

CIRCLE EAST

TOWSON, MD
OPENING 2020

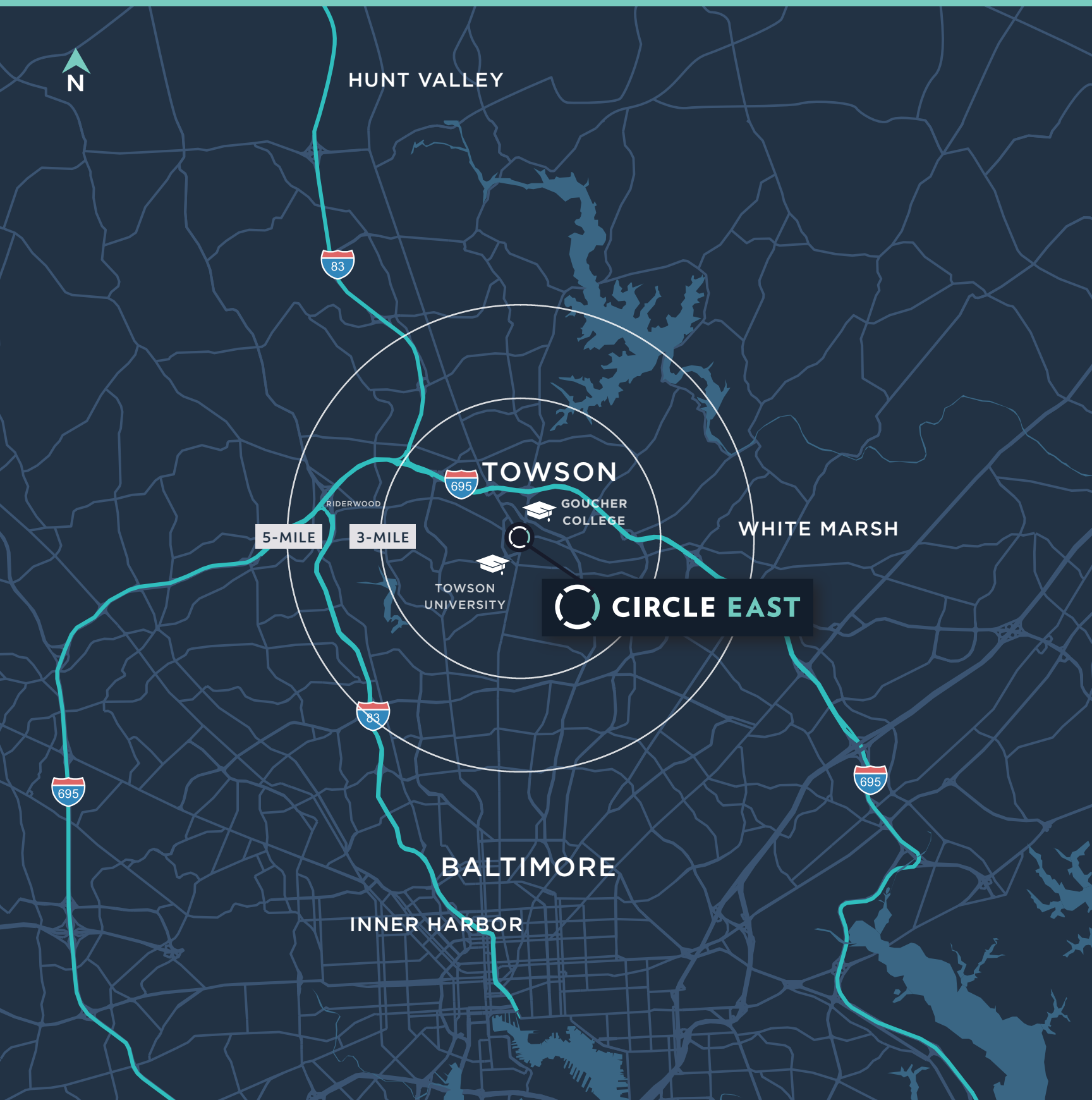




BIG VISION

Located in the heart of Towson, Maryland, Circle East is an exciting mixed-use destination featuring retail, apartments and offices poised to transform Downtown Towson.

Conveniently located near I-695 and I- 83, Circle East is an easily accessible drive with impressive demographics.



113,543
PEOPLE IN A 3-MILE RADIUS

2 UNIVERSITIES WITHIN
A 1-MILE RADIUS

TOWSON UNIVERSITY
22,923 STUDENTS

GOUCHER COLLEGE
2,680 STUDENTS



	POPULATION	AVERAGE HH INCOME
3-MILE	113,543	\$109,613
5-MILE	310,220	\$105,227
BALTIMORE COUNTY	836,017	\$104,126





TOWSON UNIVERSITY
TOTAL ENROLLMENT: 22,923
NCAA DIVISION I



E JOPPA RD

YORK RD

DULANEY VALLEY RD

 **CIRCLE EAST**

TOWSON ROW—
PHASE 1 HOTEL AND
STUDENT HOUSING

LA FITNESS | CHIPOTLE | CVS
URBAN OUTFITTERS | LOCAL QSR'S

E TOWSON BLVD

E PENNSYLVANIA AVE

E JOPPA RD

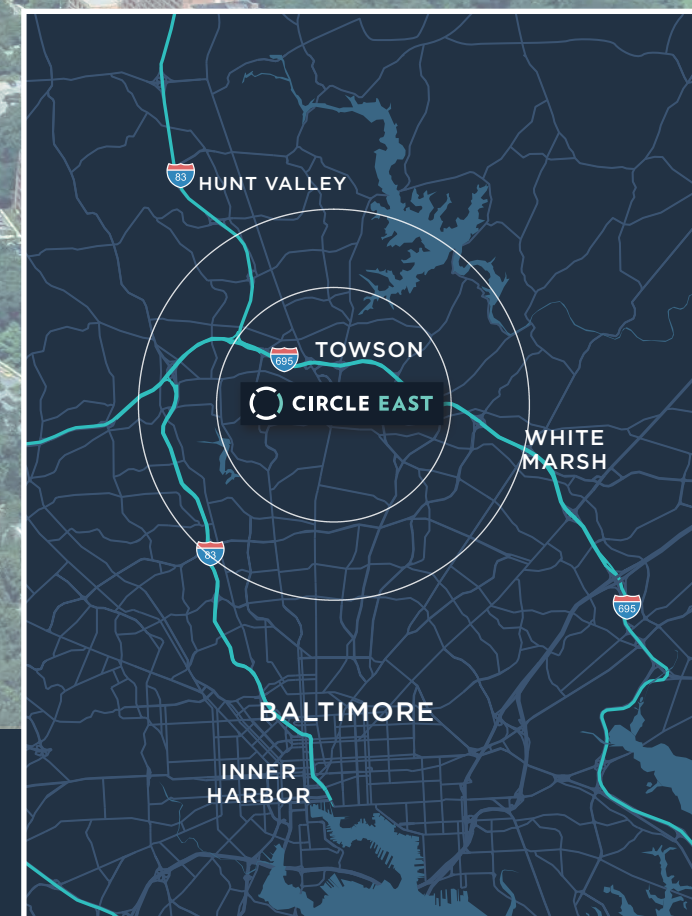
FAIRMOUNT AVE

TOWSON TOWN CENTER

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

GOUCHER BLVD

GOUCHER COLLEGE
TOTAL ENROLLMENT: 2,680
NCAA DIVISION III



Towson will be 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**



SITE PLAN

1 EAST JOPPA ROAD
TOWSON, MD 21286

GLA: 240,000 SF

PEDESTRIAN ENTRY WAY
(6 ACCESS POINTS)

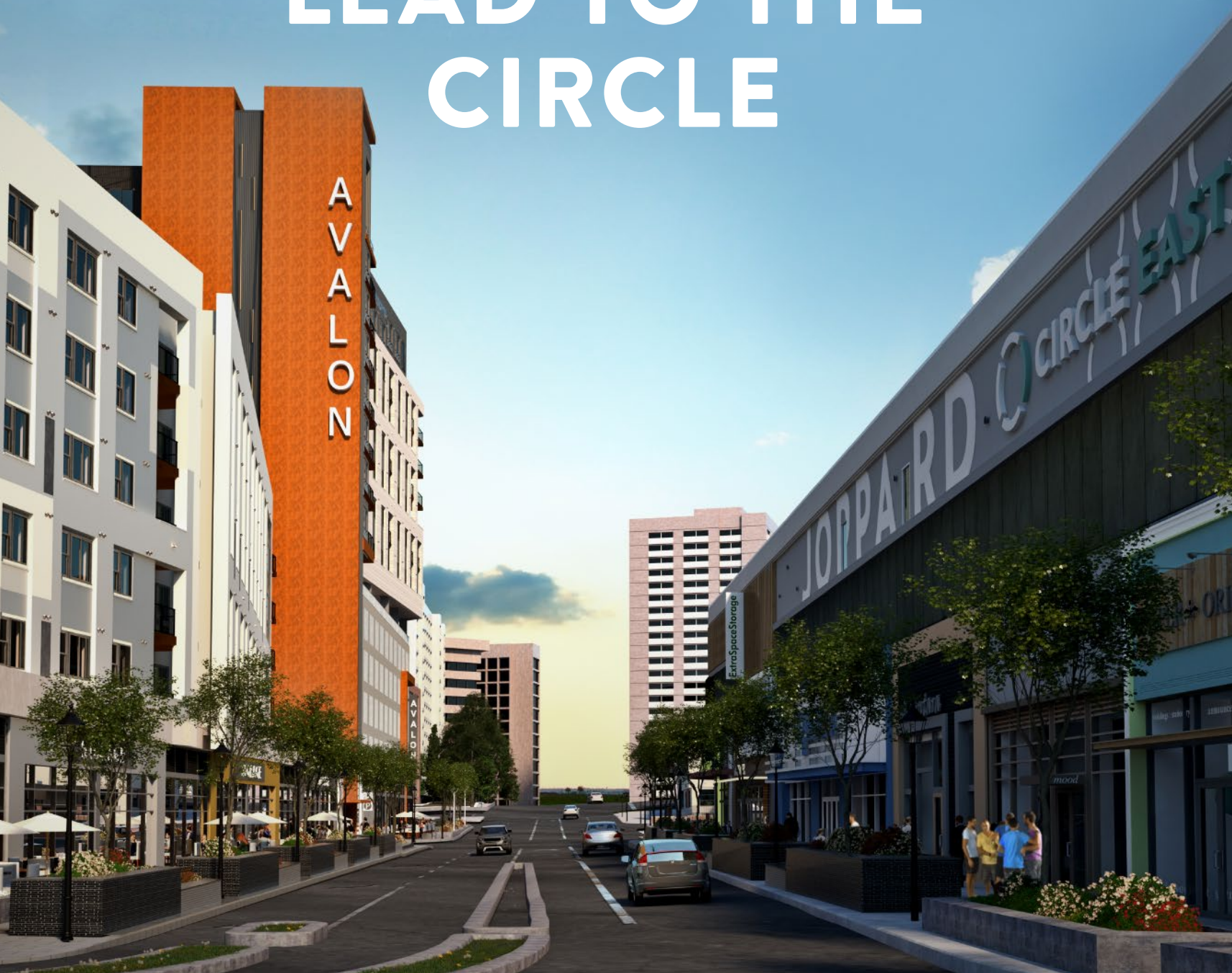
PARKING GARAGE
ENTRANCE

FUTURE RETAIL

OPERATING TENANTS



ALL ROADS LEAD TO THE CIRCLE



Circle East will become the epicenter for leisure, entertainment, work, and fashion.



TAPESTRY SEGMENTATION

UPSCALE ESTATES	16.4%
AFFLUENT ESTATES	18.2%
GEN X URBAN	11.7%

The shopper is young, educated & savvy with 50.2% of the community having a bachelor's degree or higher.




Transforming
Towson into a true
live, work, play
community




Circle East by the numbers.

3-MILE RADIUS



113,543
POPULATION



\$109,613
AVERAGE HOUSEHOLD INCOME


1.15%
PROJECTED POPULATION GROWTH (2019-2024)

BALTIMORE COUNTY


836,017
POPULATION


\$104,126
AVERAGE HOUSEHOLD INCOME


2.41%
PROJECTED POPULATION GROWTH (2019-2024)

SOURCE: CLARITAS - POP FACTS PREMIER 2019





2021 Spring Road, Suite 200, Oak Brook, IL 60523 | www.rpai.com

The retail at Circle East is owned, leased and managed by
RPAI US Management LLC, a subsidiary of Retail Properties of America, Inc.