

 **CIRCLE EAST**[®]
TOWSON, MD

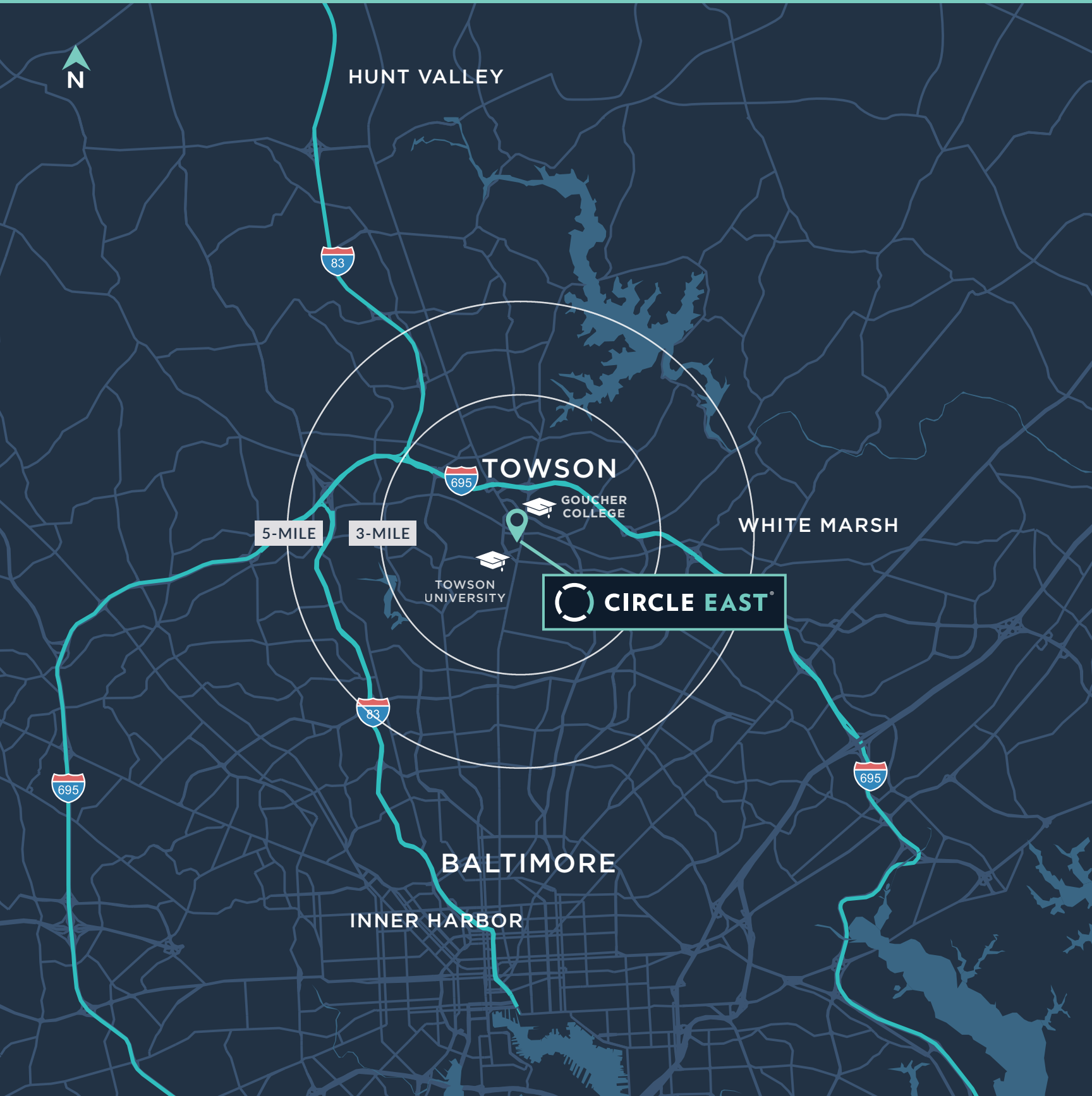




BIG VISION

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

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



110,919
PEOPLE IN A 3-MILE RADIUS

2 UNIVERSITIES WITHIN
A 1-MILE RADIUS

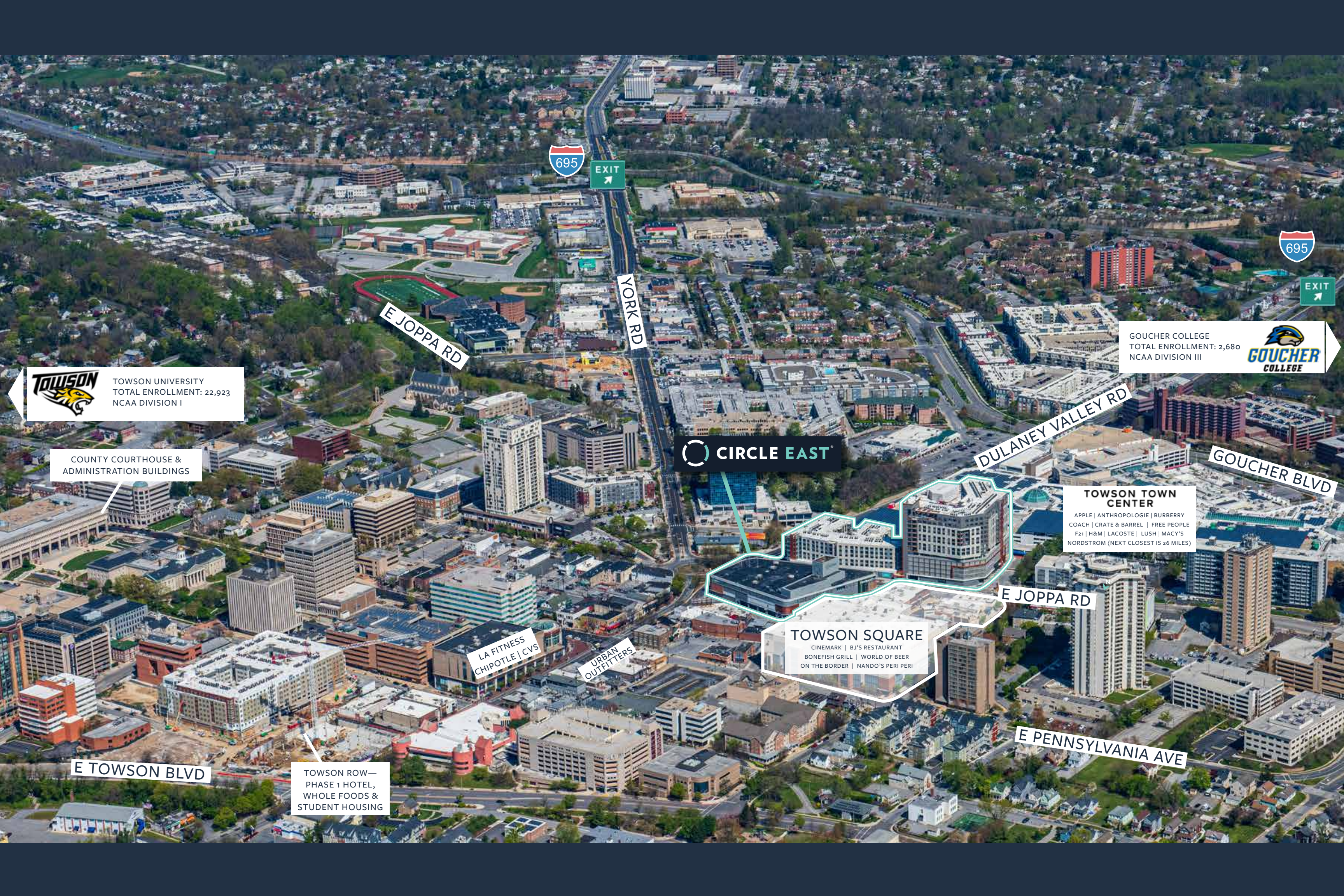
TOWSON UNIVERSITY
22,923 STUDENTS
(2020 ENROLLMENT)

GOUCHER COLLEGE
2,170 STUDENTS
(2020 ENROLLMENT)



	POPULATION	AVERAGE HH INCOME
3-MILE	110,919	\$117,632
5-MILE	300,894	\$112,250
BALTIMORE COUNTY	827,833	\$109,881





YORK RD

E JOPPA RD



TOWSON UNIVERSITY
TOTAL ENROLLMENT: 22,923
NCAA DIVISION I

COUNTY COURTHOUSE &
ADMINISTRATION BUILDINGS



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

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

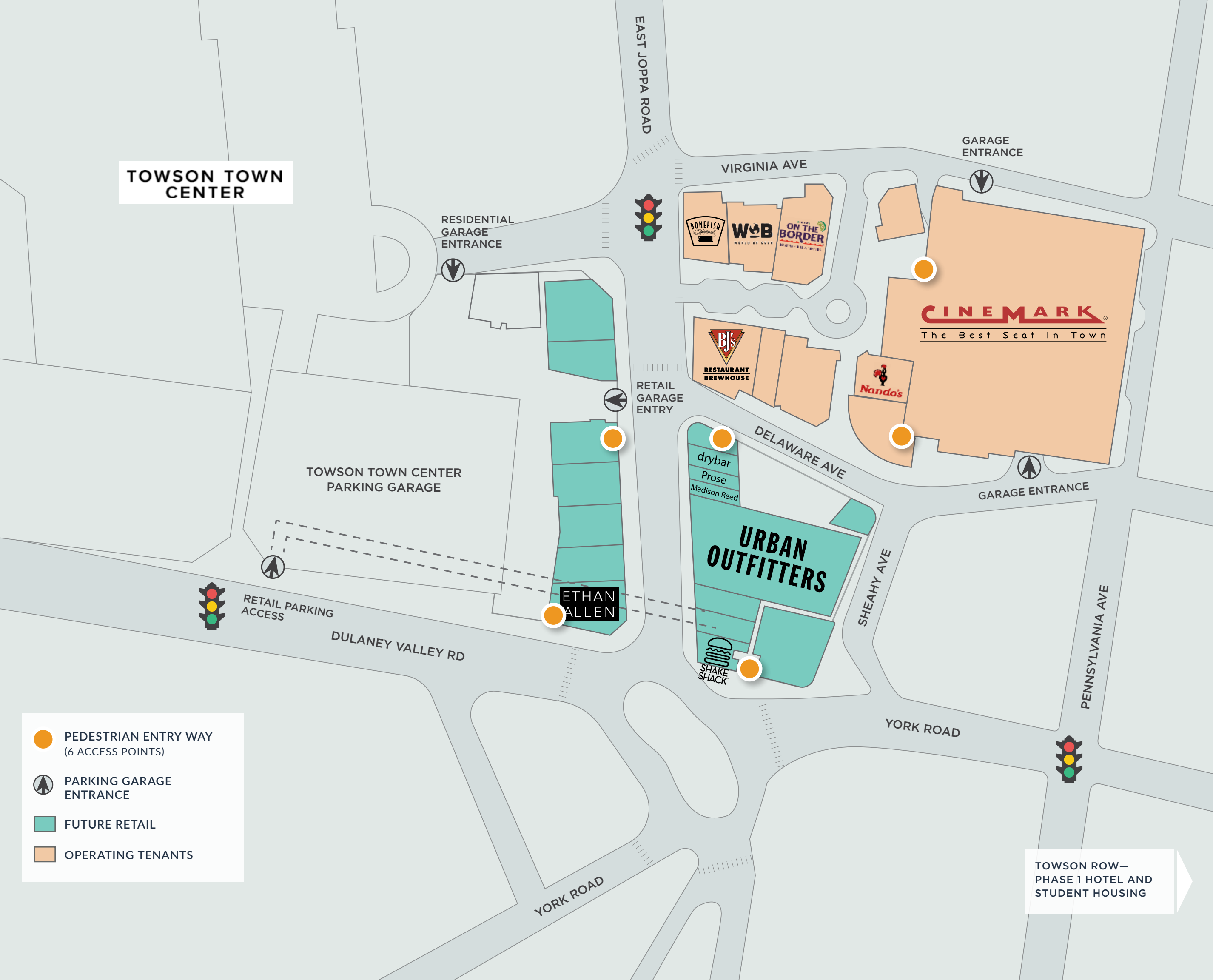
GLA: 240,000 SF

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 xurban	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


110,919
POPULATION



\$117,632
AVERAGE HOUSEHOLD INCOME


0.08%
PROJECTED POPULATION GROWTH (2021-2026)

BALTIMORE COUNTY


827,833
POPULATION


\$109,881
AVERAGE HOUSEHOLD INCOME


1.09%
PROJECTED POPULATION GROWTH (2021-2026)

SOURCE: POP FACTS DEMOGRAPHICS 2021





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Circle East is owned, leased and managed by
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