



CIRCLE EAST[®]

A **KITE[®]** CENTER





CIRCLE EAST[®]

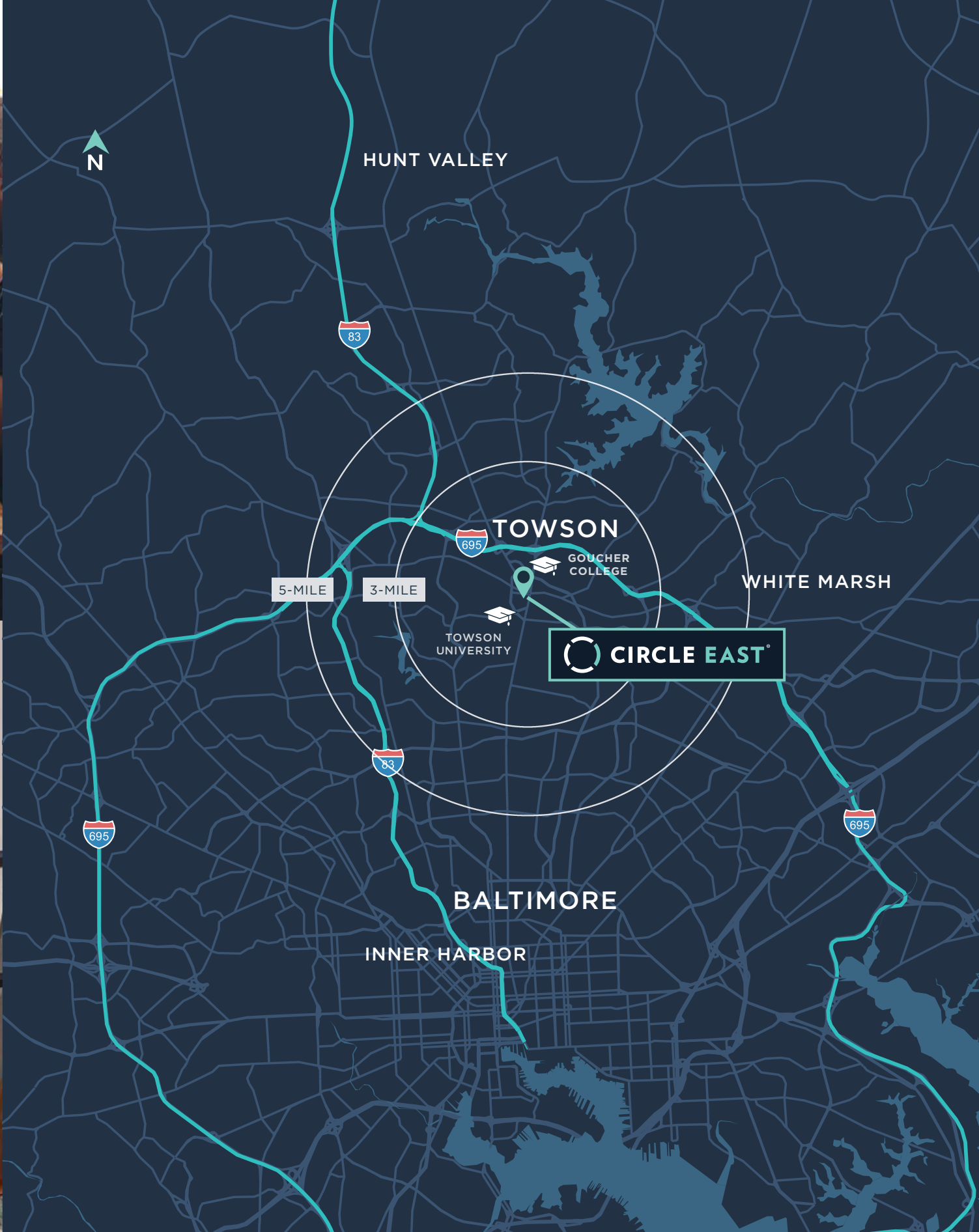
Located in the heart of Towson, MD just 25 minutes north of downtown Baltimore, Circle East is an exciting mixed-use destination featuring exclusive dining, entertainment, ultra-modern apartments, and corporate office space.

 CIRCLE EAST

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.

2025 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
 19,677 STUDENTS
 (2025 FALL ENROLLMENT)

GOUCHER COLLEGE
 1,500 STUDENTS
 (2025 FALL ENROLLMENT)

CONVENIENT LOCATION

CENTRAL AND ACCESSIBLE.



TOWSON
 TOWSON UNIVERSITY
 TOTAL ENROLLMENT:
 19,677
 NCAA DIVISION I

GOUCHER COLLEGE
 TOTAL ENROLLMENT:
 1,500
 NCAA DIVISION III



COUNTY COURTHOUSE &
 ADMINISTRATION BUILDINGS

GOUCHER BLVD
 19,013 ADT

JOPPA RD 16,897 ADT (2024)

CIRCLE EAST

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

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

LA FITNESS
 CHIPOTLE | CVS

CINEMARK

DULANEY VALLEY RD
 37,894 ADT (2024)

E PENNSYLVANIA AVE - 2,880 ADT (2024)

E TOWSONTOWN BLVD - 22,134 ADT

TOWSON ROW
 PHASE 1 HOTEL,
 WHOLE FOODS &
 STUDENT HOUSING

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

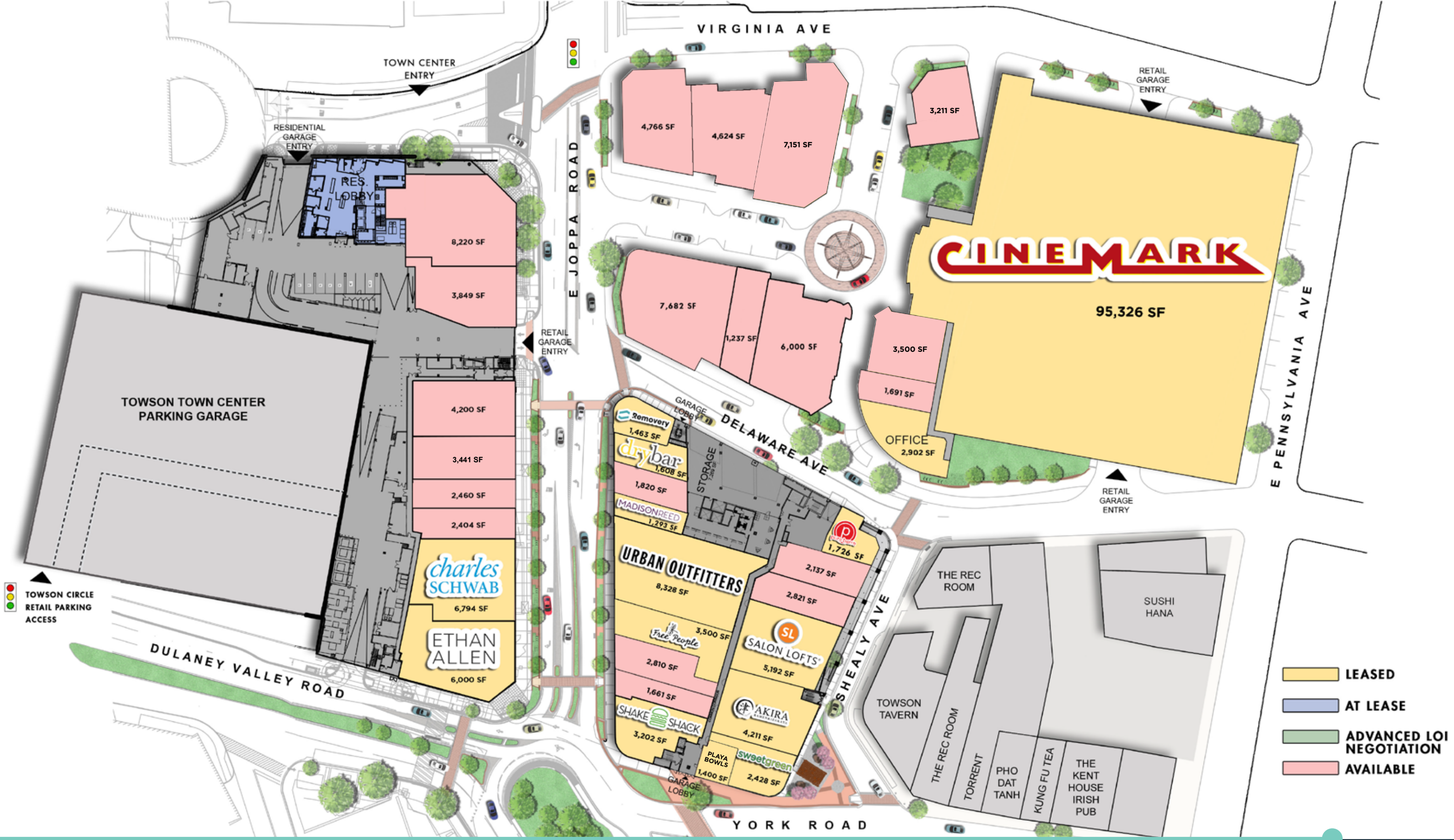
 **4**
garage
entrances

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 2025

DATA PROVIDED BY PLACER.AI

POPULATION



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

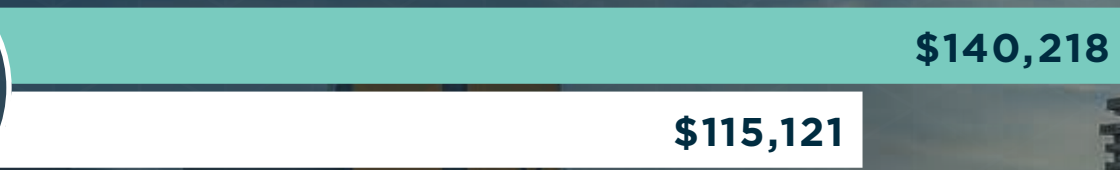
PROJECTED POPULATION



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%

KITE®

KRG
LISTED
NYSE

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LEASING CONTACT:

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 **CIRCLE EAST®**

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