

# HOLLINSWOOD SHOPPING CENTER

BALTIMORE, MD | 2101-2215 WEST PATAPSCO AVE

BROAD STREET



**7,900 SF Turnkey Medical Office Available  
1,200 SF Inline Available**

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## 2022 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2022 POPULATION</b>	19,423	130,856	391,412
<b>AVERAGE HOUSEHOLD INCOME</b>	\$59,177	\$77,566	\$79,395
<b>MEDIAN AGE</b>	33.6	36.7	37.1
<b>DAYTIME EMPLOYEES</b>	4,640	94,708	276,120
<b>TRAFFIC COUNT</b>	W Patapsco Ave VPD: 21,184		Baltimore/Washington Pkwy VPD: 78,190



# DEMOGRAPHICS



## 2022 POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
<b>CAUCASIAN</b>	9K	68K	162K
<b>AFRICAN AMERICAN</b>	9K	51K	200K
<b>AM. INDIAN &amp; ALASKAN</b>	75	592	1.7K
<b>ASIAN</b>	519	5K	15K
<b>HAWAIIAN &amp; PACIFIC ISLAND</b>	25	117	356
<b>OTHER</b>	620	4K	10K
<b>HISPANIC ORIGIN</b>	3K	10K	25K

Note: Numbers are rounded up

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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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# MARKET AERIAL

3446 ANNAPOLIS RD



A-Z  
BURGER KING  
ROSES  
R&C  
HARDWARE & APPLIANCES  
ELECTRICAL SUPPLIES



CVS pharmacy

HOLLINSWOOD SHOPPING CENTER



Lamart  
ROYAL FARMS  
SONIC  
DOLLAR TREE  
POPEYES



amazon



Walgreens  
TACO BELL  
7-ELEVEN

BLT-WASHINGTON PKWY

W PATAPSCO AVE



FREIGHTLINER  
BALTIMORE  
Freightliner Western Star

LANSDOWNE STATION



Walmart  
LAIFITNESS  
petco  
Chick-fil-A  
Wendy's  
IHOP



THE SALVATION ARMY

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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
2147	2,458	T-Mobile
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	Laundromat
2121	3,600	Hollins Beauty Supply
2113	12,286	Dollar General
<b>2111</b>	<b>7,915</b>	<b>VACANT</b>
2103	2,000	Cigar & Bargain Outlet
<b>2107</b>	<b>1,212</b>	<b>VACANT</b>
2013	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 2111 | EXTERIOR**

7,915 SF Available

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# INLINE SPACE AVAILABLE



**UNIT 2111 | INTERIOR**

7,915 SF Available

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**INLINE SPACE AVAILABLE**



**UNIT 2111 | INTERIOR**

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## 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 18 shopping centers and 2.1 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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