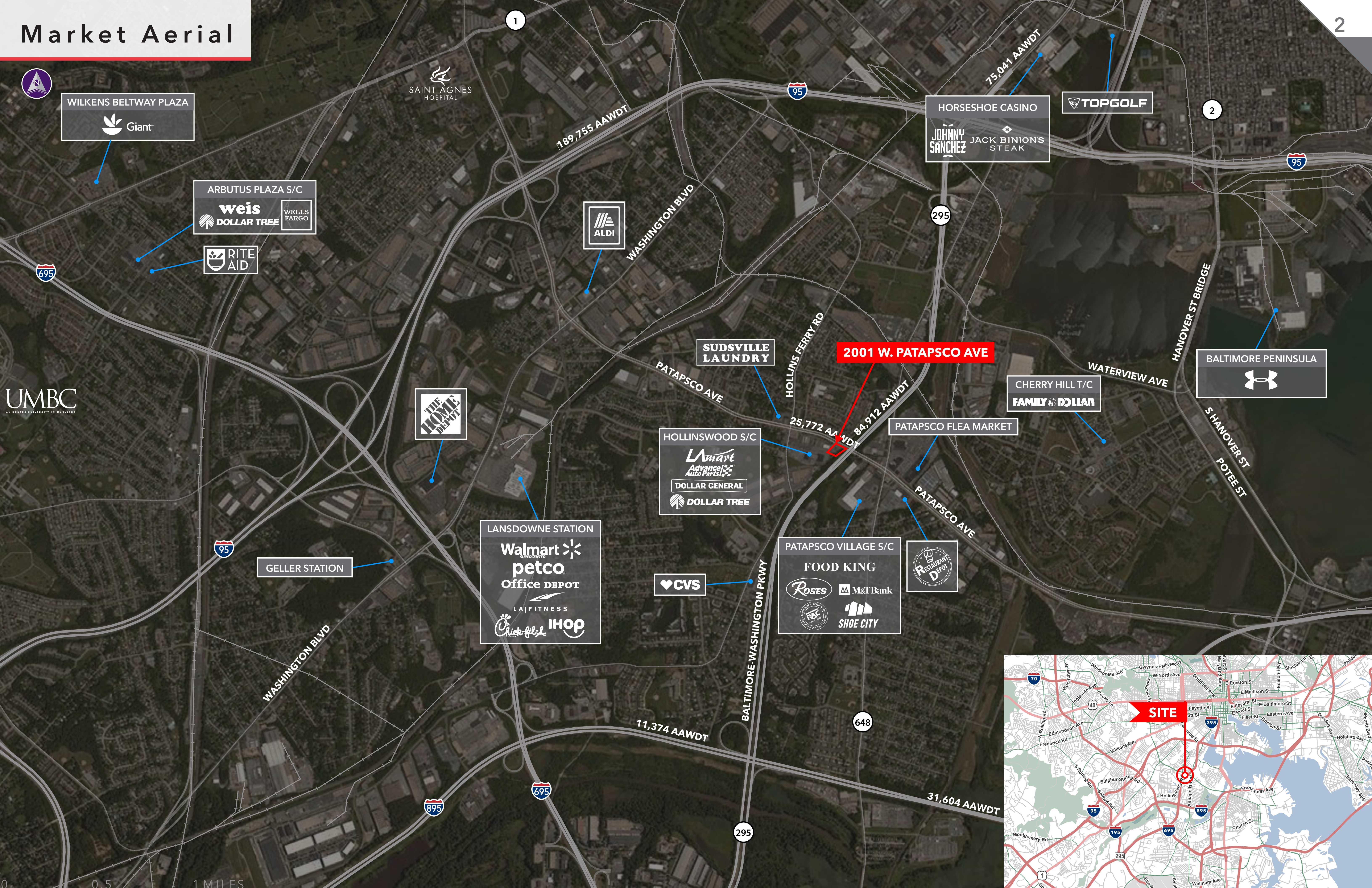
H&R
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

2,955 SF W/ DRIVE-THRU SUBLEASE SPACE AVAILABLE

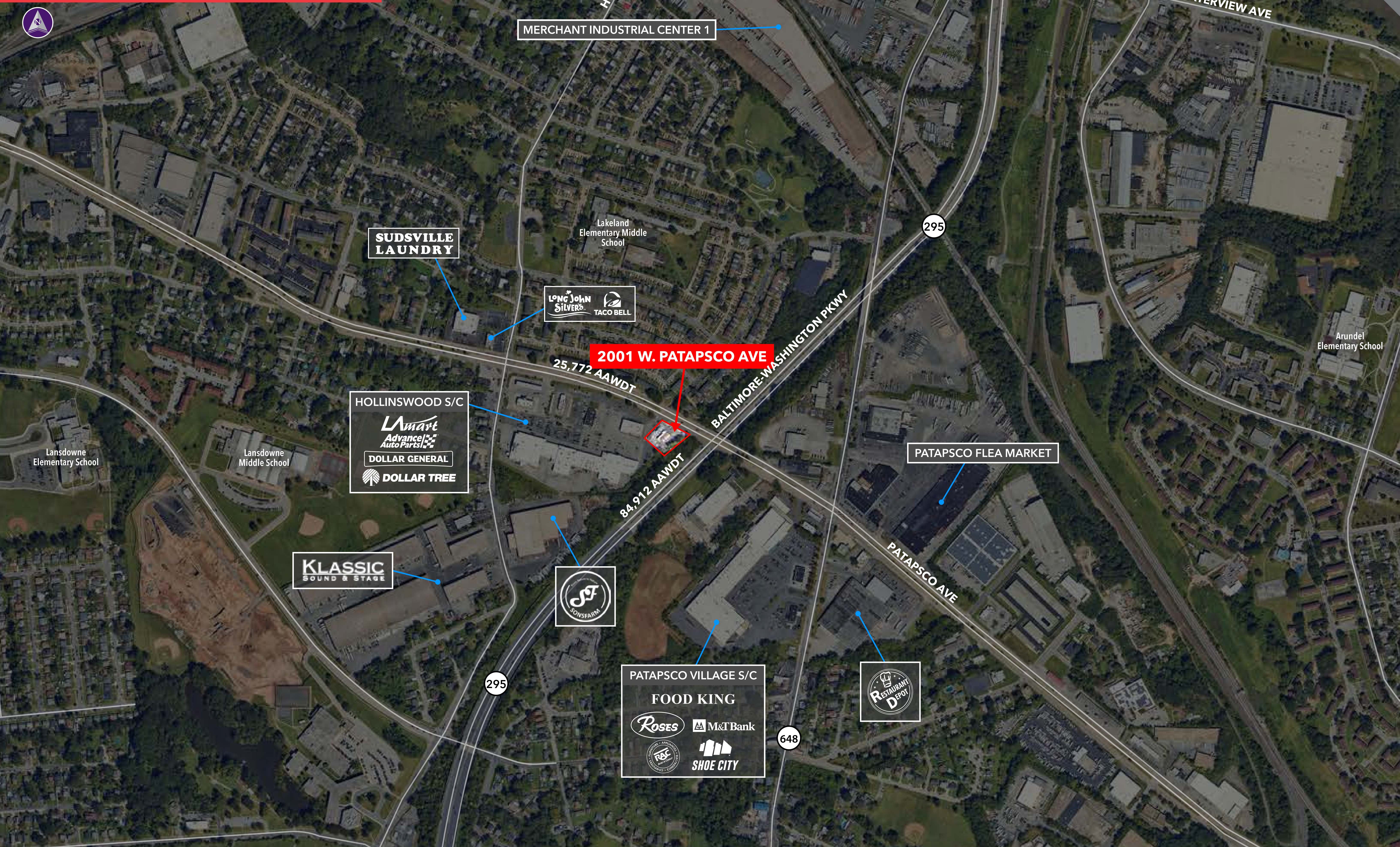
2001 W PATAPSCO AVE, BALTIMORE, MD 21230

LEASE EXPIRES: 09/30/30

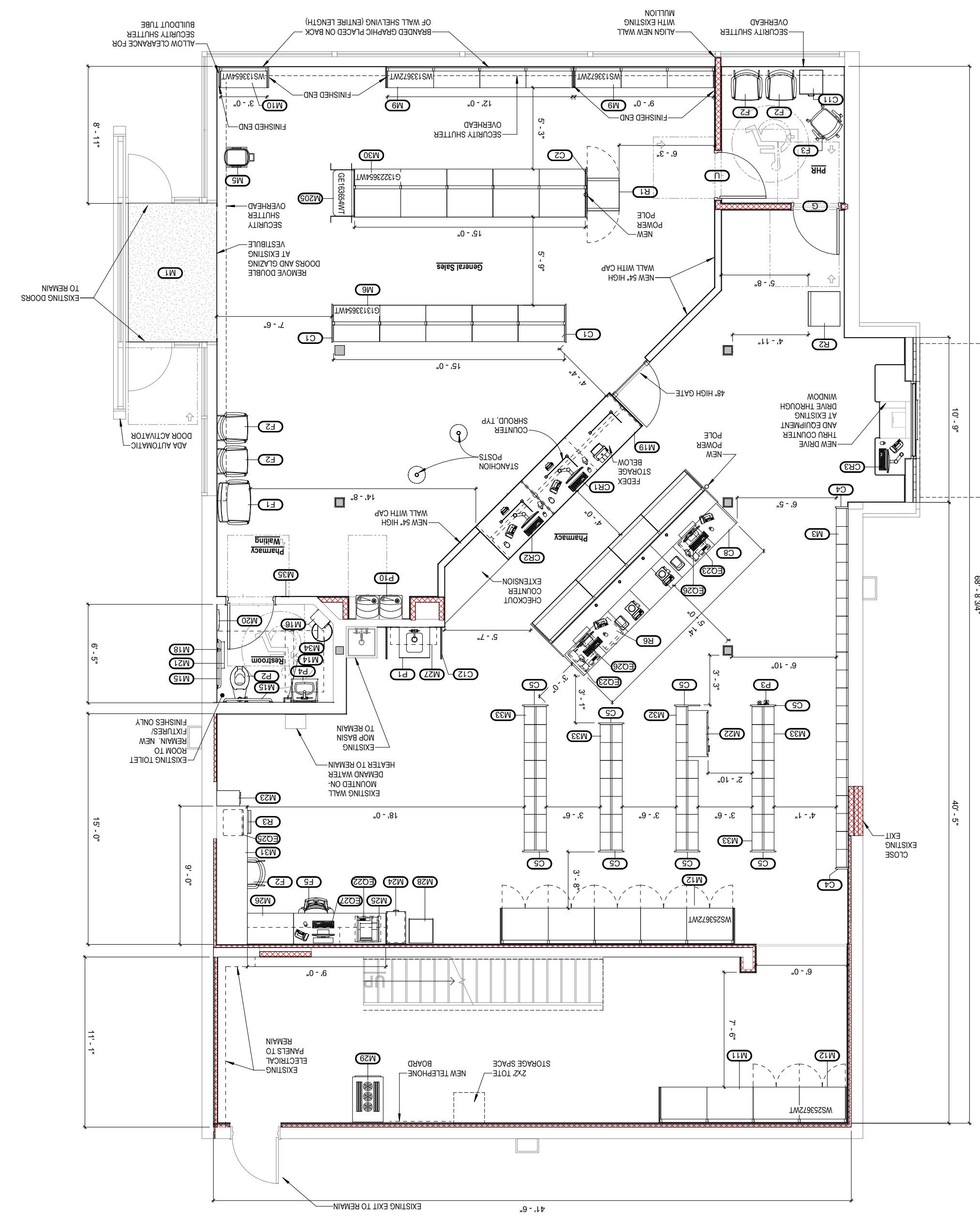
Market Aerial



Neighborhood Aerial



Site Plan

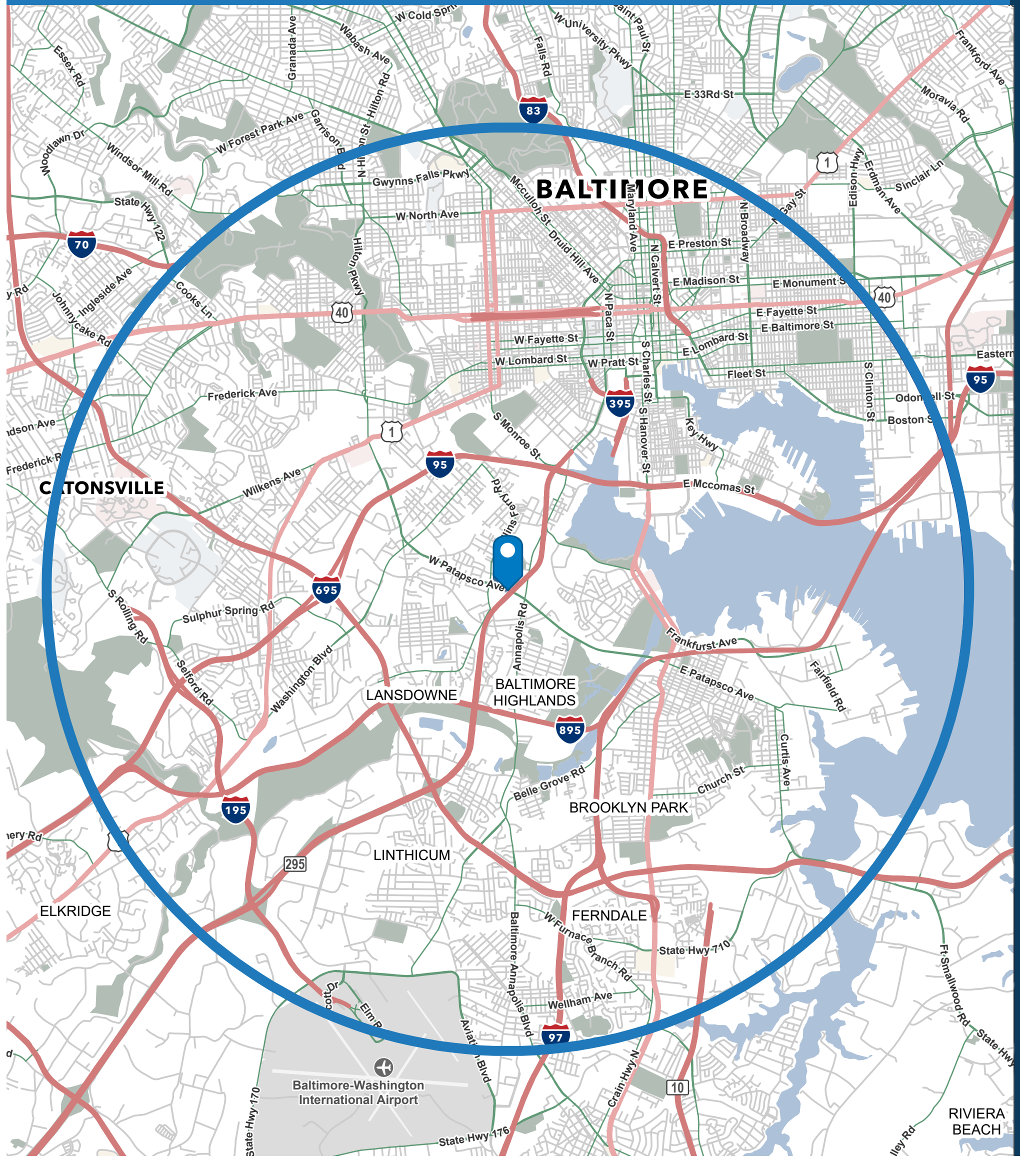


Demographic & Psychographic Profile

2024 and 2029 Esri Forecasts. Converted Census 2000 data into 2010 geography
Lat/Lon: 39.32680/-76.68150

BALTIMORE, MD

DEMOGRAPHIC PROFILE (2024)
2001 W Patapsco Ave
5 mile ring



KEY FACTS

384,510	35.4	166,582
Population	Median Age	Households

EDUCATION

24%	21%	17%
High School Diploma	Bachelor's Degree	Graduate/Professional Degree

BUSINESS

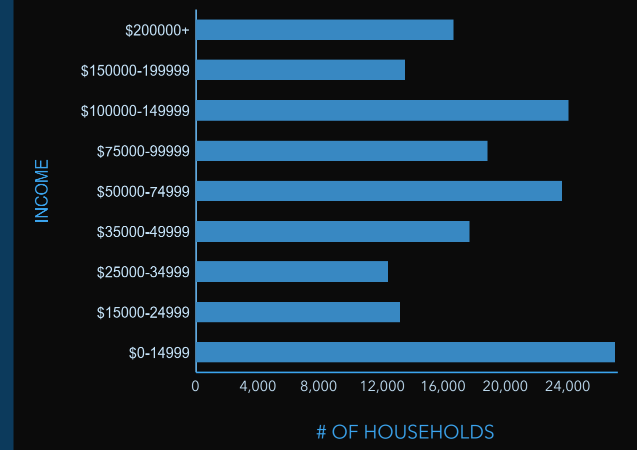
20,750	505,753	1,475
Total Businesses	Daytime Population	Food Srv & Drinking Places

INCOME

$61,801 Median Household Income

$42,094 Per Capita Income

$96,744
AVERAGE HH INCOME ($)



Tapestry segments

3B Metro Renters
26,628 (16.0%) of households

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

- Very interested in the fine arts and strive to be sophisticated; value education and creativity.
- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.

11E City Commons
18,512 (11.1%) of households

This segment is one of Tapestry's youngest and largest markets, primarily comprised of single-parent and single-person households living within large, metro cities. While more than a third have a college degree or spent some time in college, nearly a third have not fi nished high school, which has a profound effect on their economic circumstance. However, that has not dampened their aspiration to strive for the best for themselves and their children.

- Most households receive income from wages or salaries, but nearly one in four receive contributions from Social Security and public assistance.
- Consumers endeavor to keep up with the latest fashion trends.
- Most families prefer the convenience of fast-food restaurants to cooking at home.

12D Modest Income Homes
17,754 (10.7%) of households

Families in this urban segment may be nontraditional; however, their religious faith and family values guide their modest lifestyles. Many residents are primary caregivers to their elderly family members. Jobs are not always easy to come by, but wages and salary income are still the main sources of income for most households. Reliance on Social Security and public assistance income is necessary to support single-parent and multigenerational families. High poverty rates in this market make it difficult to make ends meet. Nonetheless, rents are relatively low (Index 73), public transportation is available, and Medicaid can assist families in need.

- Income is less than half of the US median income; one in three households are in poverty, dependent on Social Security, public assistance, and Supplemental Security Income.
- Consumers in this market consider traditional gender roles and religious faith very important.
- This market lives for today, choosing to save only for a specific purpose.
- They favor TV as their media of choice and will purchase a product with a celebrity endorsement.

	1 MILE	3 MILE	5 MILE
POPULATION			
2000 Total Population	21,055	131,609	411,687
2010 Total Population	20,775	129,727	397,015
2024 Total Population	**20,538**	**127,643**	**384,510**
2029 Total Population	19,927	126,841	383,713
2024-2029 Annual Rate	-0.60%	-0.13%	-0.4%
Median Age	**33.0**	**34.5**	**35.4**
HOUSEHOLDS			
2000 Households	7,849	51,495	161,932
2010 Households	7,749	51,299	159,068
2024 Households	**7,564**	**52,308**	**166,582**
2029 Households	7,476	53,114	170,251
2024 Average Household Size	**2.71**	**2.42**	**2.24**
INCOME			
2024 Average Household Income	$64,456	$95,847	$96,744
2024 Median Household Income	$42,366	$62,053	$61,801
2024 Per Capita Income	$23,297	$39,302	$42,094
2024 POPULATION BY RACE/ETHNICITY			
White Alone	24.2%	41.7%	36.7%
Black Alone	44.9%	36.0%	45.1%
American Indian/Alaskan Native Alone	0.9%	0.6%	0.5%
Asian Alone	2.8%	5.0%	5.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Other Race	18.8%	8.6%	5.5%
Two or More Races	8.3%	8.0%	7.0%
Hispanic Origin (Any Race)	24.9%	13.4%	9.6%
2024 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	12,688	88,831	274,378
Less than 9th Grade	10.2%	5.8%	3.8%
9th - 12th Grade, No Diploma	10.7%	8.5%	7.4%
High School Graduate	33.1%	25.0%	24.1%
GED/Alternative Credential	5.7%	5.8%	4.9%
Some College, No Degree	19.4%	16.6%	16.1%
Associate Degree	5.6%	5.3%	5.8%
Bachelor's Degree	9.1%	18.7%	20.8%
Graduate/Professional Degree	6.2%	14.4%	17.1%
BUSINESS			
Total Business	478	6,407	20,750
Total Employees	5,061	94,384	299,479
Employee/Residential Population Ratio	0.250:1	0.740:1	0.780:1

2001 W PATAPSCO AVE SUBLEASE

For retail leasing information, please contact:

Alex Shiel
240.482.3601
ashiel@hrretail.com

Geoffrey Mackler
240.482.3616
gmakler@hrretail.com

WASHINGTON, DC
3 Bethesda Metro Center, Suite 620
Bethesda, MD 20814
Telephone: 301.656.3030

BALTIMORE, MD
2 Hamill Road, Suite 348W
Baltimore, MD 21210
Telephone: 410.308.0800