# YARD 56

MCB REAL ESTATE

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

## 5601 EASTERN AVENUE BALTIMORE, MD 21224

**JOIN:**

LIDL COMING SOON!

Starbucks · Panda Express Chinese Kitchen · Chipotle Mexican Grill · Jersey Mike's Subs

LA FITNESS · FIVE GUYS BURGERS and FRIES · HAIR CUTTERY

NovaCare Rehabilitation · Royal Farms · verizon · The Breakfast Club Baltimore

Baltimore Medical System THE HEART OF COMMUNITY HEALTH · HUMMUS REPUBLIC MODERN MEDITERRANEAN KITCHEN · LabCorp

INNOVATIVE healthcare centers · BayVanguard Bank · Fulton Bank



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.



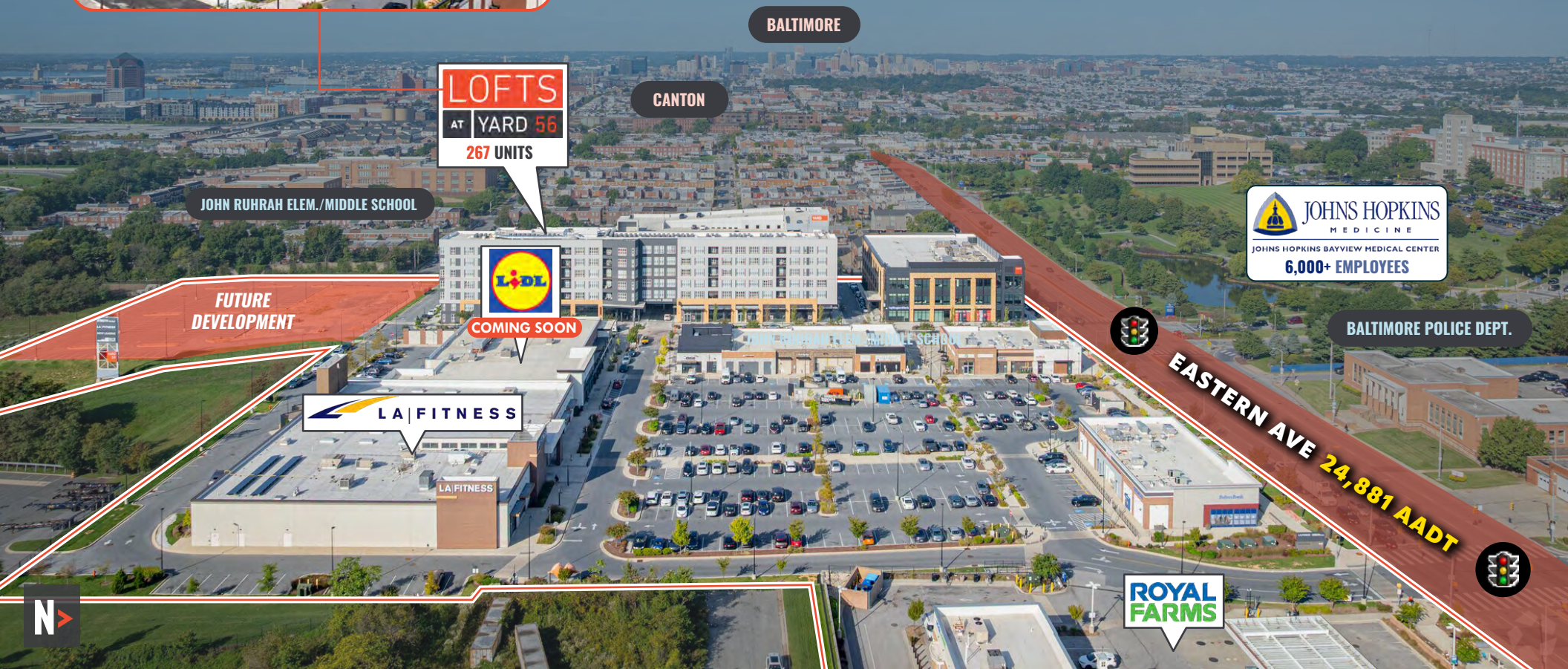






## HIGHLIGHTS:

- Modern, mixed-use redevelopment that harmonizes residential, retail and office
- High visibility/accessibility, with nearly 25,000 cars/day on Eastern Avenue
- 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






# SITE PLAN

| | | |
|---|---|---|
| A | Lidl *(Coming Soon!)* | |
| B | LA Fitness | |
| C | Hummus Republic | |
| D | NovaCare Rehabilitation | |
| E | AVAILABLE (w/ Liquor Store License) | 1,800 SF |
| F | Vita Nova Wellness Clinic | |
| G | AVAILABLE | 1,000 - 3,000 SF |
| H | Five Guys Burgers and Fries | |
| I | Starbucks | |
| J | Jersey Mike's | |
| K | AVAILABLE 2nd Gen Restaurant | 1,319 SF |
| L | Chipotle | |
| M | Panda Express | |
| N | Verizon | |
| O | Hair Cuttery | |
| P | Fulton Bank | |

# 1,000 - 3,000 SF ± AVAILABLE

**Retail, Inline**

| | |
|---|---|
| OCCUPANCY: | **IMMEDIATE** |
| RENTAL RATE: | **NEGOTIABLE** |






















# 1,319 SF ± AVAILABLE

**Retail, Inline**

| | |
|---|---|
| OCCUPANCY: | **IMMEDIATE** |
| RENTAL RATE: | **NEGOTIABLE** |







# 1,800 SF ± AVAILABLE

**Retail, Inline**

| | |
|---|---|
| OCCUPANCY: | **IMMEDIATE** |
| RENTAL RATE: | **NEGOTIABLE** |







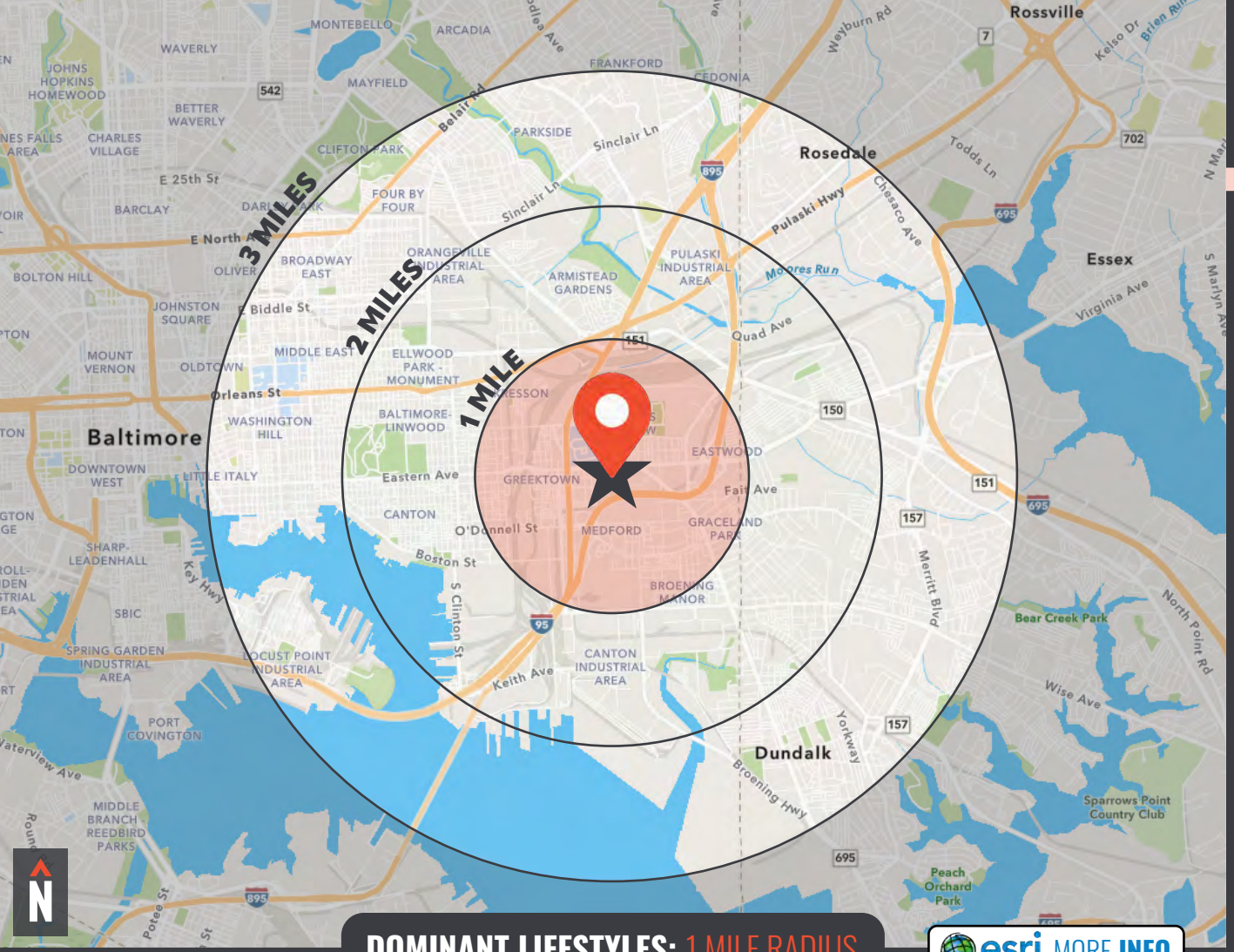


# MARKET AERIAL




## 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 |




## DOMINANT LIFESTYLES: 1 MILE RADIUS

esri MORE INFO

### 29% DIVERSE HORIZONS




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




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




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.

# DEMOGRAPHICS

## 2026

| RADIUS: | 1 MILE | 2 MILES | 3 MILES |
|---|---|---|---|
| RESIDENTIAL POPULATION | 16,647 | 72,455 | 162,405 |
| DAYTIME POPULATION | 23,157 | 79,477 | 185,546 |
| AVERAGE HOUSEHOLD INCOME | $97,775 | $115,529 | $102,344 |
| NUMBER OF HOUSEHOLDS | 6,380 | 29,770 | 69,958 |
| MEDIAN AGE | 33.7 | 34.2 | 35.6 |

FULL DEMOS REPORT

# 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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