



[www.BELVEDERESQUARE.com](http://www.BELVEDERESQUARE.com)





As North Baltimore's central gathering spot, Belvedere Square is at the crossroads of it all. Located at the southeast corner of York Road and Northern Parkway, Belvedere Square offers a dynamic mix of *retail shopping, dining, and convenient service options*. In all, we feature more than 110,000 square feet of fashion apparel, shoes, home furnishings, restaurants and everyday services – and a fresh market that's second to none.





- |                          |                      |                           |                            |  |                                       |
|--------------------------|----------------------|---------------------------|----------------------------|--|---------------------------------------|
| 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 LOVE IS LOVE       | 16 PIZZA TRUST            | 23 KOBA KOREAN BARBECUE    | 30 MD VASCULAR SPECIALISTS             | 37 TRUIST                             |
| 3 MUNCHIES CAFÉ          | 10 GRAND CRU         | 17 PRIGEL FAMILY CREAMERY | 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 PHOENIX REHABILITATION  | 32 MULTI-SPECIALTY HEALTH CARE         |                                       |
| 5 NASA NAILS             | 12 HILO POKE         | 19 B'MORE TWIST           | 26 BALTIMORE BICYCLE WORKS | 33 BRIDGES BALTIMORE                   |                                       |
| 6 GORDON FLORIST         | 13 TOM TOM           | 20 NEOPOL SAVORY SMOKERY  | 27 AT LEASE                | 34 JIMMY JOHN'S                        |                                       |
| 7 LEVIN EYECARE          | 14 KESH & FRESH      | 21 PONO TACO              | 28 THE PHARMACY AT BSG     | 35 VERIZON                             |                                       |



**511-531**  
BELVEDERE  
AVENUE



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

**510-548**  
BELVEDERE  
AVENUE



**5911**  
YORK RD







Towson Town Center



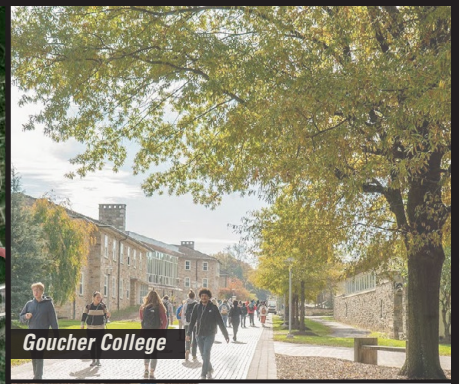
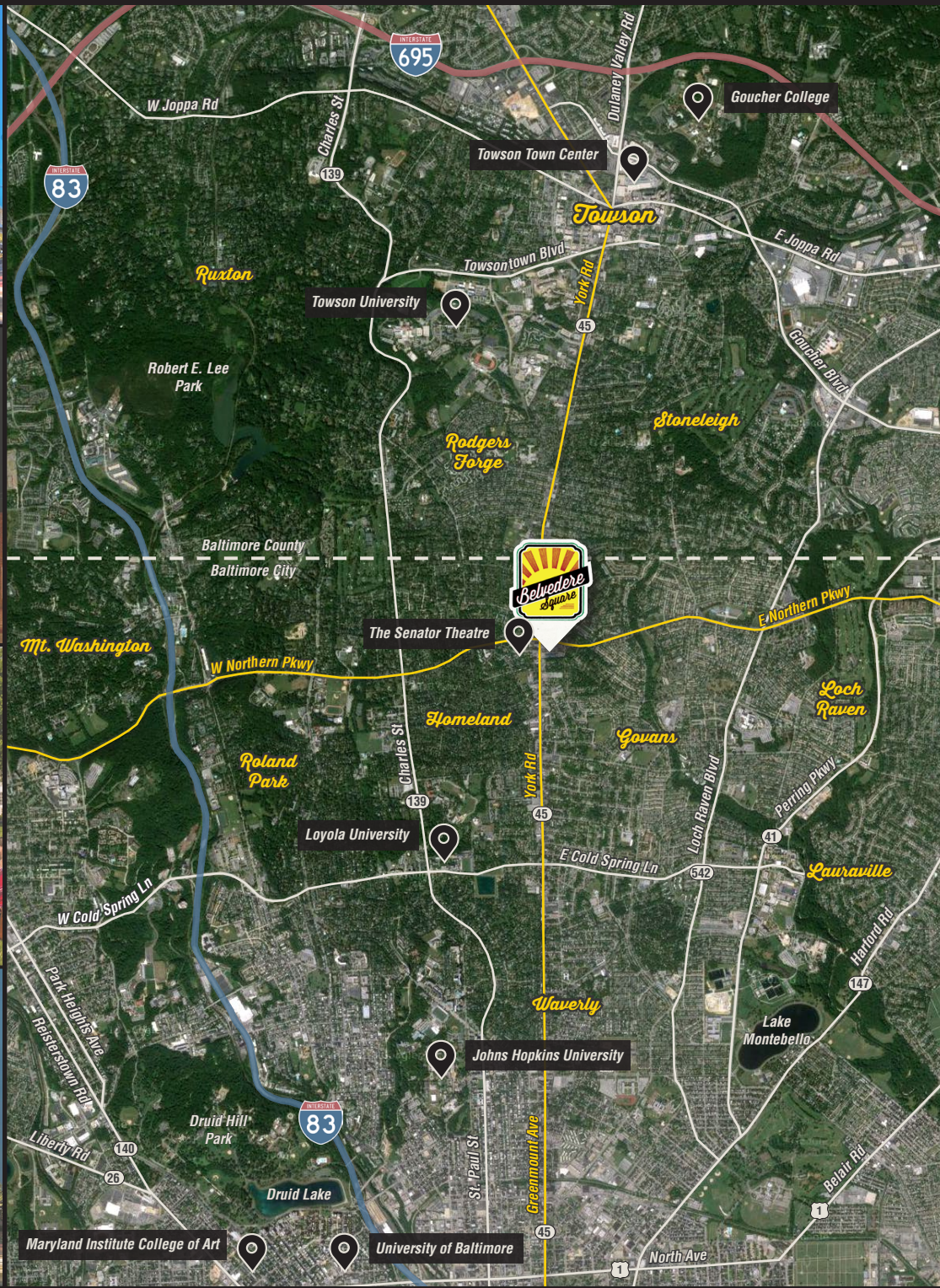
The Senator Theatre



Johns Hopkins University



Maryland Institute College of Art



Goucher College



Towson University



Loyola University



University of Baltimore



## Demographics (2022):

1 MI. | 3 MI. | 5 MI.



### RESIDENTIAL POPULATION

26,196 | 187,855 | 500,935



### NUMBER OF HOUSEHOLDS

10,599 | 77,456 | 209,101



### AVG. HOUSEHOLD INCOME

\$128,562 | \$115,360 | \$96,746



### DAYTIME POPULATION

20,794 | 194,135 | 509,443



### EDUCATION (COLLEGE+)

68.2% | 70.8% | 62.0%

## Retail Expenditures:

1 MI. | 3 MI. | 5 MI.



### FURNITURE + HOME

\$20.2M | \$133.3M | \$304.3M



### ENTERTAINMENT/RECREATION

\$46.2M | \$305.0M | \$694.9M



### FASHION + CLOTHING

\$32.1M | \$210.5M | \$480.5M



### FOOD AWAY FROM HOME

\$56.0M | \$372.2M | \$846.6M

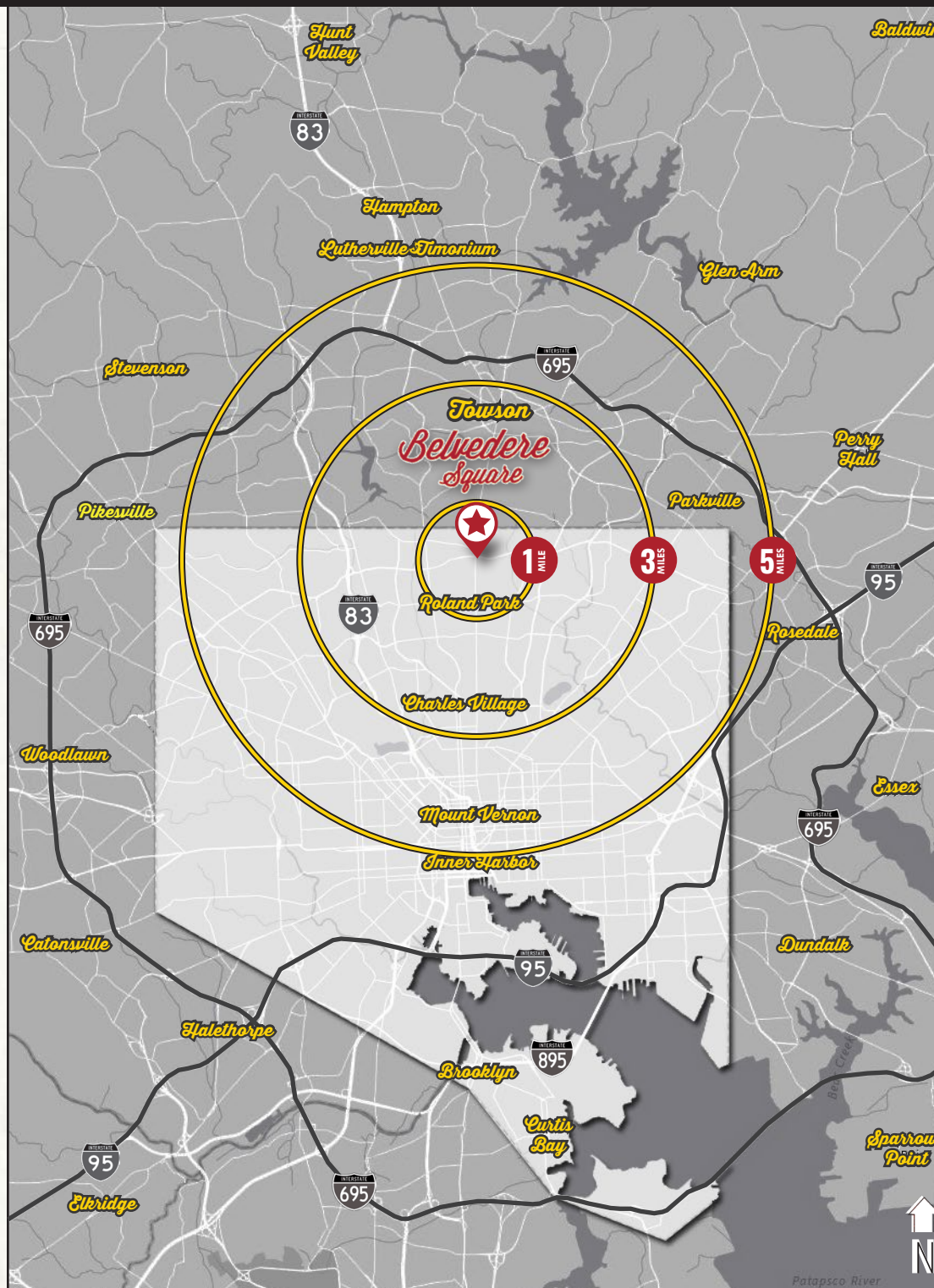


### HEALTH + WELLNESS

\$7.9M | \$52.7M | \$124.5M



FULL REPORT



## Top Lifestyles (2 Mile Radius):

### 22.6% FAMILY FOUNDATIONS



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.

2.71  
AVG. HH SIZE

39.6  
MEDIAN AGE

\$43,100  
MEDIAN HH INCOME

### 15.0% CITY STRIVERS



These consumers are bold in their purchasing decisions, seeking out deals on branded clothing, sometimes indulging in restaurants and personal services, and splurging on their cable TV package.

2.78  
AVG. HH SIZE

35.3  
MEDIAN AGE

\$44,700  
MEDIAN HH INCOME

### 13.5% URBAN CHIC



These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

2.39  
AVG. HH SIZE

43.3  
MEDIAN AGE

\$109,400  
MEDIAN HH INCOME

### 6.9% TOP TIER



These residents of the wealthiest Tapestry market earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.

2.84  
AVG. HH SIZE

47.3  
MEDIAN AGE

\$173,200  
MEDIAN HH INCOME

### 5.4% EMERALD CITY



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.

2.06  
AVG. HH SIZE

37.4  
MEDIAN AGE

\$59,200  
MEDIAN HH INCOME



Patapsco River





**Belvedere Square**

York Rd & E Belvedere Avenue  
Baltimore, Maryland 21212

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



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

