

HUNGRY CROWD READY MARKET PERFECT TIMING

5,100 SF
OF DIVISIBLE
GROCERY-
ANCHORED
RETAIL



**RESERVOIR
SQUARE**
BALD
MD.

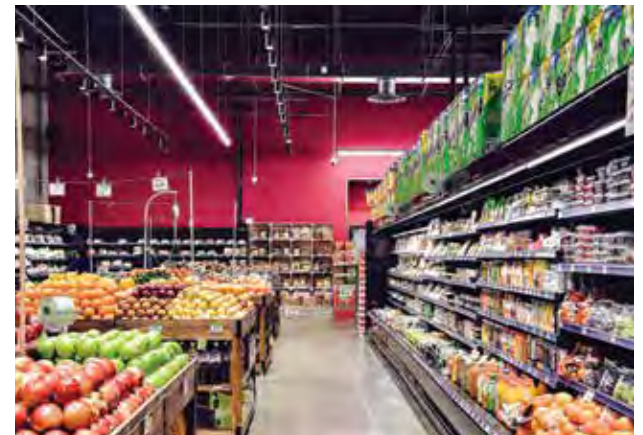
600 W North Avenue
Baltimore, MD
reservoirsquare.com



NEW BUILD BIG ENERGY

INTRODUCING RESERVOIR SQUARE:

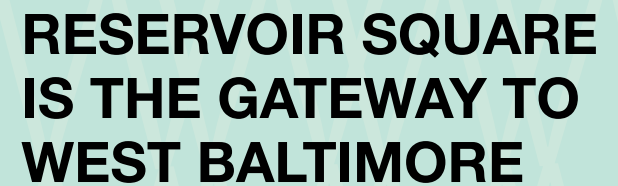
a vibrant opportunity to grow your business within this new \$170 million, mixed-use development currently under construction in burgeoning Reservoir Hill, a historically residential community primed and ready for new retail offerings. The development redefines urban living, boasting new townhomes, apartments, grocery-anchored retail with regional chain Streets Market, and a major office building with the newly centralized Mayor's Office of Employment Development.



PLANT ROOTS AND GROW

BECAUSE SHOWING UP
FIRST MEANS MAJOR
GROWTH POTENTIAL





- **Access from I-83 via the North Avenue exit, putting your business just seconds from one of the city's main arteries**
- **Over 100,000 vehicles traveling the highway daily**
- **More than 540,000 residents within a 5-mile radius**
- **Unmatched visibility and access to a high-density, high-demand market**

FRESH SPACE FIRST DIBS

BECAUSE EARLY MOVERS HAVE THE BIGGEST ADVANTAGE

Nestled within the new 8-acre Reservoir Square development that fronts North Ave — Maryland's second-most traveled corridor, this retail opportunity brings the best of both worlds, a chance to build and expand customer base within this charmingly iconic, densely populated residential district with over 40,000 households within a one-mile radius and take advantage of travelers along the corridor, residents of the new townhomes and apartment building, customers visiting the new Streets Market, and over 15,000 visitors to the 63,000 SF planned Mayor's Office of Employment Development (MOED).





**CAPTURE
ATTENTION,
EVERY DAY.**

120

New market-leading townhomes
built by Ryan Homes



12,500

SF Streets Market
full-service grocery store

15,000

Annual visitors at MOED
and 150 Employees

200

Apartment units planned
for future phase





RESERVOIR HILL

**RESERVOIR
SQUARE**
BALT
MD.

NORTH AVENUE

I-83

**LIGHT
RAIL
STOP**

An aerial photograph of Baltimore, Maryland, showing a dense urban landscape with a mix of historic and modern architecture. The image is overlaid with several dark green rectangular labels with white text, each connected to a specific area of the city by a thin black line. The labels identify the Station North Arts District, MICA, Penn Station, Bolton Hill, Johns Hopkins Medical Center, Downtown, and Madison Park. The city's skyline is visible in the background under a clear blue sky.

STATION NORTH ARTS DISTRICT

MICA

**PENN
STATION**

**BOLTON
HILL**

**JOHNS
HOPKINS
MEDICAL
CENTER**

DOWNTOWN

MADISON PARK



PHASE I: 2025

- Originally listed in the upper 300s, homes are now going in the upper 400s demonstrating the high level of demand for one of Baltimore's iconic neighborhoods
- Establishing a new street grid and delivering over \$1 million in upgrades along North Avenue

PHASE II: 2026-2027

- Retail shell delivery
- Streets Market Opening
- Mayor's Office of Employment Development (MOED)

FUTURE PHASE:

- 200 new apartments



The well-located Reservoir Square development is within walking distance of nearby MetroSubway, light rail, buses, and Amtrak and with approximately 70 rear-accessed parking spots, it offers all commuters a convenient stop on their routes, whether riding or driving.

5 MILE DEMOGRAPHICS

POPULATION:
543,592

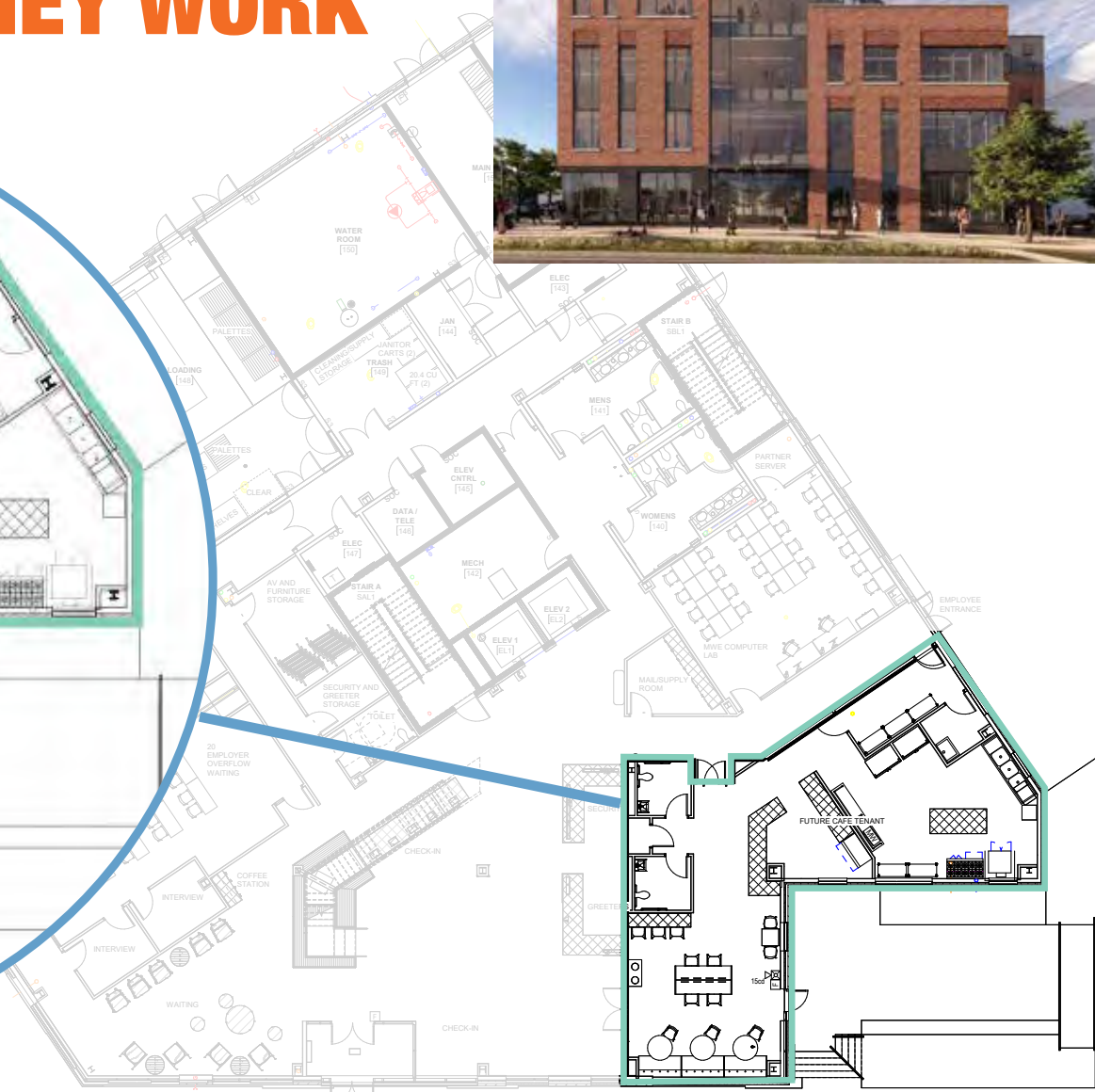
HOUSEHOLDS:
235,862

AVERAGE HOUSEHOLD INCOME:
\$94,344

VEHICLES PER DAY:
(traveling across North Ave. corridor)
36,000



The floor plan illustrates the layout for a future cafe tenant. The main space is a large, irregularly shaped room with a green border. It contains a large rectangular table with chairs, a circular table with chairs, and a staircase. A circular inset provides a detailed view of the space, showing a large rectangular table with chairs, a circular table with chairs, and a staircase. The plan is labeled "FUTURE CAFE TENANT" and includes a circular inset showing a detailed view of the space.



WHERE BLUEPRINTS TURN GREEN

BECAUSE YOUR BRAND WINS WHEN
IT'S PLANTED AT RESERVOIR SQUARE,
FROM ENDCAP TO INLINE



\$170M OF MOMENTUM

ONE SPOT WITH YOUR NAME ON IT.

Unlock the unlimited potential and opportunity of West Baltimore's newest forward-looking development, the 8-acre, \$170 million Reservoir Square, for your business.





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DEVELOPED BY:

