

# HOLLINSWOOD SHOPPING CENTER

BALTIMORE, MD | 2101-2215 WEST PATAPSCO AVE

BROAD STREET

**total** by verizon  
1,229 SF SPACE  
NOW OPEN!

**SHOE SHOW**  
INCORPORATED  
7,815 SF SPACE  
NOW OPEN!

2,470 SF  
INLINE SPACE  
AVAILABLE



# HOLLINSWOOD SHOPPING CENTER

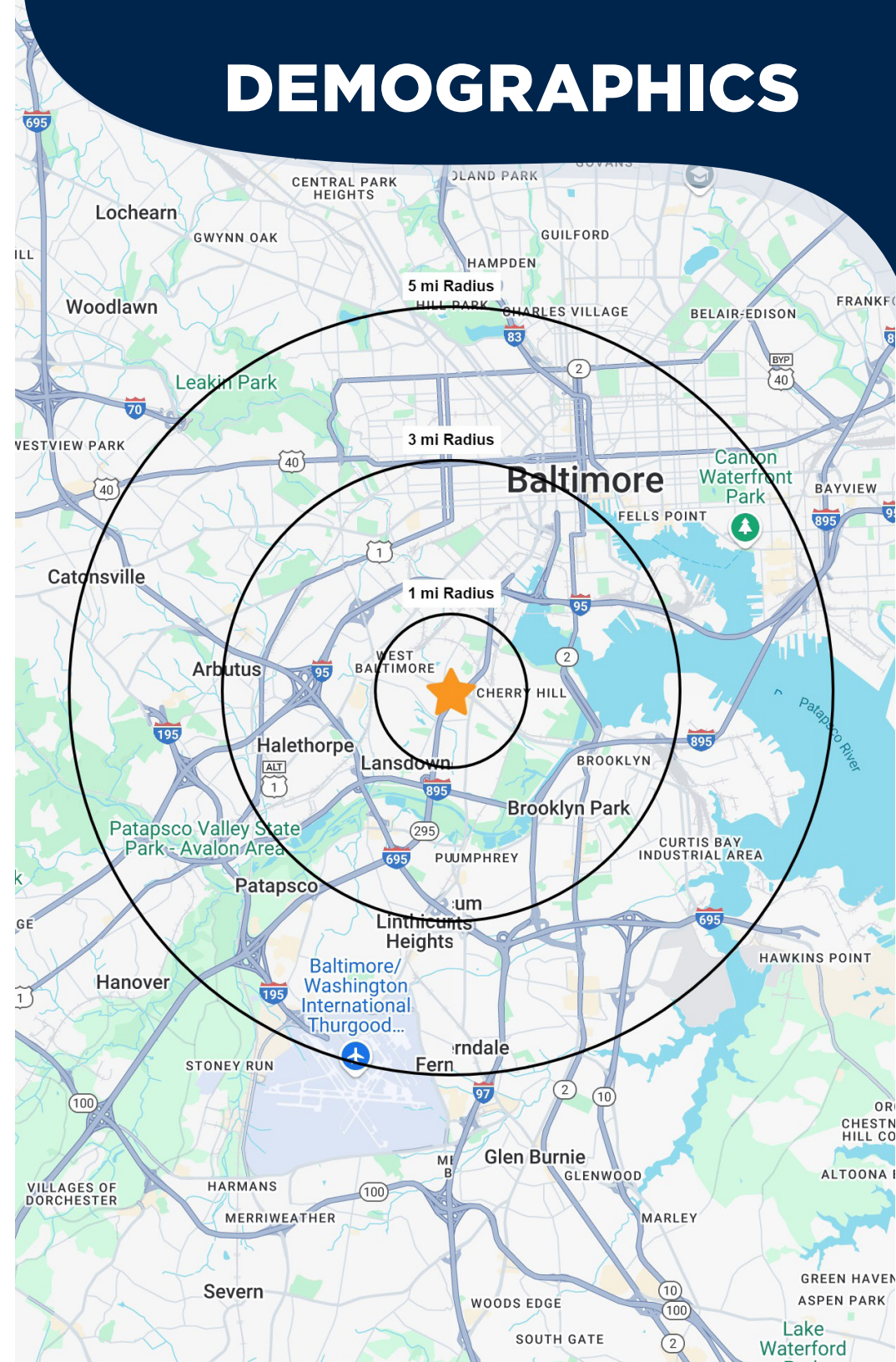
BALTIMORE, MD | 2101-2215 WEST PATAPSCO AVE

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2024 POPULATION</b>	19,867	131,455	389,110
<b>AVERAGE HOUSEHOLD INCOME</b>	\$58,025	\$81,566	\$81,926
<b>MEDIAN AGE</b>	33.5	35.7	36.5
<b>DAYTIME EMPLOYEES</b>	4,746	96,873	289,588
<b>TOTAL CONSUMER SPENDING</b>	\$158M	\$1.3B	\$4.2B
<b>TRAFFIC COUNT</b>	W Patapsco Ave/Annapolis Rd SE VPD: 21,184		



# DEMOGRAPHICS



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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.



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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
<b>2147</b>	<b>2,470</b>	<b>VACANT</b>
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	Laundrymat
2121	3,600	Hollins Beauty Supply
2113	12,286	Dollar General
2111	7,815	Shoe Show
2109	2,000	Quik Mart
2107	1,229	Total by Verizon
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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## INLINE SPACE AVAILABLE



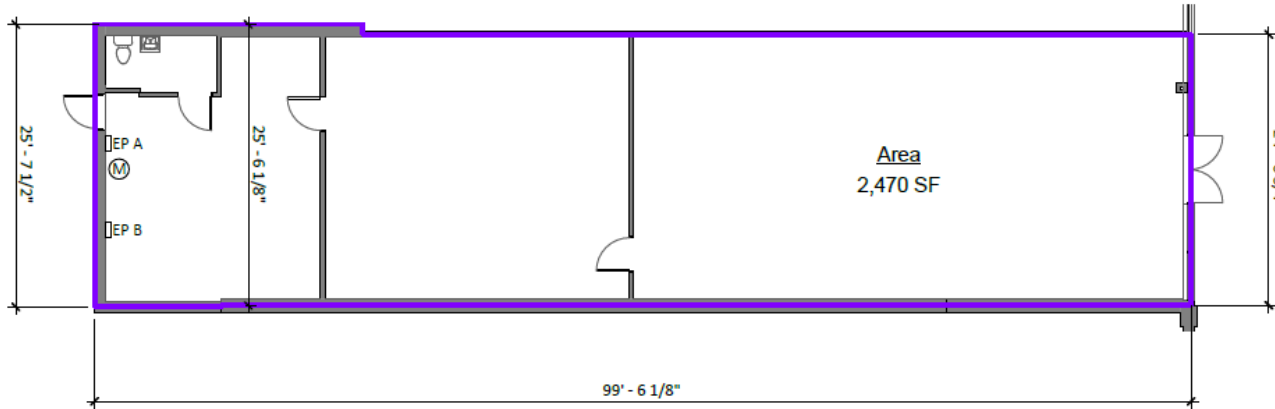
**UNIT 2147**

2,470 SF Available | Previously T-Mobile

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# INLINE SPACE AVAILABLE



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

11' AFF, ACT

STOREFRONT

ALUMINUM 10'-0" H

## LEGEND

Ⓜ	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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 BROAD STREET

## 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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