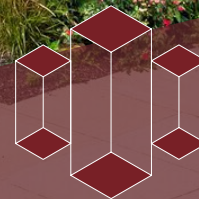
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**LOYOLA**  
UNIVERSITY MARYLAND  
CLINICAL CENTERS

OWNED AND MANAGED BY PREMIER BELVEDERE, LLC, AN AFFILIATE OF



THE  
**PREMIER**  
COMPANIES

WEBSITE:

[WWW.PREMIERINVESTMENT.COM](http://WWW.PREMIERINVESTMENT.COM)