

3 BLOCKS
FROM METRO WEST,
FUTURE HOME OF
450,000 SF
MD DEPT. OF
HEALTH

AND IMMEDIATELY
ADJACENT TO:



SUITE 1
2,576 SF
(DIVISIBLE)

SUITE 2
1,548 SF
AVAILABLE

SUITE 3
1,002 SF
AVAILABLE

PROSPER ON FAYETTE

400 W. FAYETTE STREET
BALTIMORE, MD
WWW.PROSPERFAYETTE.COM

5,000+
SF RETAIL

DEVELOPED BY:

RISE
A REAL ESTATE COMPANY

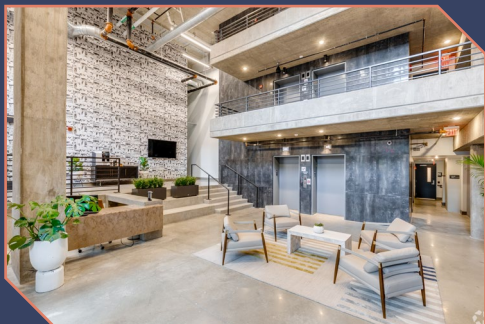
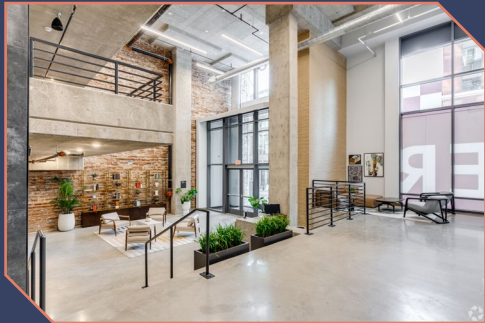
RETAIL LEASING BY:



MACKENZIE
RETAIL

HIGHLIGHTS

- » Mixed-use, 314-bed student housing project with 5,126 SF of street level retail
- » Adjacent to bustling UMD Medical Center and Professional Schools with over 17,000 employees/staff and over 6,800 students
- » Adjacent to a new 157-key SpringHill Suites hotel
- » Ideal for quick-serve food concepts, banks and other retail users
- » Construction complete!



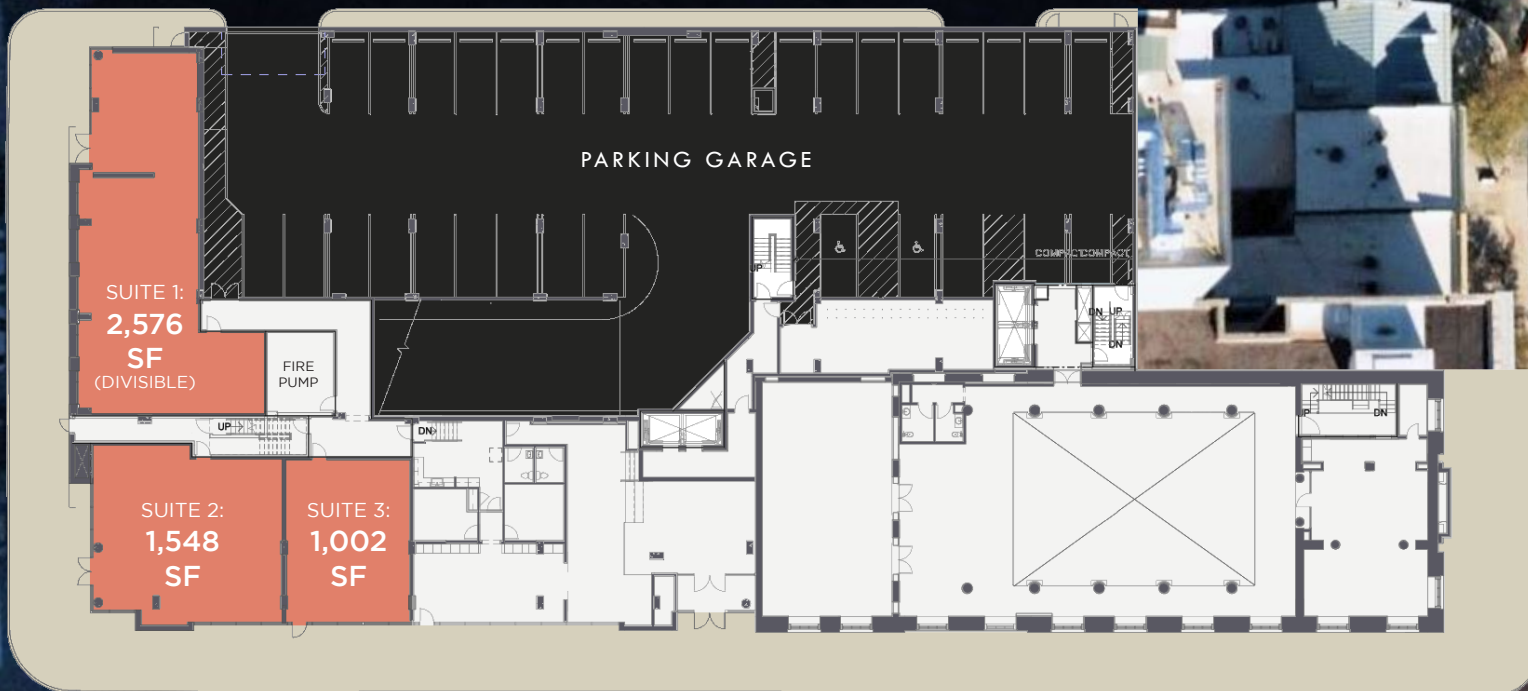
SUITE 1
2,576 SF
(DIVISIBLE)

SUITE 2
1,548 SF
AVAILABLE

SITE PLAN

N PACA ST 13,561 AADT

N EUTAW ST



W FAYETTE ST





UNIVERSITY of MARYLAND MEDICAL CENTER

The **University of Maryland Medical Center (UMMC)** provides a full range of health care services, coordinated across its downtown and midtown Baltimore hospital campuses and several community locations. As the flagship of the University of Maryland Medical System, UMMC serves as a referral center for the most critically ill in the Mid-Atlantic region. UMMC was established in 1823 in partnership with the first public medical school in the nation. Since that time, UMMC has trained generations of physicians, nurses and other health professionals as an international leader in patient care, research and education.



QUICK NUMBERS

Licensed Beds
841 Downtown
177 Midtown

Employees
8,899 Downtown
1,423 Midtown

Medical Staff
More than **1,000** faculty physicians and **900** resident physicians across both campuses

FY 2018 FIGURES (BY CAMPUS)

Admissions
29,316 Downtown
4,665 Midtown

Outpatient Visits
319,529 Downtown
107,772 Midtown

Emergency Visits
56,184 Downtown
26,149 Midtown



- PATIENT CARE BUILDING
- ACADEMIC BUILDING
- SUPPORT BUILDING

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 450,000 SF

UMD BALTIMORE / UMMC CAMPUS MAP

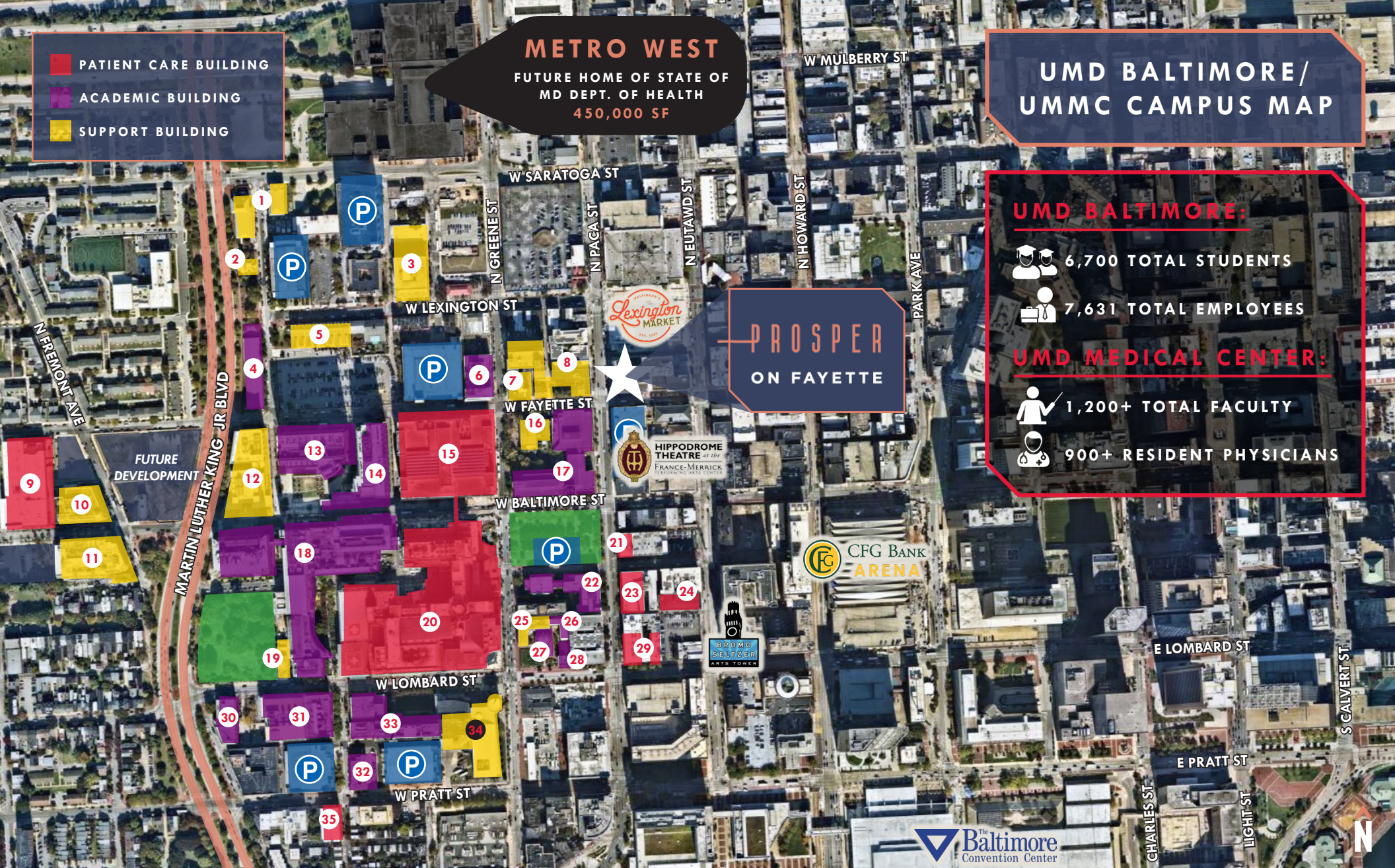
UMD BALTIMORE:

- 6,700 TOTAL STUDENTS
- 7,631 TOTAL EMPLOYEES

UMD MEDICAL CENTER:

- 1,200+ TOTAL FACULTY
- 900+ RESIDENT PHYSICIANS

PROSPER
ON FAYETTE



- | | | | | |
|--|--|--|---|--|
| <ul style="list-style-type: none"> 1 PINE STREET ANNEX 2 PINE STREET POLICE STATION 3 LEXINGTON BUILDING 4 PHARMACY LEARNING CENTER 5 PASCAULT ROW 6 BIOMEDICAL RESEARCH FACILITY 7 MARYLAND BAR CENTER | <ul style="list-style-type: none"> 8 UNIVERSITY SUITES AT FAYETTE SQUARE 9 MARYLAND PROTON TREATMENT CENTER 10 UMD BIOPARK - BLDG. I 11 UMD BIOPARK - BLDG. II 12 PHARMACY HALL 13 HEALTH SCIENCES RESEARCH FACILITY III 14 SCHOOL OF DENTISTRY | <ul style="list-style-type: none"> 15 BALTIMORE VA MEDICAL CENTER 16 WESTMINSTER HALL 17 CAREY SCHOOL OF LAW 18 SCHOOL OF MEDICINE 19 ENVIRONMENTAL HEALTH & SAFETY 20 UMD MEDICAL CENTER 21 FACULTY PHYSICIANS | <ul style="list-style-type: none"> 22 SCHOOL OF SOCIAL WORK 23 UM PROFESSIONAL BUILDING 24 JAMES T. FRENKIL BUILDING 25 NATIONAL MUSEUM OF DENTISTRY 26 GEORGE GRAY RESEARCH HALL 27 DAVIDGE HALL 28 EAST HALL | <ul style="list-style-type: none"> 29 UNIVERSITY FAMILY MEDICINE 30 SCHOOL OF MEDICINE 31 INSTITUTE OF HUMAN VIROLOGY 32 GENERAL RESEARCH BUILDING 33 SCHOOL OF NURSING 34 SMC CAMPUS CENTER/LIBRARY 35 WALTER P. CARTER CENTER |
|--|--|--|---|--|

TRADE AREA

RESIDENTIAL PROJECTS:

- 1 THE FITZGERALD
275 UNITS
- 2 THE MOUNT ROYAL
120 UNITS
- 3 THE VARSITY
323 UNITS
- 4 THE BELVEDERE
112 UNITS
- 5 THE STAFFORD
96 UNITS
- 6 222 E SARATOGA ST
77 UNITS
- 7 THE ATRIUM
173 UNITS
- 8 39 W LEXINGTON ST
183 UNITS
- 9 CENTERPOINT
392 UNITS
- 10 THE MUNSEY
183 UNITS
- 11 REDWOOD TOWERS
151 UNITS
- 12 MARLBORO CLASSIC
191 UNITS

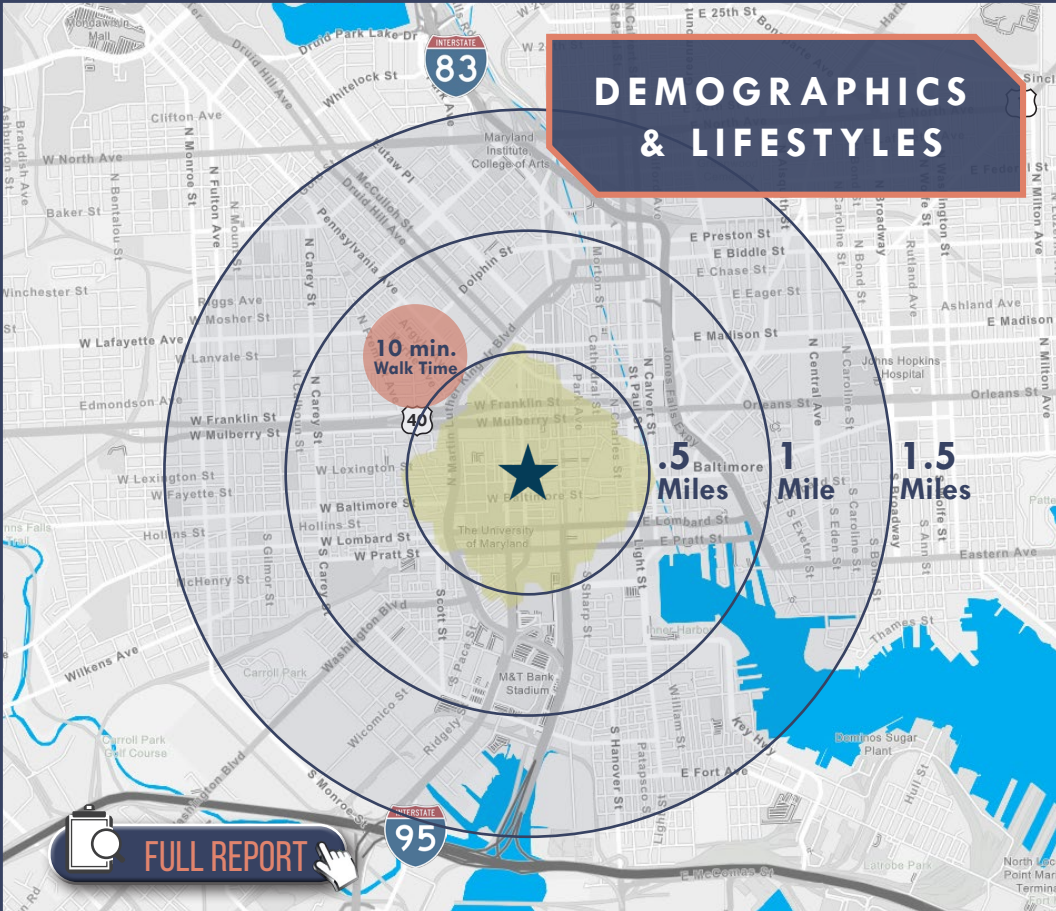
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DEMOGRAPHICS & LIFESTYLES



FULL REPORT



RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HOUSEHOLD SIZE	MEDIAN AGE
11,303 .5 MILES	6,873 .5 MILES	1.54 .5 MILES	30.5 .5 MILES
46,774 1 MILE	22,043 1 MILE	1.80 1 MILE	33.0 1 MILE
96,692 1.5 MILES	43,226 1.5 MILES	1.99 1.5 MILES	33.5 1.5 MILES



AVERAGE HOUSEHOLD INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$72,688 .5 MILES	80.1% .5 MILES	97.1% .5 MILES	63,346 .5 MILES
\$66,950 1 MILE	62.9% 1 MILE	94.4% 1 MILE	148,155 1 MILE
\$72,243 1.5 MILES	58.8% 1.5 MILES	94.0% 1.5 MILES	206,492 1.5 MILES

10 MIN. WALK

70% METRO RENTERS

10 MIN. WALK

10% CITY COMMONS

10 MIN. WALK

9% YOUNG AND RESTLESS

10 MIN. WALK

7% COLLEGE TOWNS

1.67
AVERAGE HH SIZE

32.5
MEDIAN AGE

\$67,000
MEDIAN HH INCOME

The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

2.67
AVERAGE HH SIZE

28.5
MEDIAN AGE

\$18,300
MEDIAN HH INCOME

Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.

2.04
AVERAGE HH SIZE

29.8
MEDIAN AGE

\$40,500
MEDIAN HH INCOME

These well-educated young workers, some of whom are still completing their education, are largely employed in professional/technical occupations. Smartphones and the Internet are a way of life.

2.14
AVERAGE HH SIZE

24.5
MEDIAN AGE

\$32,200
MEDIAN HH INCOME

This digitally engaged group uses computers and cell phones for all aspects of life, including shopping, school work, news, social media and entertainment. They also tend to splurge on the latest fashions.



Henry Deford

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