



CIRCLE EAST®

TOWSON, MD



KRG
LISTED
NYSE

888 577 5600 kiterealty.com

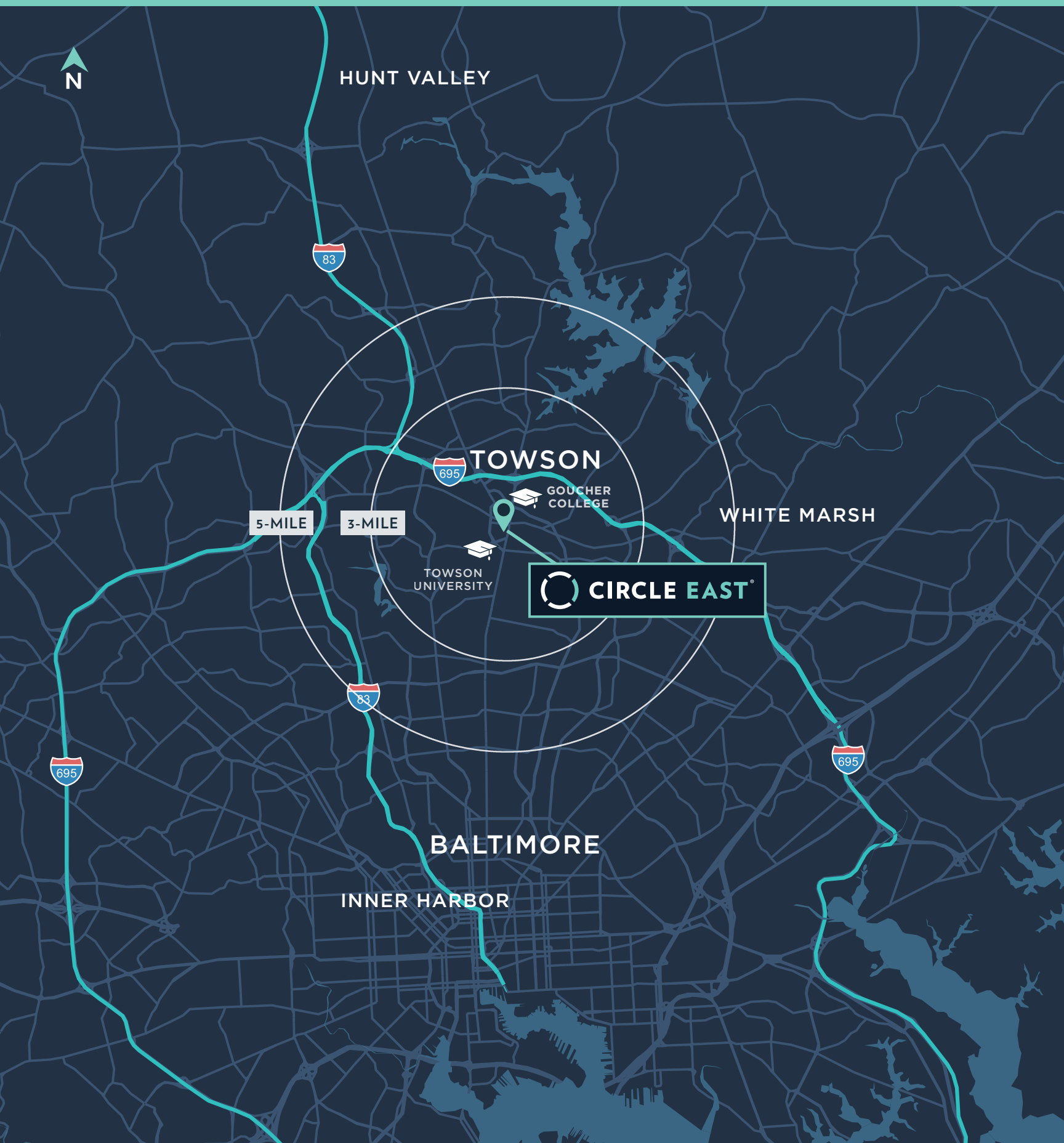
KITE



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





TOWSON UNIVERSITY
TOTAL ENROLLMENT: 22,923
NCAA DIVISION I



GOUCHER COLLEGE
TOTAL ENROLLMENT: 2,000
NCAA DIVISION III

COUNTY COURTHOUSE &
ADMINISTRATION BUILDINGS

 CIRCLE EAST

DULANEY VALLEY RD

GOUCHER BLVD

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



GLA: 240,000 SF

LEASING CONTACT:

GREG GOLDBERG

ggoldberg@kiterealty.com

410 246 5599

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

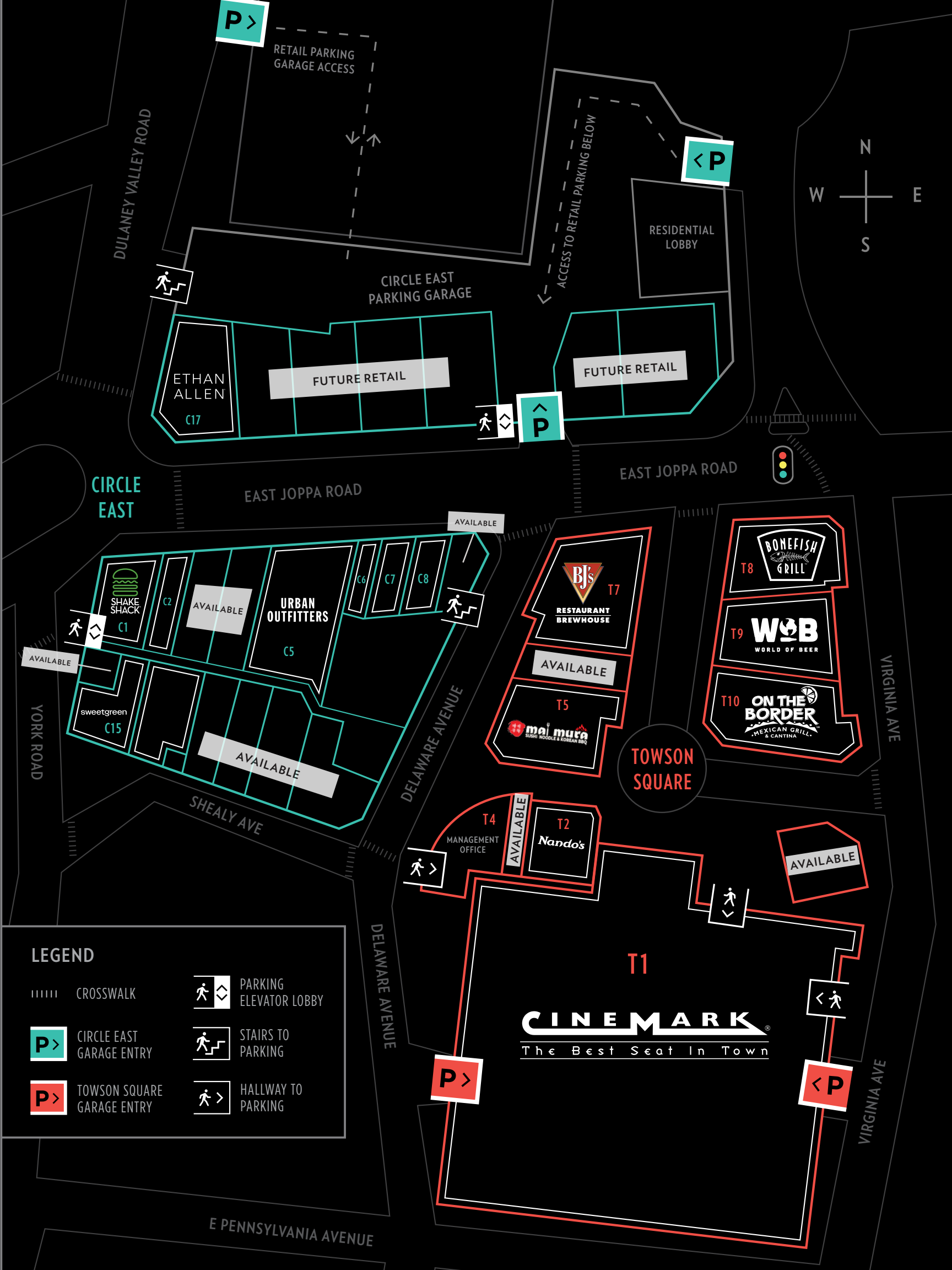
- DRYBAR C8
- MADISON REED C6
- PROSE NAILS C7

ENTERTAINMENT

- CINEMARK T1

CircleEast.com

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





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

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





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