

HOLLINSWOOD SHOPPING CENTER

BALTIMORE, MD | 2101-2215 WEST PATAPSCO AVE

BROAD STREET

SHOE SHOW
INCORPORATED

**7,815 SF SPACE
JUST LEASED!**



**Two Inline Spaces Available
2,470 SF & 1,229 SF**

2023 DEMOGRAPHICS

2023
POPULATION

1 MILE

19,490

3 MILES

130,567

5 MILES

392,361

AVERAGE
HOUSEHOLD INCOME

\$59,046

\$78,880

\$79,660

MEDIAN
AGE

33.7

36.9

37.3

DAYTIME
EMPLOYEES

4,810

95,114

278,523

TRAFFIC
COUNT

W Patapsco Ave
VPD: 21,184

Baltimore/Washington Pkwy
VPD: 78,190

DEMOGRAPHICS



2023 POPULATION BY RACE

1 MILE

3 MILES

5 MILES

CAUCASIAN

9K

69K

164K

AFRICAN
AMERICAN

8K

51K

199K

AM. INDIAN
& ALASKAN

84

612

1.8K

ASIAN

521

5K

15K

HAWAIIAN
& PACIFIC ISLAND

26

121

360

OTHER

641

4K

10K

HISPANIC
ORIGIN

3K

10K

26K

Note: Numbers are rounded up



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THE CENTER



Under-retailed area with limited vacancy serving both Baltimore County and City.

Dense residential population within a quarter mile, highly accessible.

Anchored by LA Mart, a regional international grocer.

Almost exclusively long-term national tenants.



LA Mart



DOLLAR GENERAL

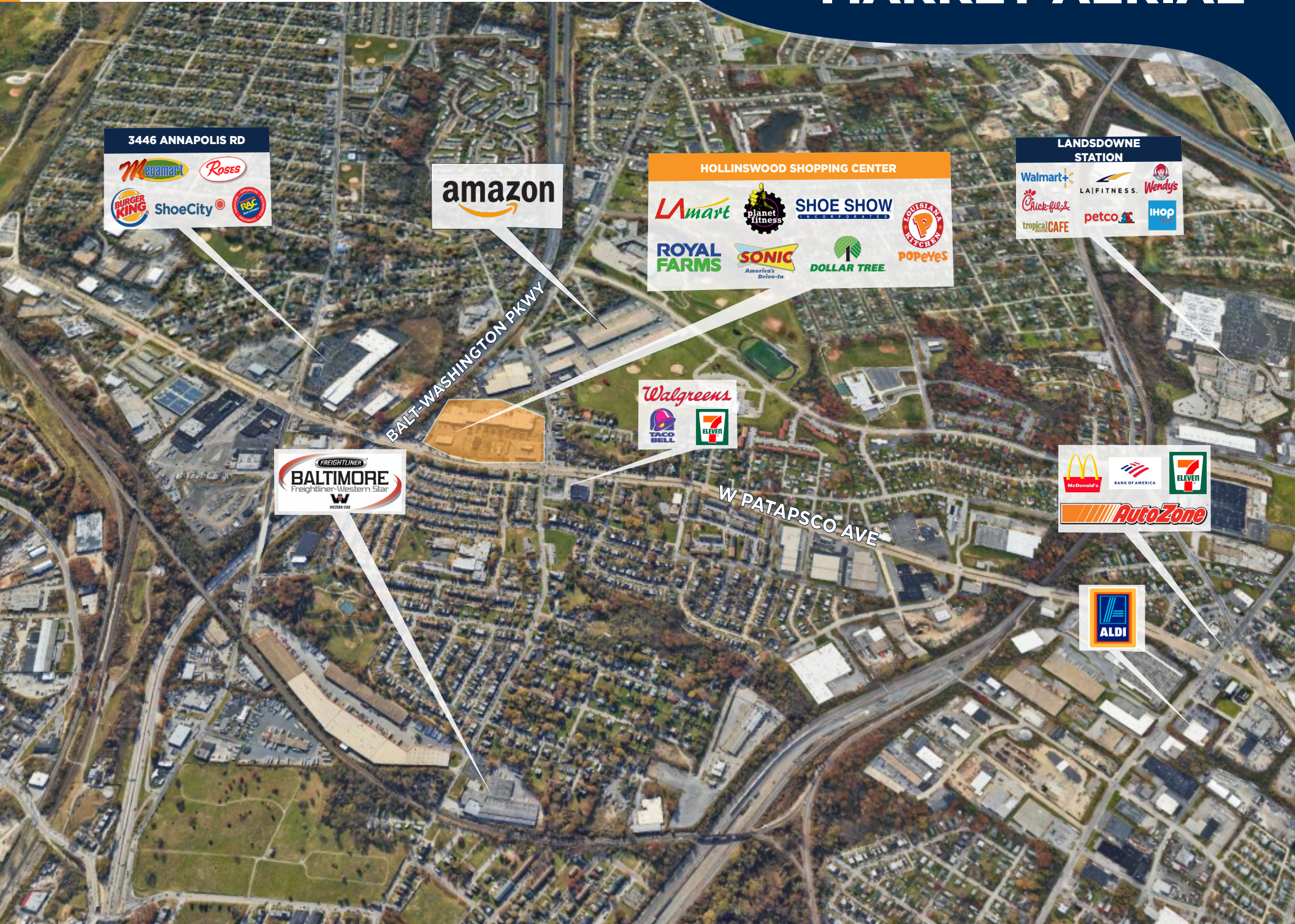
ROYAL FARMS



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MARKET AERIAL



3446 ANNAPOLIS RD



amazon

HOLLINSWOOD SHOPPING CENTER



LANDSDOWNE STATION



W PATAPSCO AVE



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SITE PLAN



UNIT	SF	TENANT
2159	30,030	LA Mart
2157	1,125	Shanghai Carryout
2153	1,855	Lee's Barber Shop
2151	1,500	Cash Depot
2149	1,125	Subway
2147	2,470	VACANT
2145	15,000	Planet Fitness
2139	1,200	Nails One
2135	2,880	Liberty Gold Brokers
2131	1,920	Little Caesars
2129	1,200	Chicken Shack Deli
2123	3,600	Laundromat
2121	3,600	Hollins Beauty Supply
2113	12,286	Dollar General
2111	7,815	Shoe Show
2109	2,000	Quik Mart
2107	1,229	VACANT
2103	3,188	Healthy Dental
2101	7,950	Advance Auto Parts
2201	5,291	Popeye's
ATM	---	Bank of America
2205	2,290	Sonic Drive-In
2001	2,955	Walgreens
PAD	1.62 acres	Royal Farms

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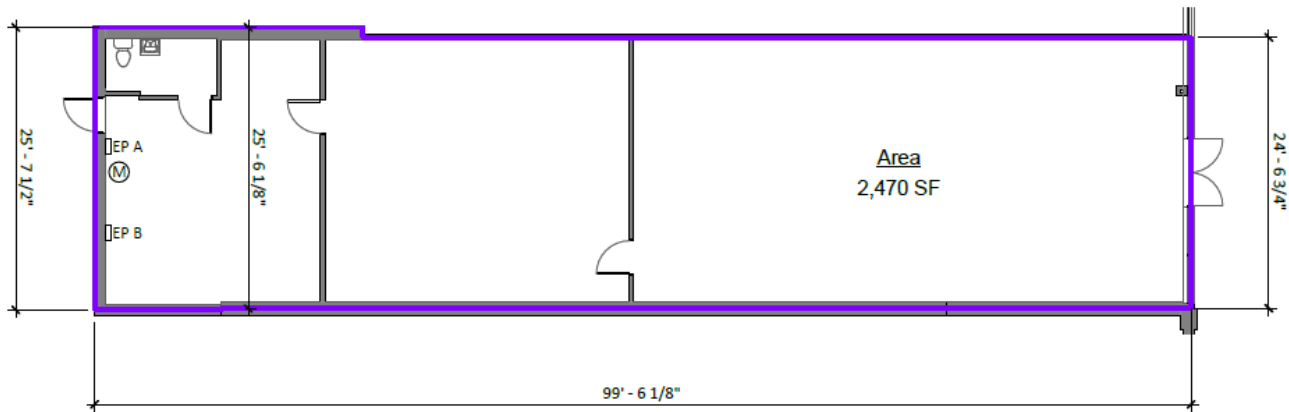
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INLINE SPACE AVAILABLE



UNIT 2147

2,470 SF Available | Previously T-Mobile



LEASABLE AREA	2,470 SF
SPRINKLERED	NO
FIRE ALARM	NO
NO. OF EXITS	2
EXISTING USE	B
FL TO U/S STRUCT HT	+/- 15'
RESTROOMS	1
CEILINGS	
FRONT RESTROOMS	11' AFF, ACT
BACK	8'-0" AFF, ACT
STOREFRONT	
ALUMINUM	10'-0" H

LEGEND

WATER METER	DRINKING FOUNTAIN
ELECTRIC PANEL	MOP SINK
FIRE ALARM	WATER HEATER
THERMOSTAT	FLOOR DRAIN
ELECTRIC METER	CLEAN OUT

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INLINE SPACE AVAILABLE



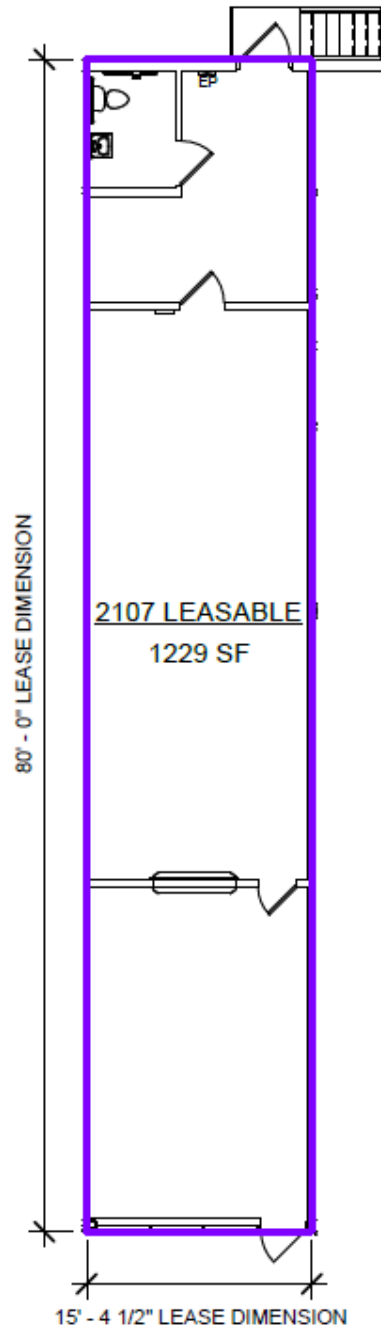
UNIT 2107

1,229 SF Available

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INLINE SPACE AVAILABLE



LEASABLE AREA	1,229 SF
SPRINKLERED	NO
FIRE ALARM	NO
NO. OF EXITS	2
EXISTING USE	B
FL TO U/S STRUCT HT	
RESTROOMS	1
CEILINGS	
FRONT	10'-11" AFF, ACT
RESTROOMS	8'-0" AFF, ACT
BACK	10'-11" AFF, ACT
STOREFRONT	
ALUMINUM	10'-10 1/4" H

LEGEND

(W) WATER METER	DF DRINKING FOUNTAIN
EP ELECTRIC PANEL	MS MOP SINK
[F] FIRE ALARM	WH WATER HEATER
(T) THERMOSTAT	FD FLOOR DRAIN
(M) ELECTRIC METER	CO CLEAN OUT

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About Broad Street Realty

Broad Street Realty, Inc., is a vertically integrated and self-managed publicly owned real estate company that has grown their owned portfolio to 15 shopping centers and 2 Million square feet of retail in the Mid-Atlantic Region and the Denver Urban Corridor. The company has extensive experience in real estate development, property management, asset management, and both landlord and tenant representation. Broad Street Realty maintains offices in Washington DC, Maryland, Virginia and Colorado.



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