



EASTPOINT MALL BIG BOX SPACE

7735 EASTERN AVENUE | BALTIMORE, MARYLAND 21224

FOR
LEASE



**EASTPOINT
MALL**

JOIN THE MIX!

WEBSITE

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

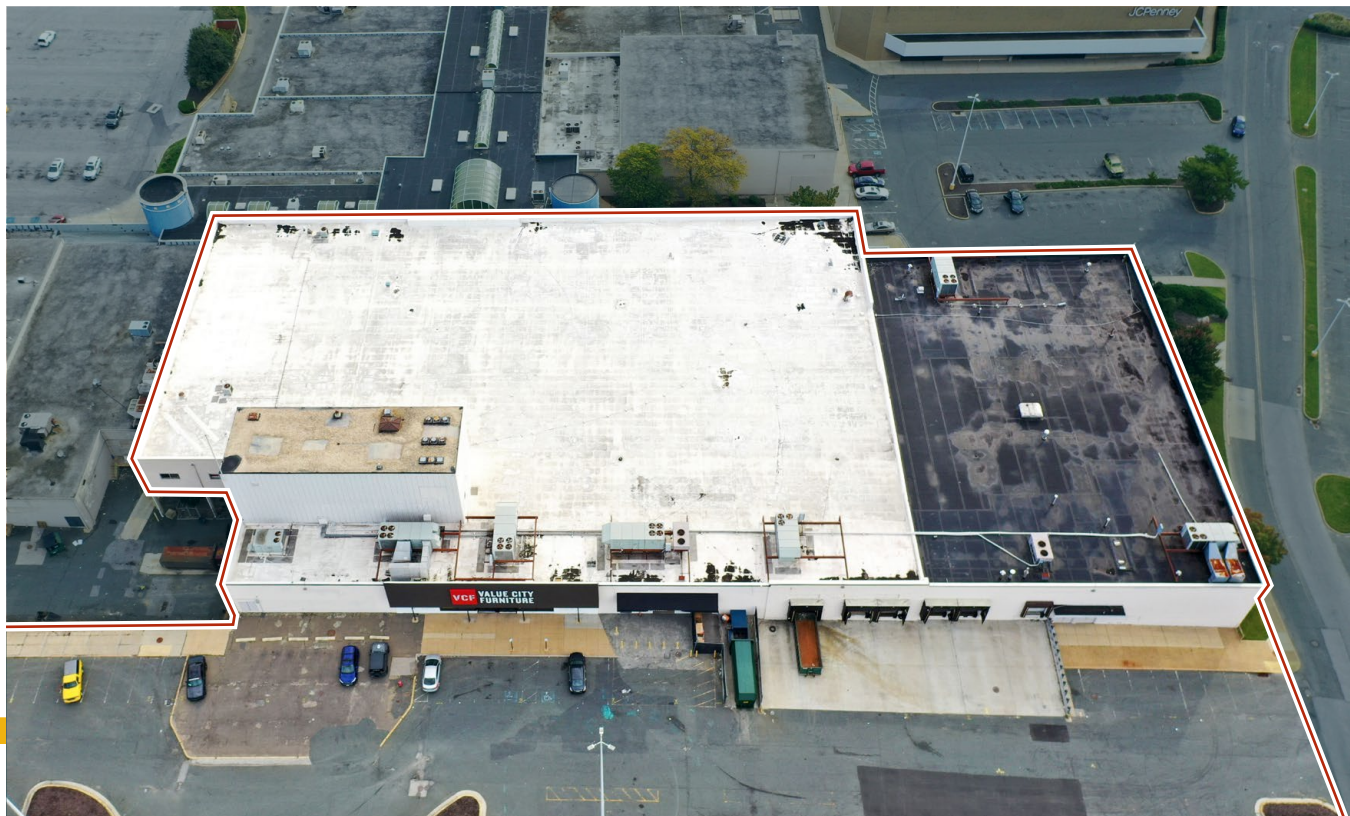
MCB
REAL ESTATE

PROPERTY OVERVIEW

HIGHLIGHTS:

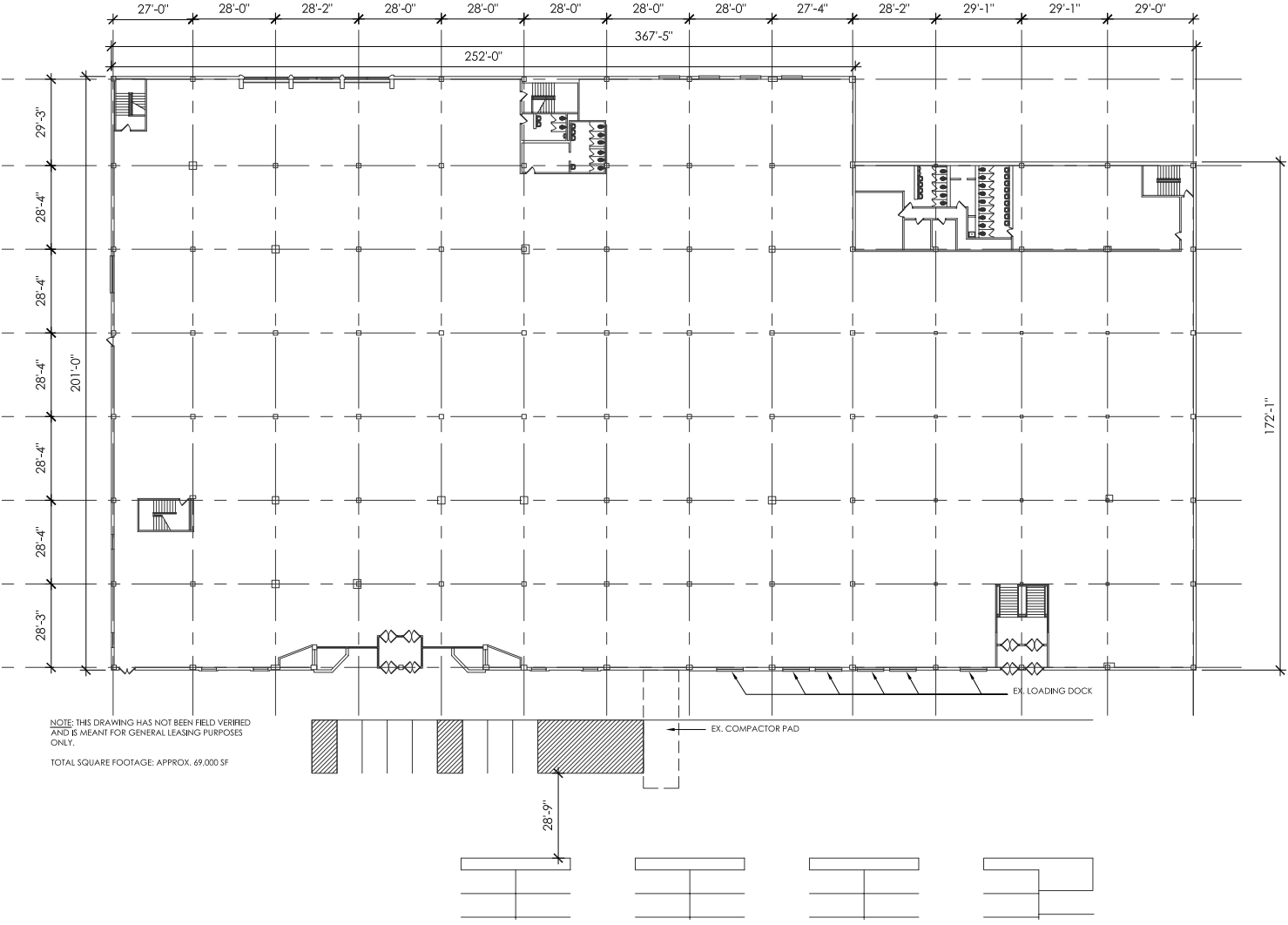
- 69,000 SF ± big box/anchor space (former Value City Furniture)
- Air conditioned
- Short term leases available
- Excellent visibility
- Ample parking
- Easy access to major highways I-695, I-95, I-895
- Close proximity to Downtown Baltimore, the Port of Baltimore and BWI Airport
- Join Eastpoint Mall's exciting mix of retailers, including JCPenney, Burlington, Party City, Gabe's, Foot Locker, Rainbow, The Children's Place, as well as many dining destinations
- Located in an Opportunity Zone
- Retail uses permitted but subject to restrictions

AVAILABLE:	69,000 SF ±
DOCKS:	6
DRIVE-INS:	1
ZONING:	BM CT (BUSINESS MAJOR) [COMMERCIAL, TOWN CENTER CORE DIST.]



FLOOR PLAN

69,000 SF ±



LOCAL BIRDSEYE



INTERSTATE
695

PNC

UNITED STATES
POSTAL SERVICE

Foot Locker

THE CHILDREN'S
PLACE

Rainbow

JCPenney

Burlington

Walmart

LifeStorage

McDonald's

151

MERRITT BLVD

7
ELEVEN

The RoomStyle
FURNITURE & MATTRESS

NORTH POINT BLVD

AMF

150

EASTERN AVE



LOCAL BIRDSEYE



EASTERN AVE

150

151

NORTH POINT BLVD



DEMOGRAPHICS

2024

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



12,192

117,761

328,764

DAYTIME POPULATION



12,598

112,616

329,910

AVERAGE HOUSEHOLD INCOME



\$91,035

\$83,431

\$95,856

NUMBER OF HOUSEHOLDS



4,075

44,8353

133,559

MEDIAN AGE

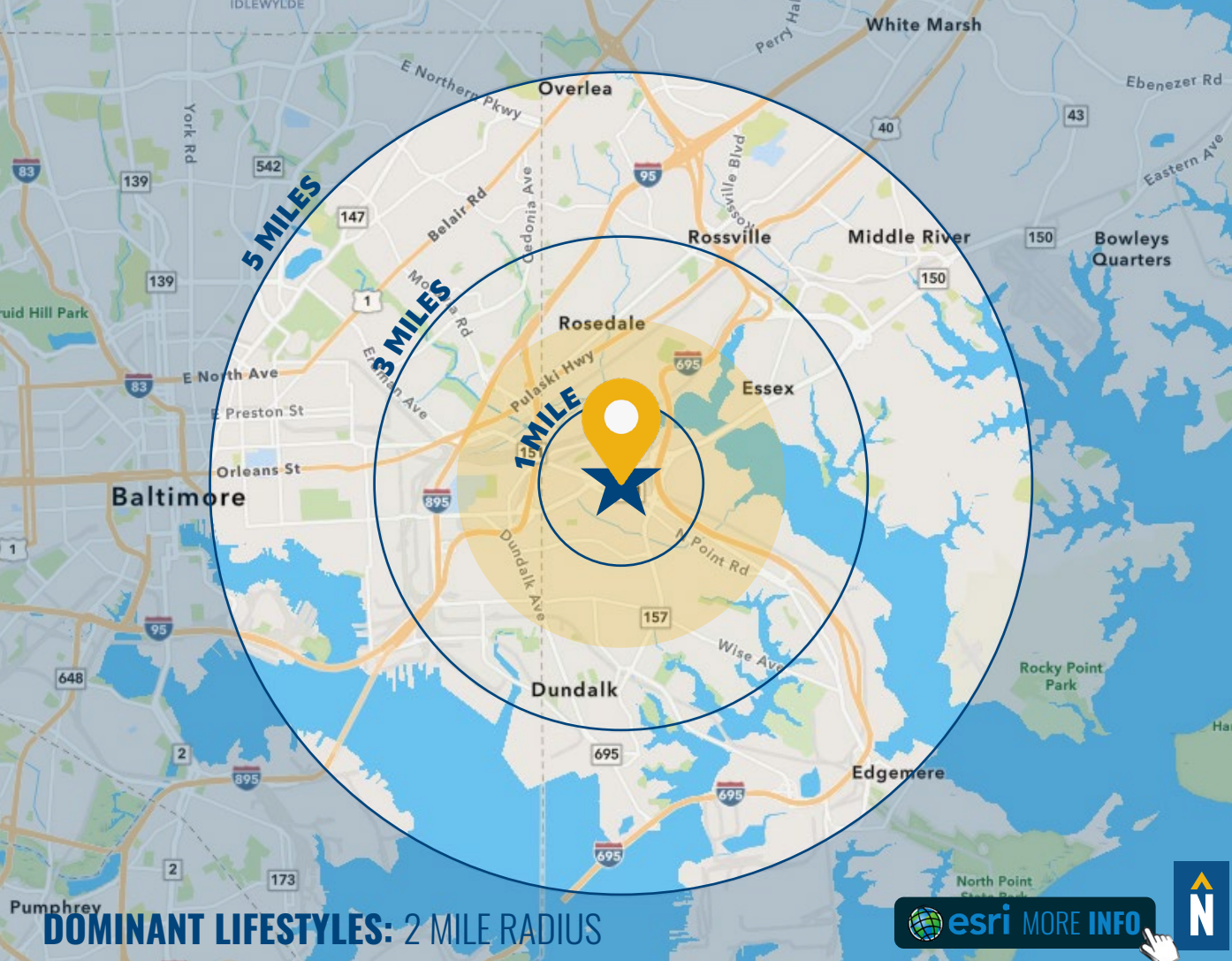


36.8

37.4

37.0

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

43%
FRONT PORCHES



Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

Median Age: **34.9**
Median Household Income: **\$43,700**

39%
PARKS
AND REC



Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

Median Age: **40.9**
Median Household Income: **\$60,000**

3%
PLEASANTVILLE



Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

Median Age: **42.6**
Median Household Income: **\$92,900**

FOR MORE INFO **CONTACT:**



DANIEL HUDAK, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
443.573.3205
DHUDAK@mackenziecommercial.com



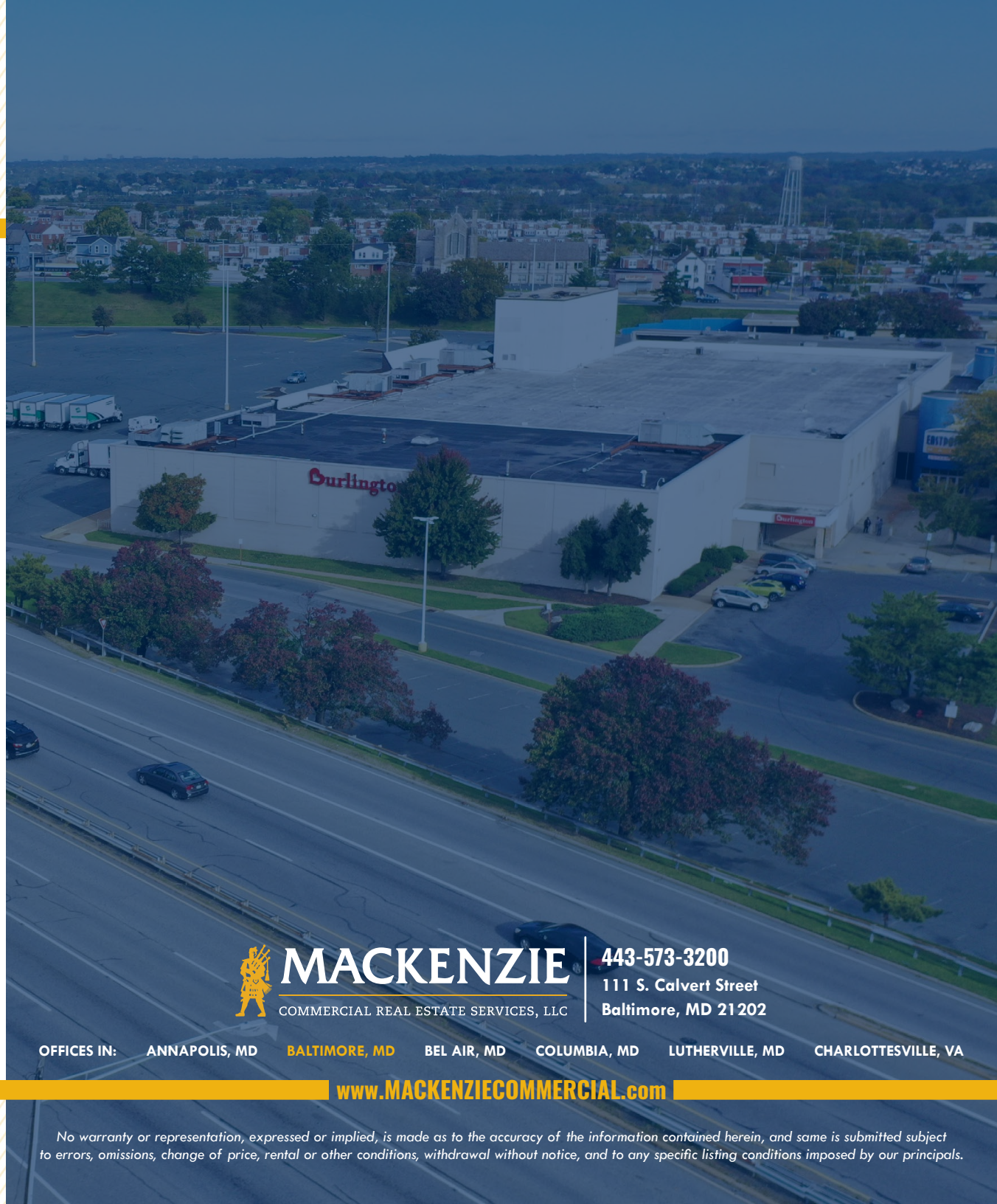
ANDREW MEEDER, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
410.494.4881
AMEEDER@mackenziecommercial.com



MATTHEW CURRAN, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
443.573.3203
MCURRAN@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

443-573-3200
111 S. Calvert Street
Baltimore, MD 21202

OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

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.