



**CIRCLE EAST<sup>®</sup>**

TOWSON, MD



**KITE<sup>®</sup>**



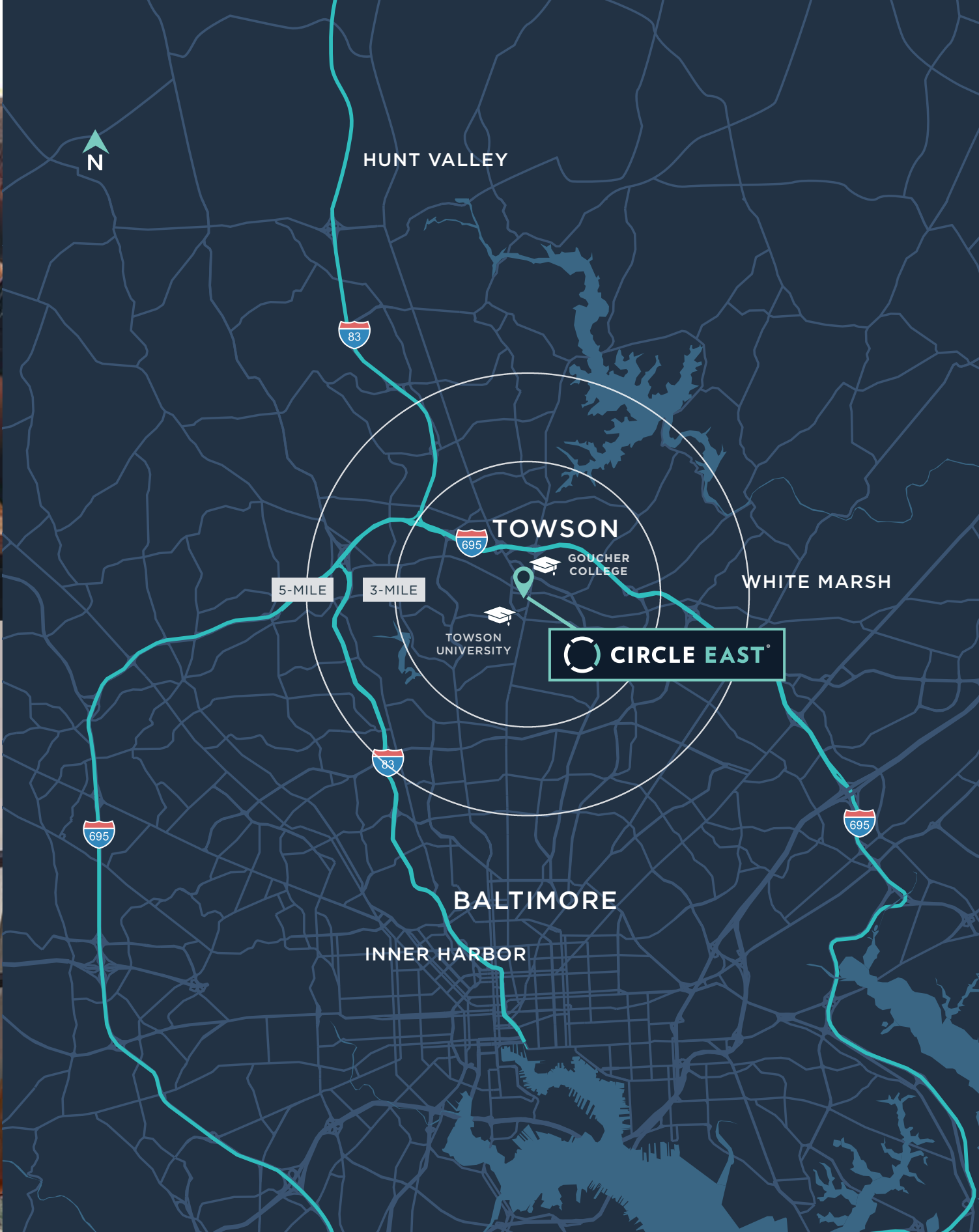
Located in the heart of Towson just 25 minutes north of downtown Baltimore, Circle East is an exciting mixed-use destination featuring exclusive dining, entertainment, ultra-modern apartments, and corporate office space.



FREE RETAIL PARKING  
IN GARAGE TO THE LEFT

SHAKE SHACK

BIG VISION



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

2024 DEMOGRAPHIC SOURCE: SYNERGOS TECHNOLOGIES INC. (STI) POPSTATS

## AVG HH INCOME

3 MILE  
**\$131,757**

5 MILE  
**\$125,865**



## POPULATION

3 MILE  
**116,439**

5 MILE  
**310,853**



**116.439**



PEOPLE IN A  
3-MILE RADIUS



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

**TOWSON UNIVERSITY**  
21,917 STUDENTS  
(2024 FALL ENROLLMENT)

**GOUCHER COLLEGE**  
1,100 STUDENTS  
(2024 FALL ENROLLMENT)

# CONVENIENT LOCATION

# CENTRAL AND ACCESSIBLE.



**TOWSON**  
TOWSON UNIVERSITY  
TOTAL ENROLLMENT:  
19,527  
NCAA DIVISION I

GOUCHER COLLEGE  
TOTAL ENROLLMENT:  
2,000  
NCAA DIVISION III

**GOUCHER**  
COLLEGE

COUNTY COURTHOUSE &  
ADMINISTRATION BUILDINGS

JOPPA RD 16,897 ADT (2024)

LA FITNESS  
CHIPOTLE | CVS

DULANEY VALLEY RD  
37,894 ADT (2024)

E TOWSONTOWN BLVD - 22,134 ADT

TOWSON ROW  
PHASE 1 HOTEL,  
WHOLE FOODS &  
STUDENT HOUSING

**CIRCLE EAST**

URBAN OUTFITTERS | ETHAN ALLEN  
SWEETGREEN | FREE PEOPLE | PURE BARRE  
MADISON REED | SHAKE SHACK | DRYBAR

CINEMARK |  
ON THE BORDER  
NANDO'S PERI PERI

TOWSON  
TOWN CENTER  
APPLE | ANTHROPOLOGIE | COACH | H&M  
LUSH | LULULEMON | MACY'S | MADEWELL  
NORDSTROM RACK (NEXT CLOSEST IS 26 MILES)  
POTTERY BARN | SEPHORA

GOUCHER BLVD  
19,013 ADT

E PENNSYLVANIA AVE - 2,880 ADT (2024)

The convenience of Circle East has been transformed with the addition of an underground parking garage that offers 6 pedestrian entrances/exits to the street.



  
lower level  
retail parking  
**370 SPACES**

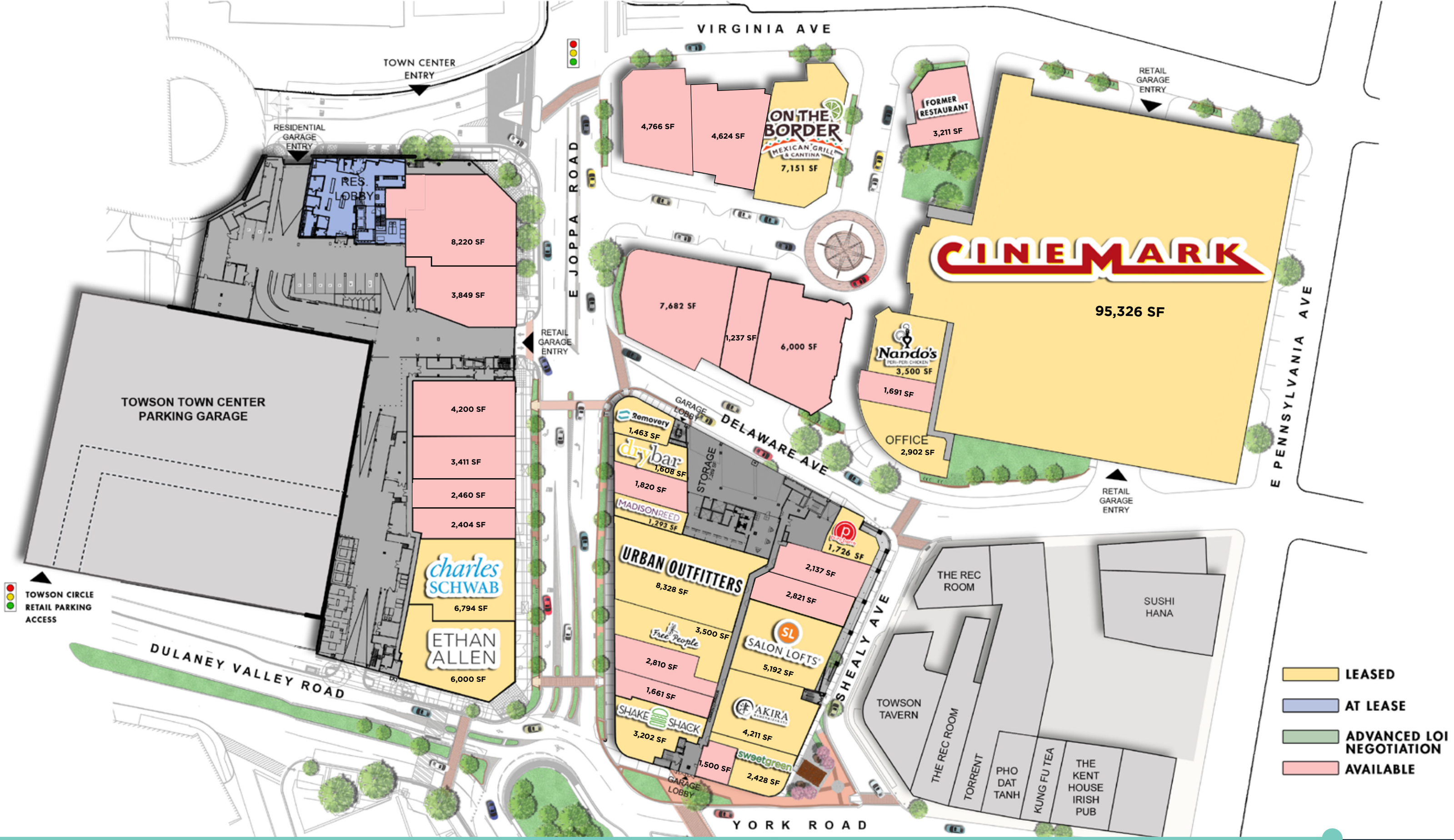
 **4**  
garage  
entrances

**5.53**  
/1,000 SF  
Parking Ratio

 **6**  
pedestrian  
access points

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





# LEASING PLAN

GLA: 220,751 SF



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

The Circle East shopper is young, educated & savvy with 54.5% of the community having a bachelor's degree or higher.



# TRANSFORMING TOWSON INTO A REMARKABLE COMMUNITY



# CIRCLE EAST DEMOGRAPHICS

2024 DEMOGRAPHICS | SOURCE: POPSTATS

## 1.6M

### VISITS TO CIRCLE EAST DURING 2024

DATA PROVIDED BY PLACER.AI

## POPULATION



3 MILE  
**116,439**  
10 MILE  
**1,054,625**

## PROJECTED POPULATION



3 MILE  
**117,377**  
10 MILE  
**1,064,484**

● 3 MILE ● 10 MILE

## AVG HH INCOME



**\$131,757**

**\$107,258**

## HOUSEHOLDS



3 MILE  
**46,062**  
10 MILE  
**435,368**

## BACHELORS DEGREE OR HIGHER



3 MILE  
**54.5%**  
10 MILE  
**40.8%**



**KRG**  
LISTED  
**NYSE**

**888 577 5600**  
**kiterealty.com**

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