



CIRCLE EAST[®]

A **KITE[®]** CENTER

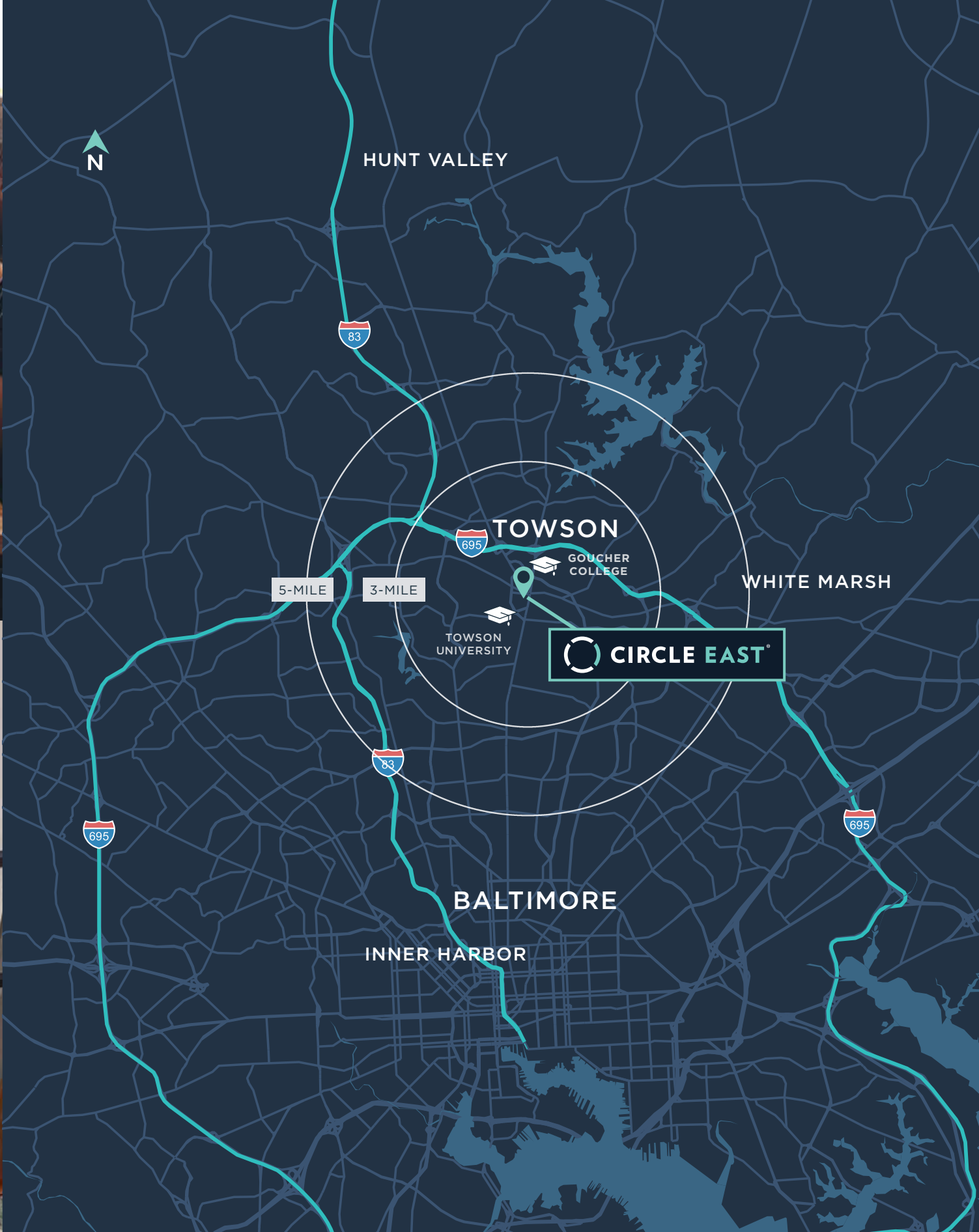




Located in the heart of Towson, MD just 25 minutes north of downtown Baltimore, Circle East is an exciting mixed-use destination featuring exclusive dining, entertainment, ultra-modern apartments, and corporate office space.



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
\$140,218

5 MILE
\$134,642



POPULATION

3 MILE
116,873

5 MILE
309,888



116.873



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)

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)

CIRCLE EAST

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

CINEMARK

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 TOWSONTOWN BLVD - 22,134 ADT

TOWSON ROW
PHASE 1 HOTEL,
WHOLE FOODS &
STUDENT HOUSING

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

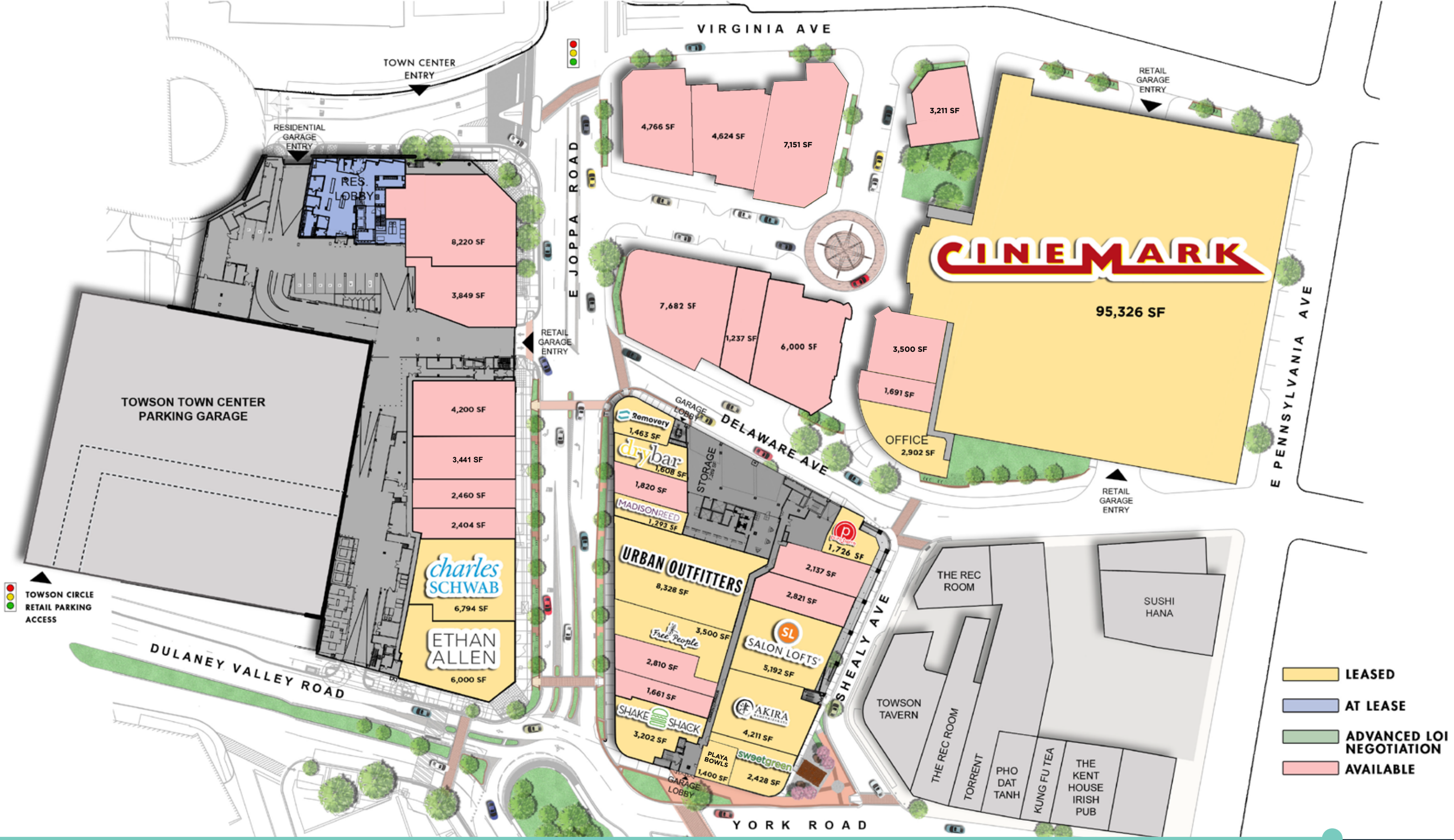
 **4**
garage
entrances

5.53
/1,000 SF
Parking Ratio

 **6**
pedestrian
access points

cinemark 3-level
parking garage
850+ SPACES





LEASING PLAN

GLA: 220,769 SF



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

The Circle East shopper is young, educated & savvy with 55.7% of the community having a bachelor's degree or higher.



TRANSFORMING TOWSON INTO A REMARKABLE COMMUNITY



CIRCLE EAST DEMOGRAPHICS

2025 DEMOGRAPHICS | SOURCE: POPSTATS

1.6M

VISITS TO CIRCLE
EAST DURING 2024

DATA PROVIDED BY PLACER.AI

POPULATION



3 MILE
116,873
10 MILE
1,049,486

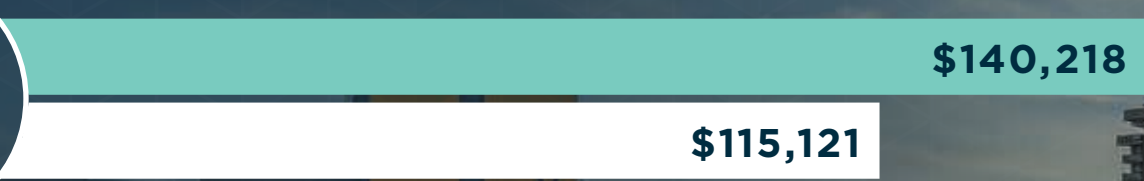
PROJECTED POPULATION



3 MILE
117,833
10 MILE
1,059,453

● 3 MILE ● 10 MILE

AVG HH INCOME



HOUSEHOLDS



3 MILE
46,253
10 MILE
432,989

BACHELORS DEGREE OR HIGHER



3 MILE
55.7%
10 MILE
41.2%



KRG
LISTED
NYSE

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