

NEW RETAIL AND OFFICE AT EDMONDSON VILLAGE

4400-4592 EDMONDSON AVENUE | BALTIMORE, MARYLAND 21229



LEASING BY:



MACKENZIE
RETAIL

DEVELOPED BY:

TREND

Transforming
Retail Economics
of Neighborhood
Development

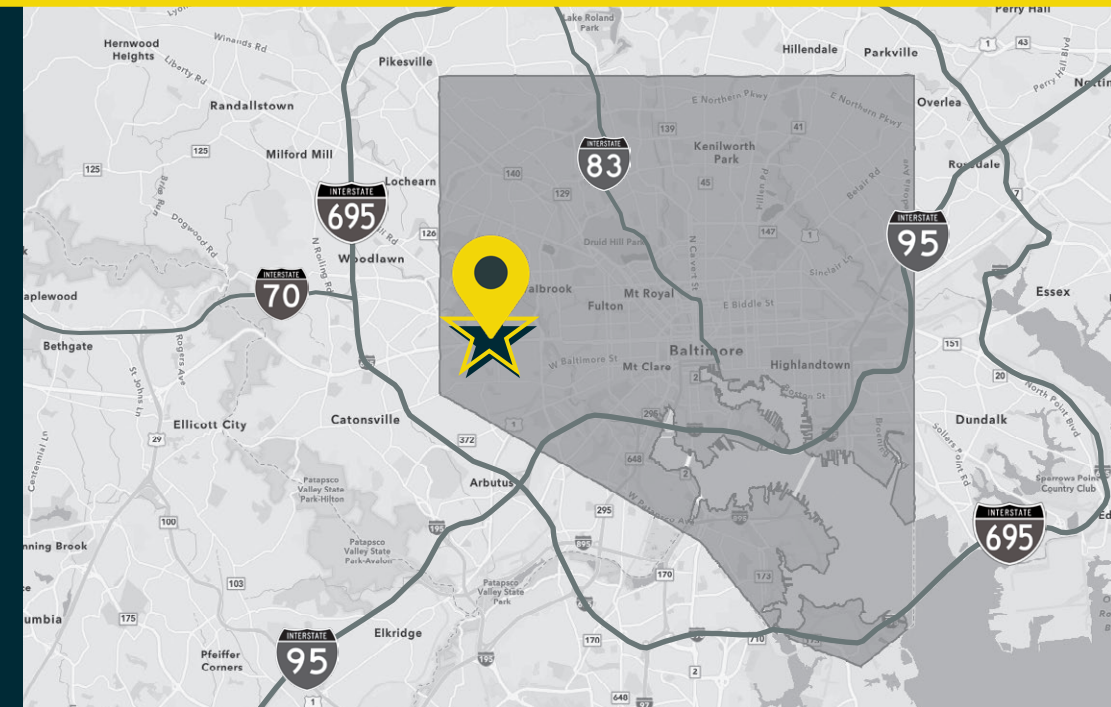




HIGHLIGHTS

- » Redevelopment of **iconic** Edmondson Village Shopping Center
- » Multiple retail pad sites available for the **first time** in 70+ years
- » Ample on-site **parking**
- » Adjacent to **Edmondson Square** (Giant Food, PNC Bank)
- » Located on **heavily trafficked** Edmondson Avenue (Route 40): 46,000+ cars per day
- » Easy **access** to I-695, I-95 and I-70
- » Across from the new **Uplands** development (63 Ac ± master planned mixed-use community)
- » Phase I **facade improvements** set for completion Q2 2024

RETAIL AVAILABLE:	3,683 SF ±
4,119-8,555 SF ±	9,942 SF ±
16,000 SF ±	16,000 SF ±
RETAIL PAD SITES:	0.5 - 1.0 ACRE ±
OFFICE AVAILABLE:	2,288-65,000 SF ±



SITE PLAN

*PAD SITES CONCEPTUAL ONLY

CAN BE COMBINED UP TO 8,555 SF

SWAN AVE

WOODRIDGE

EDMONDSON AVE

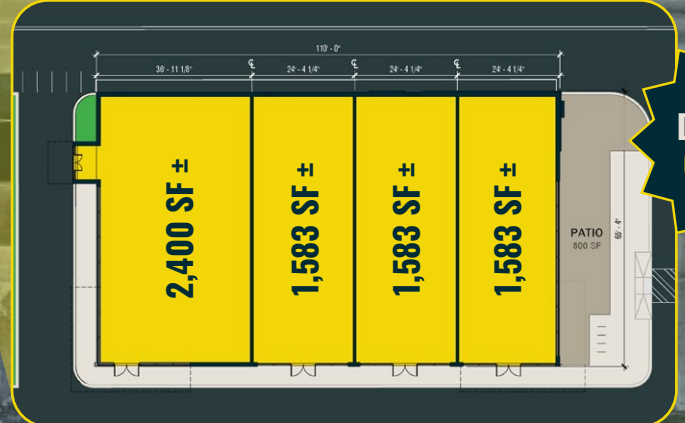
46,061 AADT

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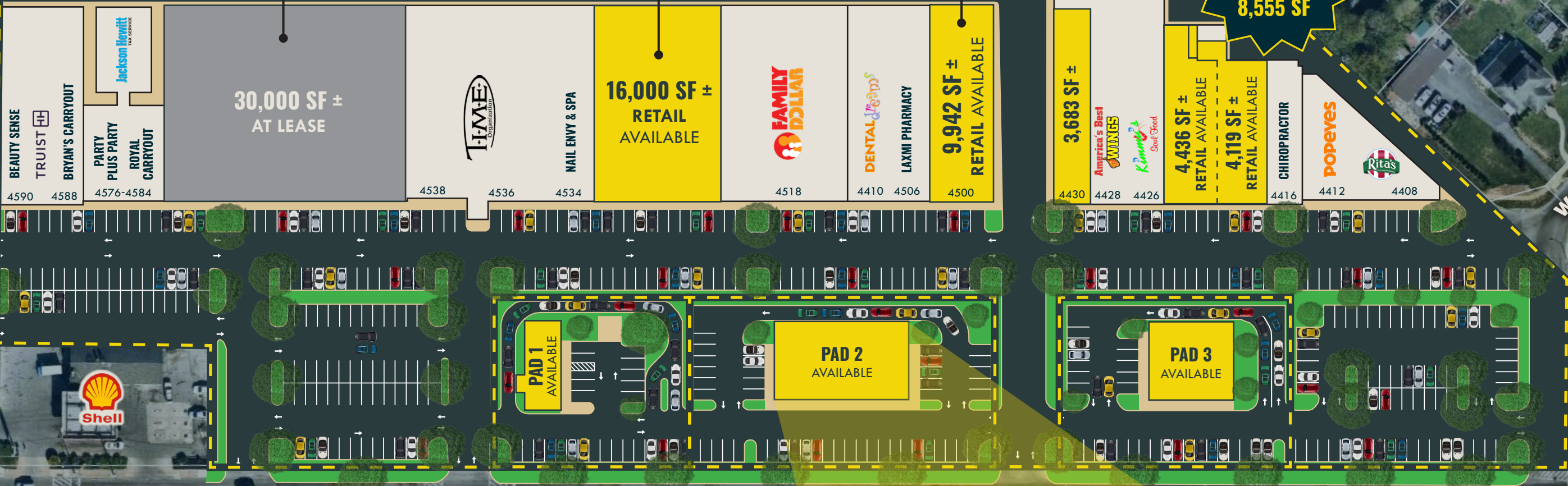
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TENANT ROSTER:

4408-4412 POPEYE'S/RITA'S ITALIAN ICE	6,193 SF	4534 NAIL ENVY & SPA	2,686 SF
4416 CHIROPRACTOR (DR. SCOTT RUDICK)	3,200 SF	4538 WIC	2,537 SF
4576 JACKSON HEWITT	870 SF	4536 T.I.M.E. ORGANIZATION	13,887 SF
4426 KIMMY'S RESTAURANT	5,592 SF	4578 ROYAL CARRYOUT	1,175 SF
4428 AMERICA'S BEST WINGS	1,986 SF	4584 BRYAN'S CARRYOUT	1,175 SF
4506 LAXMI PHARMACY	1,645 SF	4590 BEAUTY SENSE	7,000 SF
4410 DENTAL DREAMS	4,995 SF	4582 PARTY PLUS PARTY	1,174 SF
4518 FAMILY DOLLAR	14,769 SF	4588 TRUIST	3,000 SF



DELIVERY Q2 2025



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OLD FREDERICK RD

NATHOL AVE



Advance Parts



BEAUTY SENSE
TRUIST
BRYAN'S CARRYOUT
PARTY PLUS PARTY
ROYAL CARRYOUT

Jackson Hewitt
4576-4584

30,000 SF ±
AT LEASE

T.I.M.E. Organization
4538 4536 4534

NAIL ENVY & SPA
16,000 SF ±
RETAIL AVAILABLE

FAMILY DOLLAR
4518

DENTAL DREAMS
LAXMI PHARMACY
9,942 SF ±
RETAIL AVAILABLE

3,683 SF ±
America's Best Wings
Kimmy's Restaurant
4430 4428 4426

4,436 SF ±
RETAIL AVAILABLE

4,119 SF ±
RETAIL AVAILABLE

CHIROPRACTOR
4416

POPEYES
Rita's
4412 4408

PAD SITES*

*CONCEPTUAL ONLY



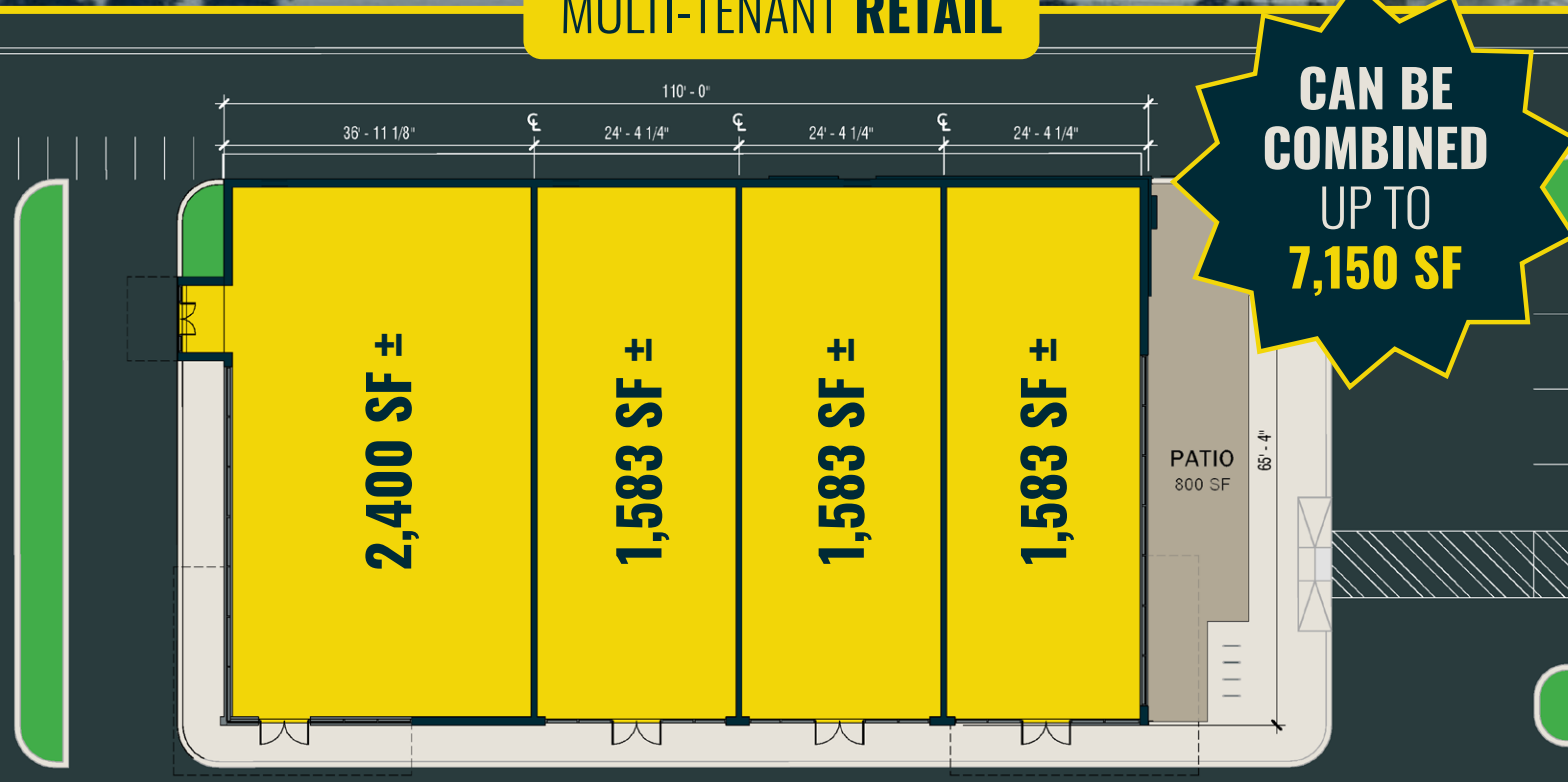
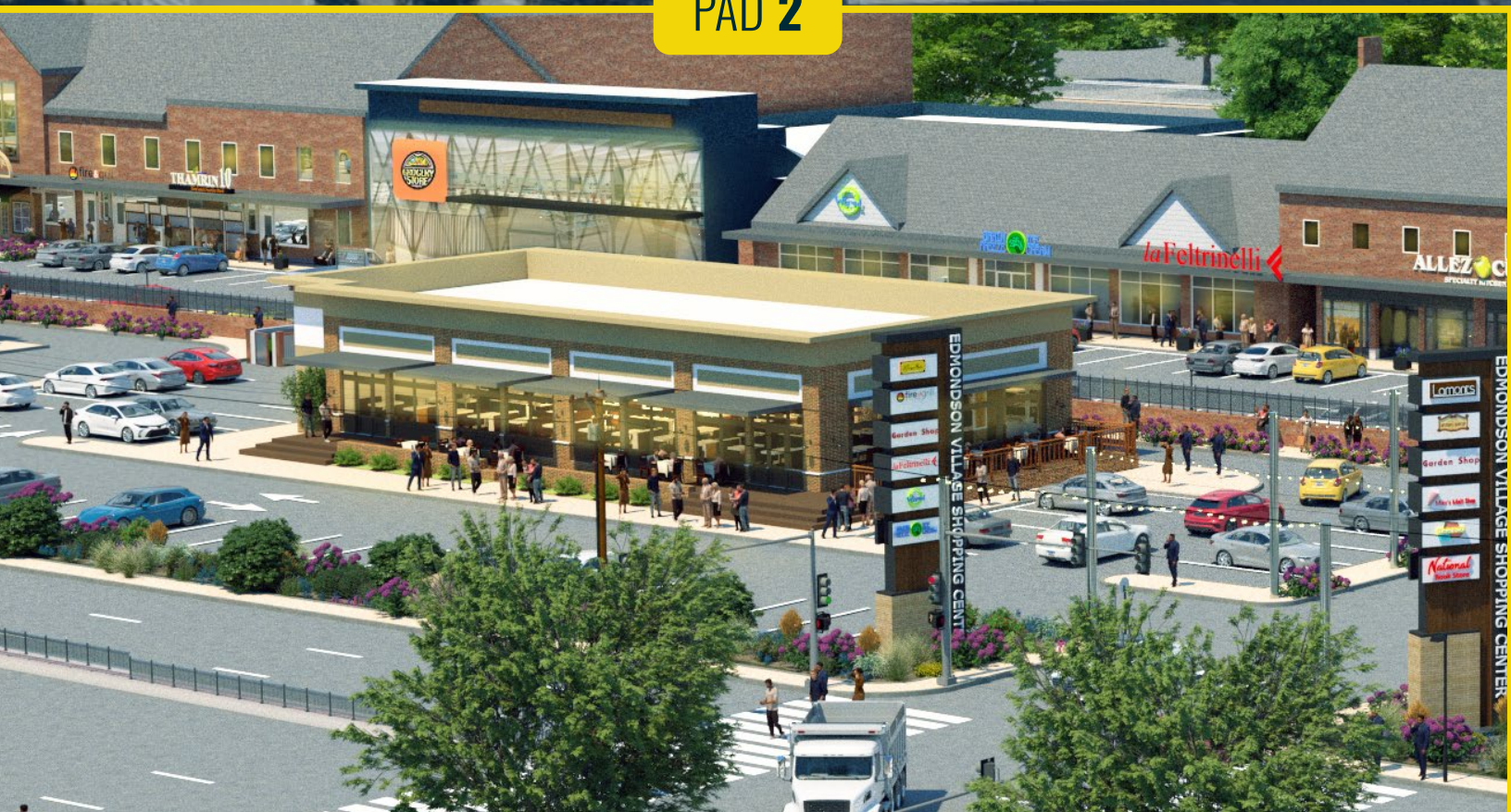
EDMONDSON AVE

46,061 AADT

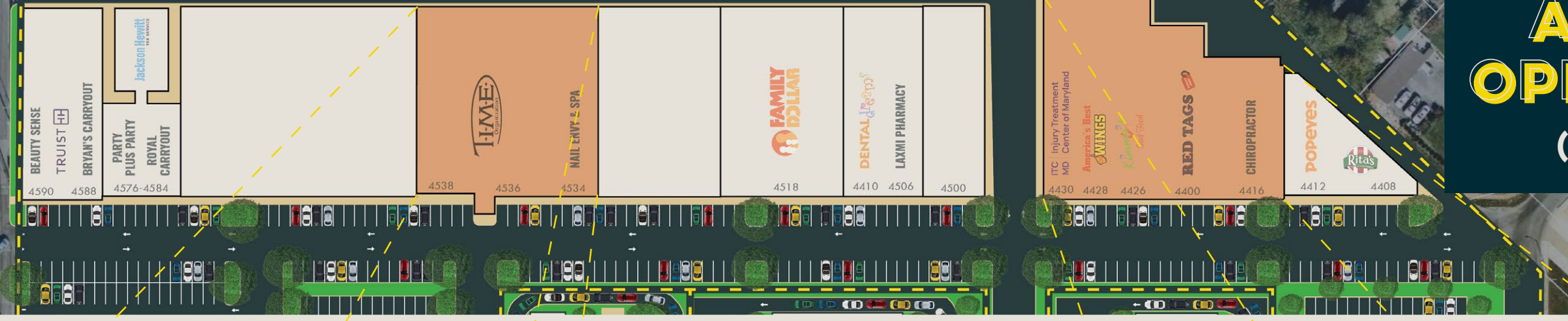


PAD 2

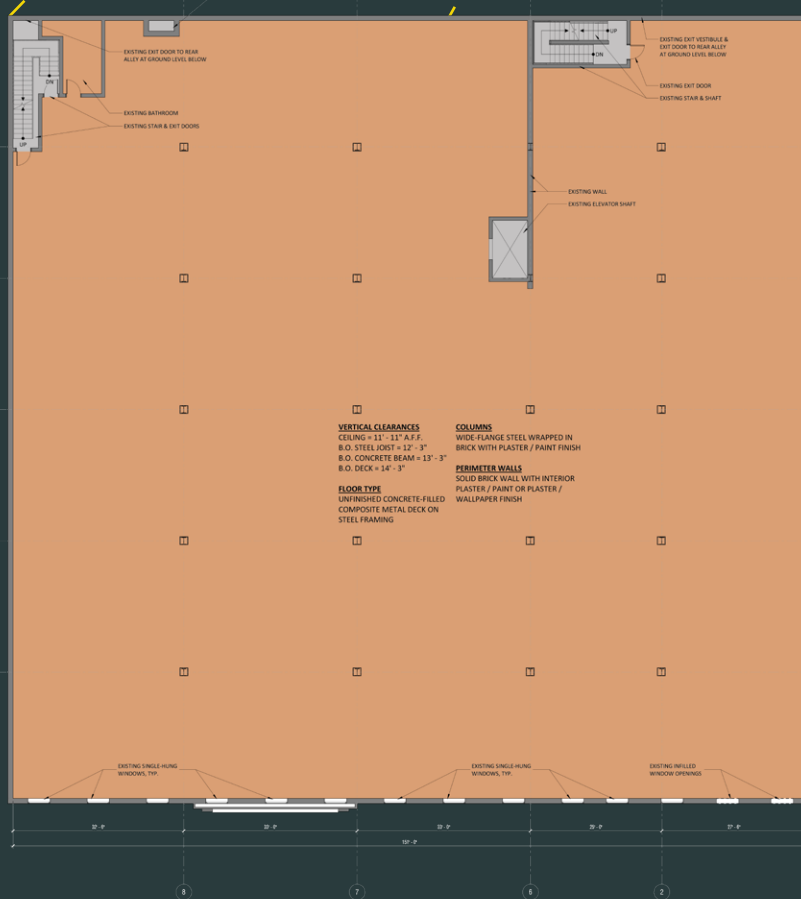
MULTI-TENANT RETAIL



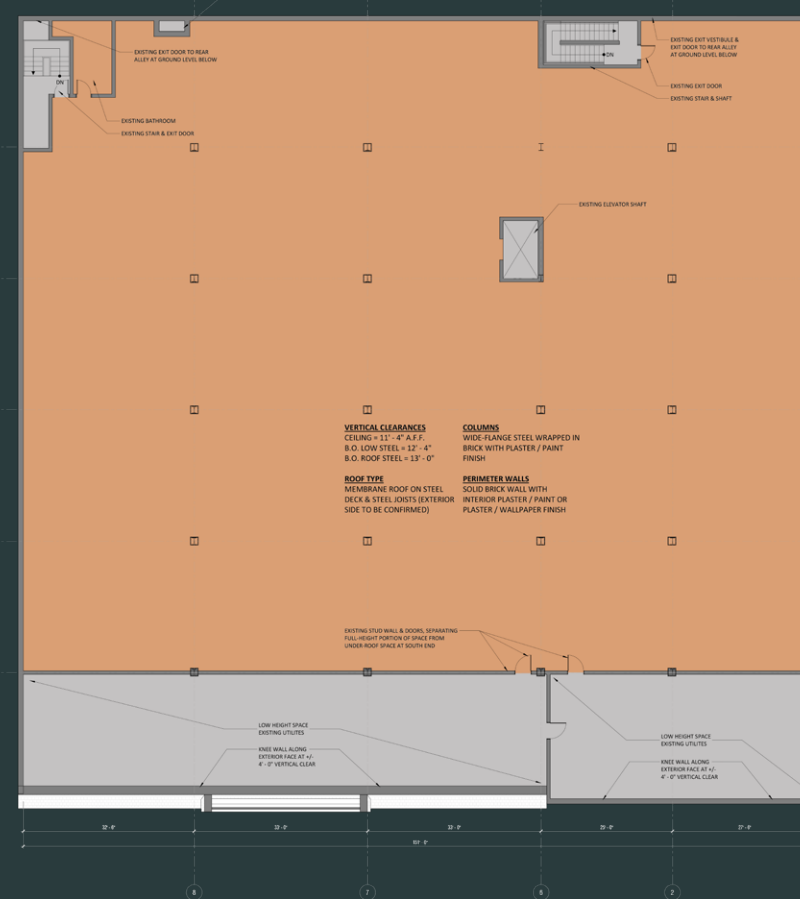
ADDITIONAL OPPORTUNITIES (OFFICE & STORAGE)



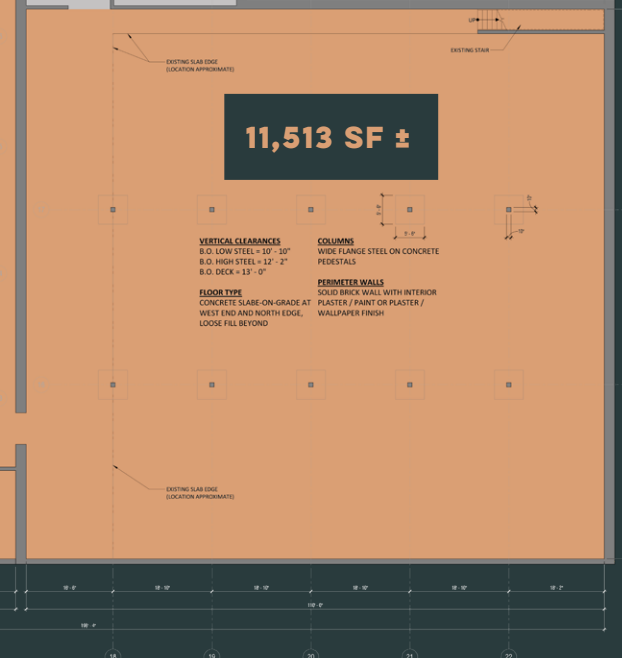
2ND FL:



3RD FL:



BASEMENT:



OFFICE/MEDICAL SPACE

OFFICE/MEDICAL SPACE

OFFICE / STORAGE / ENTERTAINMENT SPACE

2ND FLOOR:

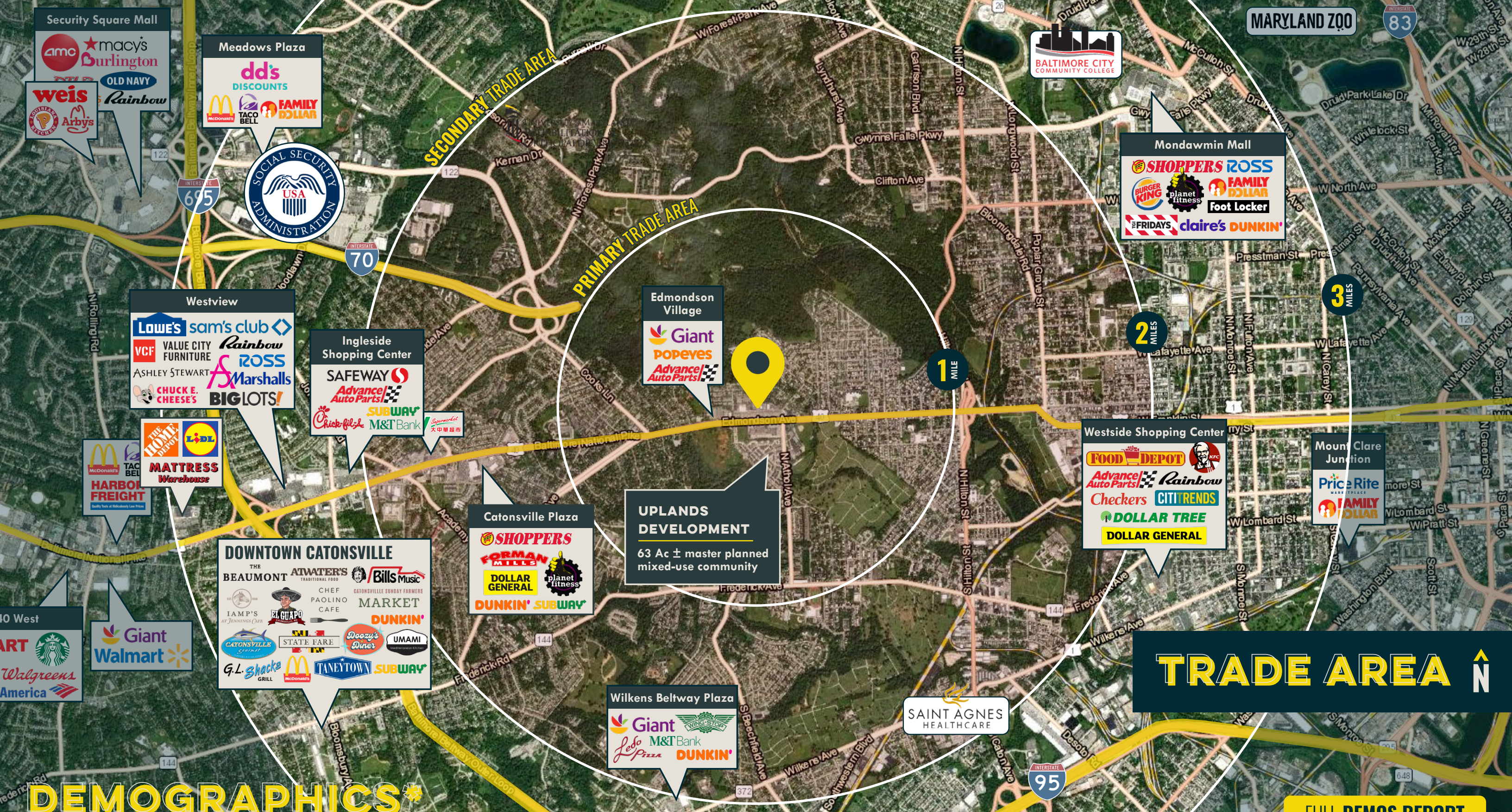
22,348 SF ±

3RD FLOOR:

18,674 SF ±

TOTAL:

23,433 SF ±



[FULL DEMOS REPORT](#)

RESIDENTIAL POPULATION

	1 MILE	2 MILES	3 MILES
	21,721	84,423	173,131

NUMBER OF HOUSEHOLDS

	1 MILE	2 MILES	3 MILES
	9,067	35,594	68,887

AVG. HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES
	\$70,421	\$72,717	\$73,714

*2022



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