

# CIRCLE EAST<sup>®</sup>

TOWSON, MD



**KRG**  
LISTED  
NYSE

888 577 5600 [kiterealty.com](http://kiterealty.com)

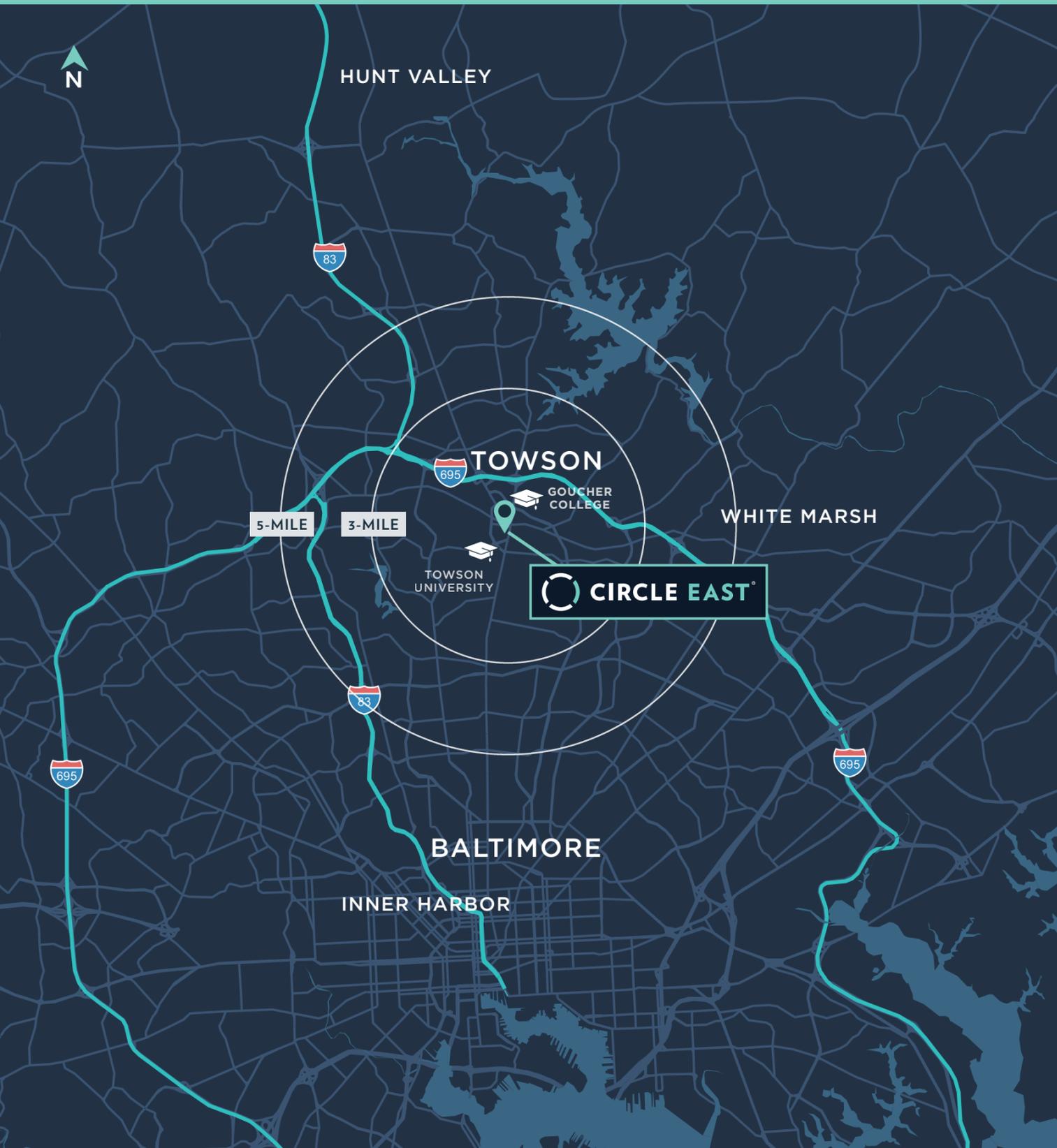
**KITE**



# BIG VISION

Located in the heart of Towson just 25 minutes north of downtown Baltimore, Circle East is an exciting new mixed-use destination featuring exclusive dining, entertainment, ultra-modern apartments, and corporate office space.

Conveniently located near I-695 and I-83, Circle East is extremely accessible and attracts customers with impressive demographics.



**115,610**

PEOPLE IN A 3-MILE RADIUS

**2** UNIVERSITIES  
WITHIN A 1-MILE  
RADIUS

**TOWSON UNIVERSITY**  
22,923 STUDENTS  
(2021 ENROLLMENT)

**GOUCHER COLLEGE**  
2,000 STUDENTS  
(2021 ENROLLMENT)

	POPULATION	AVERAGE HH INCOME
3-MILE	115,610	\$112,728
5-MILE	310,177	\$107,970
10-MILE	1,052,132	\$92,764

2021 DEMOGRAPHIC SOURCE: SYNERGOS TECHNOLOGIES INC. (STI) POPSTATS





E JOPPA RD

YORK RD

DULANEY VALLEY RD

GOUCHER BLVD



TOWSON UNIVERSITY  
TOTAL ENROLLMENT: 22,923  
NCAA DIVISION I

GOUCHER COLLEGE  
TOTAL ENROLLMENT: 2,000  
NCAA DIVISION III



COUNTY COURTHOUSE &  
ADMINISTRATION BUILDINGS

CIRCLE EAST

TOWSON TOWN CENTER  
APPLE | ANTHROPOLOGIE | BURBERRY  
COACH | CRATE & BARREL | FREE PEOPLE  
F21 | H&M | LACOSTE | LUSH | MACY'S  
NORDSTROM (NEXT CLOSEST IS 26 MILES)

E JOPPA RD

TOWSON SQUARE  
CINEMARK | BJ'S RESTAURANT  
BONEFISH GRILL | WORLD OF BEER  
ON THE BORDER | NANDO'S PERI PERI

LA FITNESS  
CHIPOTLE | CVS

URBAN  
OUTFITTERS

E TOWSON BLVD

TOWSON ROW—  
PHASE 1 HOTEL,  
WHOLE FOODS &  
STUDENT HOUSING

E PENNSYLVANIA AVE

Circle East has been transformed above and below with the addition of convenient below ground parking leading to six pedestrian exits to the street.



lower level  
retail parking  
**370 SPACES**



**4** garage  
entrances



**6** pedestrian  
access points

cinemark 3-level  
parking garage  
**850+ SPACES**



# DIRECTORY

## FOOD & DRINKS

- BJ'S RESTAURANT & BREWHOUSE T7
- BONEFISH GRILL T8
- MAIMURA SUSHI NOODLE & KOREAN BBQ T5
- NANDO'S PERI PERI T2
- ON THE BORDER MEXICAN GRILL T10
- SHAKE SHACK C1
- SWEETGREEN C15
- WORLD OF BEER T9

## SHOPPING

- BRIGHTSIDE BOUTIQUE C2
- ETHAN ALLEN C17
- URBAN OUTFITTERS C5

## SERVICES

- DRYBAR C8
- MADISON REED C6
- PROSE NAILS C7

## ENTERTAINMENT

- CINEMARK T1

[CircleEast.com](http://CircleEast.com)

1 E Joppa Road, Towson, MD 21286 | (410) 246-5586

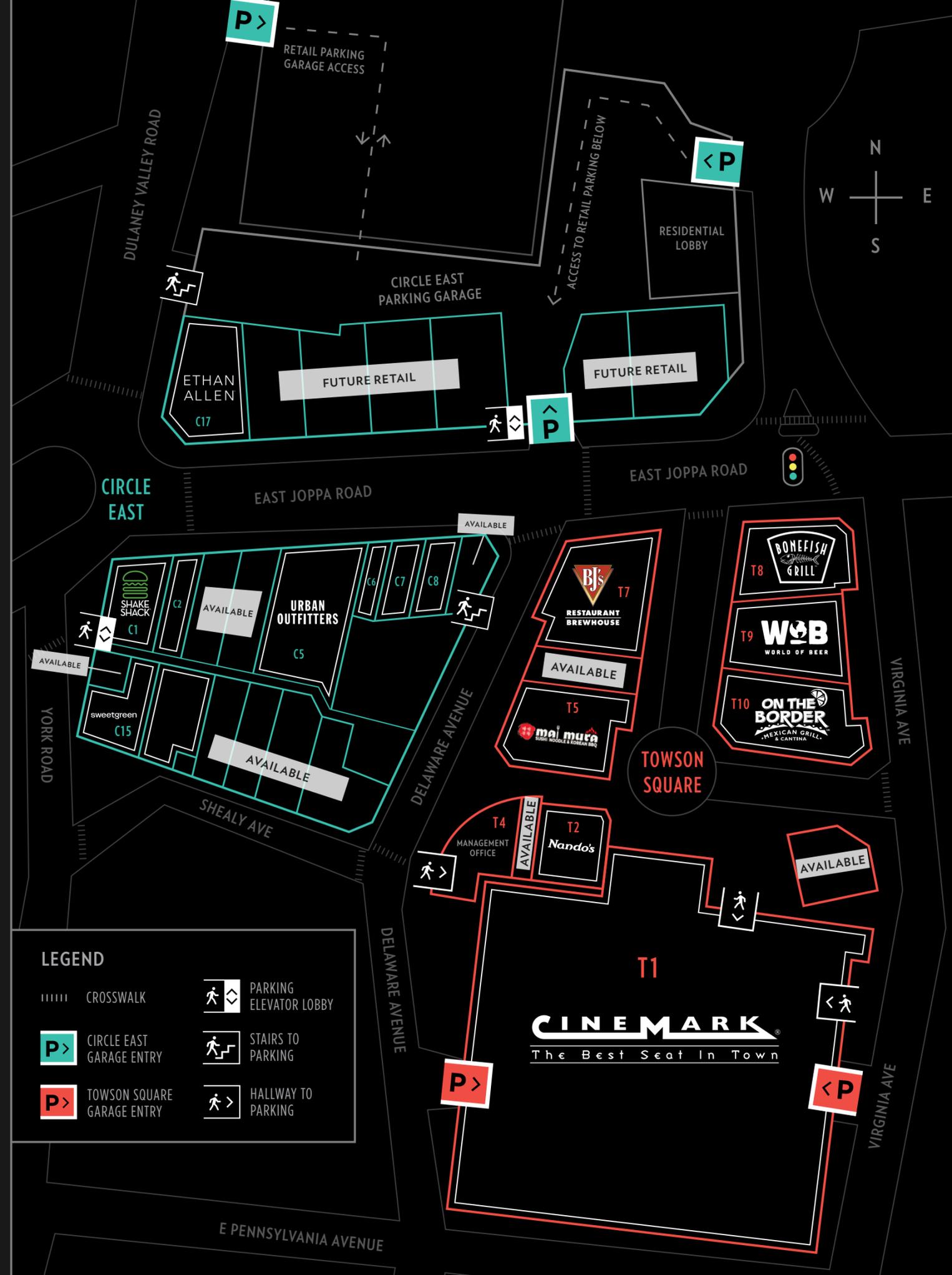
**GLA: 240,000 SF**

LEASING CONTACT:

**GREG GOLDBERG**

[ggoldberg@kiterealty.com](mailto:ggoldberg@kiterealty.com)

410 246 5599





Circle East is becoming the epicenter for leisure, entertainment, work, and fashion.



## TAPESTRY SEGMENTATION

BASED ON A 3-MILE RADIUS

Singles & Starters	20.67%
Booming with Confidence	15.62%
Suburban Style	11.26%

The shopper is young, educated & savvy with 52.7% of the community having a bachelor's degree or higher.

2021 SOURCES:  
SYNERGOS TECHNOLOGIES INC. (STI) POPSTATS  
EXPERIAN MOSAIC SEGMENTATION



TRANSFORMING  
TOWSON INTO A TRUE  
LIVE, WORK, PLAY  
COMMUNITY



# Circle East by the numbers.

## 3-MILE RADIUS



**115,610**  
POPULATION



**116,719**  
PROJECTED POPULATION  
(2027)



**\$112,728**  
AVERAGE HOUSEHOLD  
INCOME

## 10-MILE RADIUS



**1,052,132**  
POPULATION



**1,060,882**  
PROJECTED POPULATION  
(2027)



**\$92,764**  
AVERAGE HOUSEHOLD  
INCOME





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