



# YARD 56



Retail Leasing by:  
 **MACKENZIE**  
RETAIL



A contemporary **mixed-use center** with an industrial flair...

**Yard 56** is an urban mixed use development that's architecturally designed to create atmospheric shopping and dining experiences through the use of unique industrial elements that pay homage to the region's historical charm. The site is strategically nestled between I-95 and Eastern Avenue, directly facing the renowned Johns Hopkins Bayview Medical Campus. Formerly the Pemco manufacturing plant, the site underwent a transformative redevelopment in 2019, seamlessly blending residential, retail, and office spaces. With a prime location, Yard 56 provides a range of amenities for hospital guests, staff, and East Baltimore residents.

[WWW.YARD56.COM](http://WWW.YARD56.COM)

**5601 EASTERN AVENUE** BALTIMORE, MD 21224

**JOIN:**



**LA FITNESS**

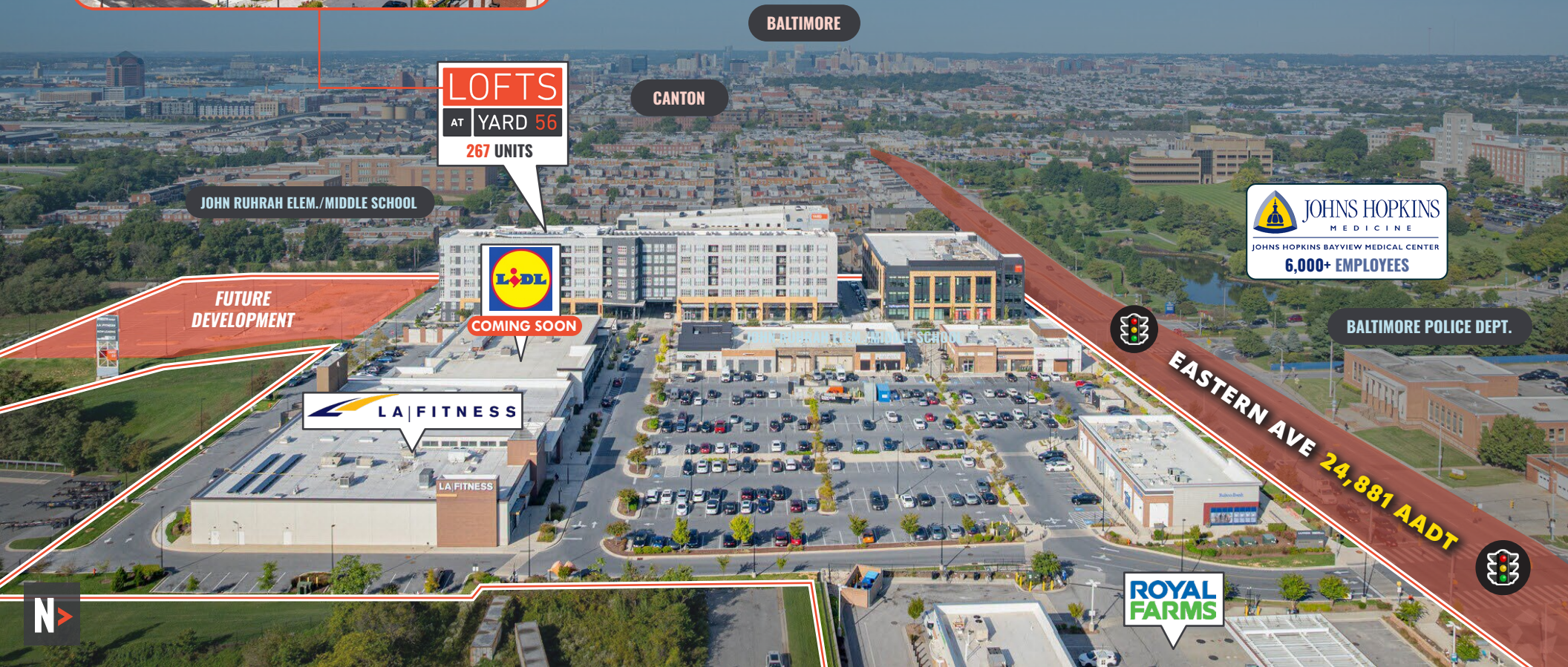



Ideally located across from Johns Hopkins Bayview Medical Center and along a major east-west artery that runs through the city's strongest emerging neighborhoods to the renowned Inner Harbor, **Yard 56** is well-positioned to offer an array of amenities for hospital guests, staff, and residents of East Baltimore.



## HIGHLIGHTS:

- National and local tenant lineup
- Three (3) signalized entrances
- 90K SF of retail, 82K SF of medical office
- Easy access to I-95, I-895 and I-695
- Modern, mixed-use redevelopment that harmonizes residential, retail and office
- High visibility/accessibility, with nearly 25,000 cars/day on Eastern Avenue



BALTIMORE

CANTON

**LOFTS**  
AT **YARD 56**  
267 UNITS

JOHN RUHRAH ELEM./MIDDLE SCHOOL



COMING SOON

LA FITNESS

LA FITNESS

**JOHNS HOPKINS**  
MEDICINE  
JOHNS HOPKINS BAYVIEW MEDICAL CENTER  
6,000+ EMPLOYEES

BALTIMORE POLICE DEPT.



**EASTERN AVE 24,881 AADT**



**ROYAL FARMS**

N

2ND & 3RD FLOORS

EASTERN AVE

24,881 AADT

PLYON SIGN

LEASED

1,791 SF

1,286 SF

LabCorp

Advanced Diagnostic Centers

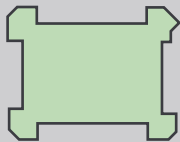
BMS PHARMACY

2,722 SF

LOFTS

AT YARD 56

THE Breakfast Club BALTIMORE



267 UNITS

BAYVIEW BLVD

CHIPOTLE L

SLICE BRICK OVEN PIZZA & ICE CREAM K

Jersey Mike's J

STARBUCK I

FIVE GUYS H

Inspire NAIL BAR G

2,017 SF F

1,700 SF E

Peri-Peri NovaCare C

Peri-Peri NovaCare D

verizon M

verizon N

1,188 SF O

Fulton Bank P

LIDL COMING SOON

LA FITNESS

ROYAL FARMS

- A Lidl (Coming Soon!)
- B LA Fitness
- C Peri-Peri
- D NovaCare Rehabilitation
- E AVAILABLE 1,700 SF
- F AVAILABLE 2,017 SF
- G Inspire Nail Bar
- H Five Guys Burgers and Fries
- I Starbucks
- J Jersey Mike's
- K Slice Brick Oven Pizza & Ice Cream
- L Chipotle
- M Panda Express
- N Verizon
- O AVAILABLE 1,188 SF
- P Fulton Bank



FUTURE DEVELOPMENT

SITE PLAN

# 1,700 SF ± AVAILABLE

Retail, Inline

OCCUPANCY:

IMMEDIATE

RENTAL RATE:

NEGOTIABLE



CAN BE LEASED  
INDIVIDUALLY  
OR TOGETHER WITH  
ADJACENT SPACE  
FOR A TOTAL OF  
**3,717 SF ±**



2,017 SF ± AVAILABLE

1,700 SF ± AVAILABLE



# 2,017 SF ± AVAILABLE

Retail, Inline

OCCUPANCY:

IMMEDIATE

RENTAL RATE:

NEGOTIABLE



**1,188 SF ±**  
**AVAILABLE**

Retail/Restaurant, Inline

OCCUPANCY:

**IMMEDIATE**

RENTAL RATE:

**NEGOTIABLE**



# MARKET AERIAL

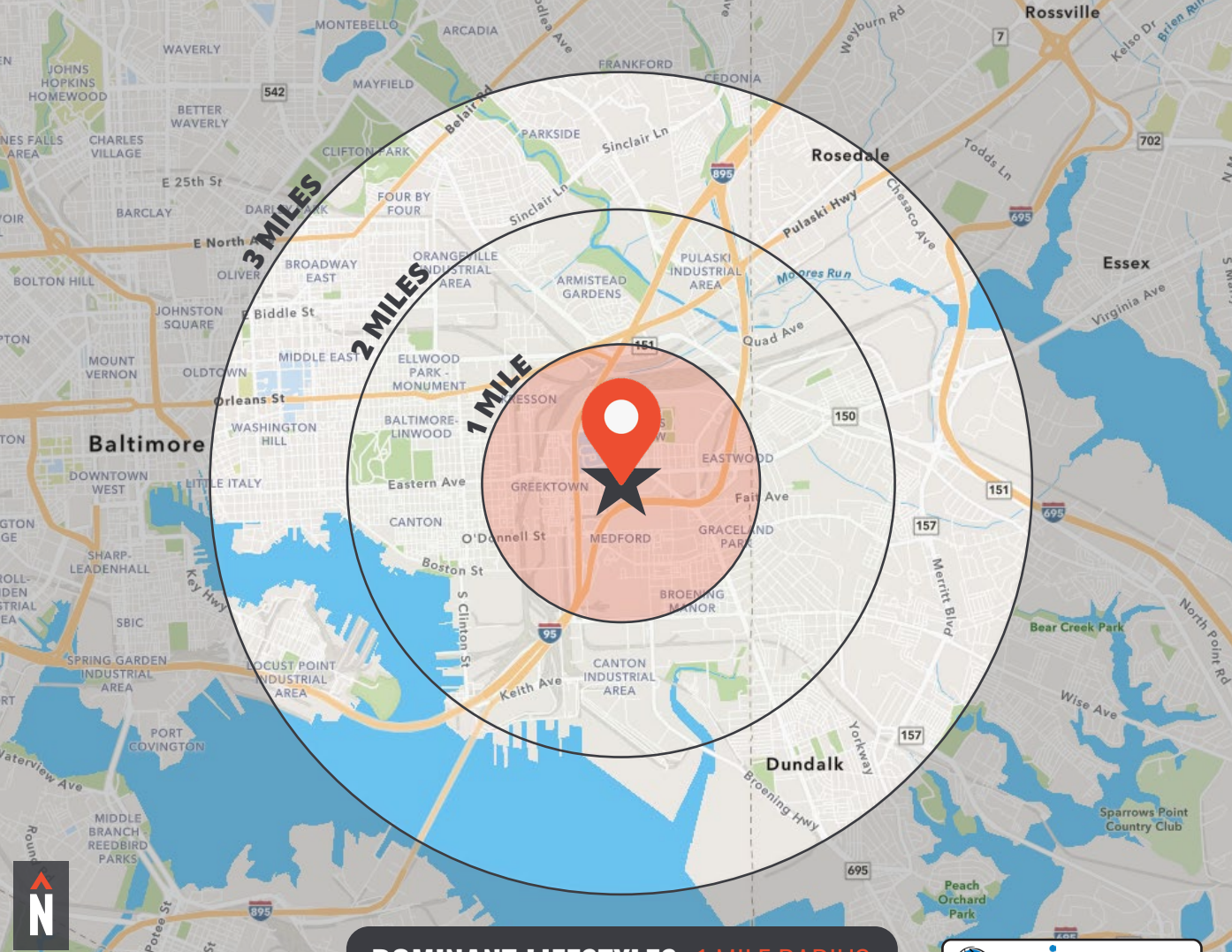


## NEARBY APTS.

	Units
1	Lofts at Yard 56 267
2	HOHM 149
3	Highland Haus 66
4	Canton Flats 33
5	3610 Dillon Apts. 60
6	1212 East 57
7	Domain 180
8	The Gunther 162
9	The Porter 444
10	Axel 371
11	The Lucie 500
12	Boston Crossing 277

# DEMOGRAPHICS

2025



**DOMINANT LIFESTYLES: 1 MILE RADIUS**

[MORE INFO](#)

RADIUS:

1 MILE

2 MILES

3 MILES

## RESIDENTIAL POPULATION



16,736

72,109

159,743

## DAYTIME POPULATION



23,733

77,522

186,829

## AVERAGE HOUSEHOLD INCOME



\$88,609

\$105,346

\$94,136

## NUMBER OF HOUSEHOLDS



6,401

29,513

68,467

## MEDIAN AGE



33.5

34.1

35.4

[FULL DEMOS REPORT](#)

### 28% DIVERSE HORIZONS



MEDIAN

AGE: 35.2

HH INCOME: \$65,990

These families tend to be large and earn middle-tier incomes on average. Purchases often center around clothing, food, and supplies for young children, and a balance on multiple credit cards is common.

### 17% MIDDLE GROUND



MEDIAN

AGE: 38.8

HH INCOME: \$69,074

These households tend to consist of married couples, cohabitating couples and single-person households. Residents tend to shop at discount grocery chains and eat at fast food restaurants.

### 13% MODERN MINDS



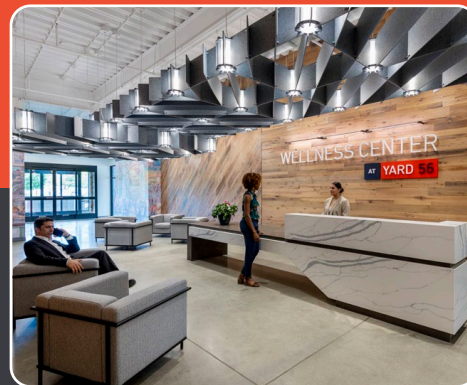
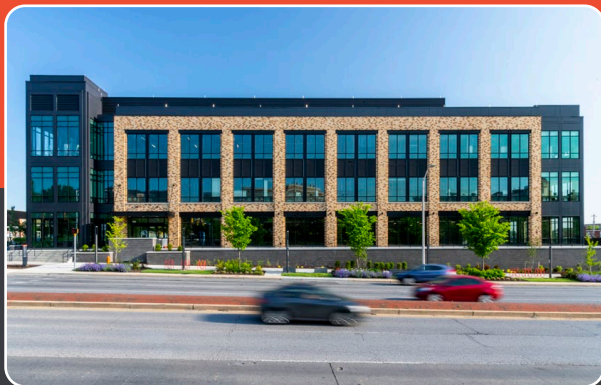
MEDIAN

AGE: 34.6

HH INCOME: \$91,039

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

# YARD 56



...where **modernity** harmonizes with **historical allure**

FOR MORE INFO  
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION. 



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REAL ESTATE