

FOR LEASE

# THE BLAKE AT SOMERSET

segall  
GROUP

CONSTRUCTION  
UNDERWAY!



THE HENSON DEVELOPMENT COMPANY



missionfirst  
HOUSING GROUP



AERIAL VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING SOUTHWEST



CORNER OF CENTRAL & JEFFERSON

## Overview






Somerset is an exciting mixed-use development that aims to revitalize part of the Perkins/Somerset/Oldtown (PSO) area into a bustling retail and residential community.

The project will include various residential units, office spaces, retail spaces, a public school, and a hotel as part of a \$1 Billion urban redevelopment.

The final phase of the Somerset development is The Blake, a 190-unit mixed income residential project to deliver in late 2027. Its retail component will include a 15,000-20,000 SF grocery space, which is expected to be turned over to the grocer for tenant construction in summer 2027. This future grocery anchor will serve not only the residents of the greater PSO community, but also the Johns Hopkins Medical Campus, Upper Fells Point, and the neighborhoods south of the site seeking an alternative to Whole Foods Market in Harbor East.

## Quick Facts

Delivery	December 2027 (est.)
Size	15,000 - 20,000 square feet
Parking for Grocer	82 total parking spaces with a mix between surface parking and covered parking

2025 Demographics	0.5 mile	1 mile	1.5 miles
 POPULATION	<b>9,329</b>	<b>48,104</b>	<b>98,161</b>
 HOUSEHOLDS	<b>3,373</b>	<b>24,620</b>	<b>49,141</b>
 AVG. HH INCOME	<b>\$53,009</b>	<b>\$90,747</b>	<b>\$100,136</b>
 DAYTIME POPULATION	<b>36,793</b>	<b>128,435</b>	<b>251,078</b>
 TRAFFIC COUNT	<b>24,123 AADT</b> (Orleans Street)	<b>11,280 AADT</b> (N Central Avenue)	

# Perkins/Somerset/Oldtown (PSO) Transformation Plan Area

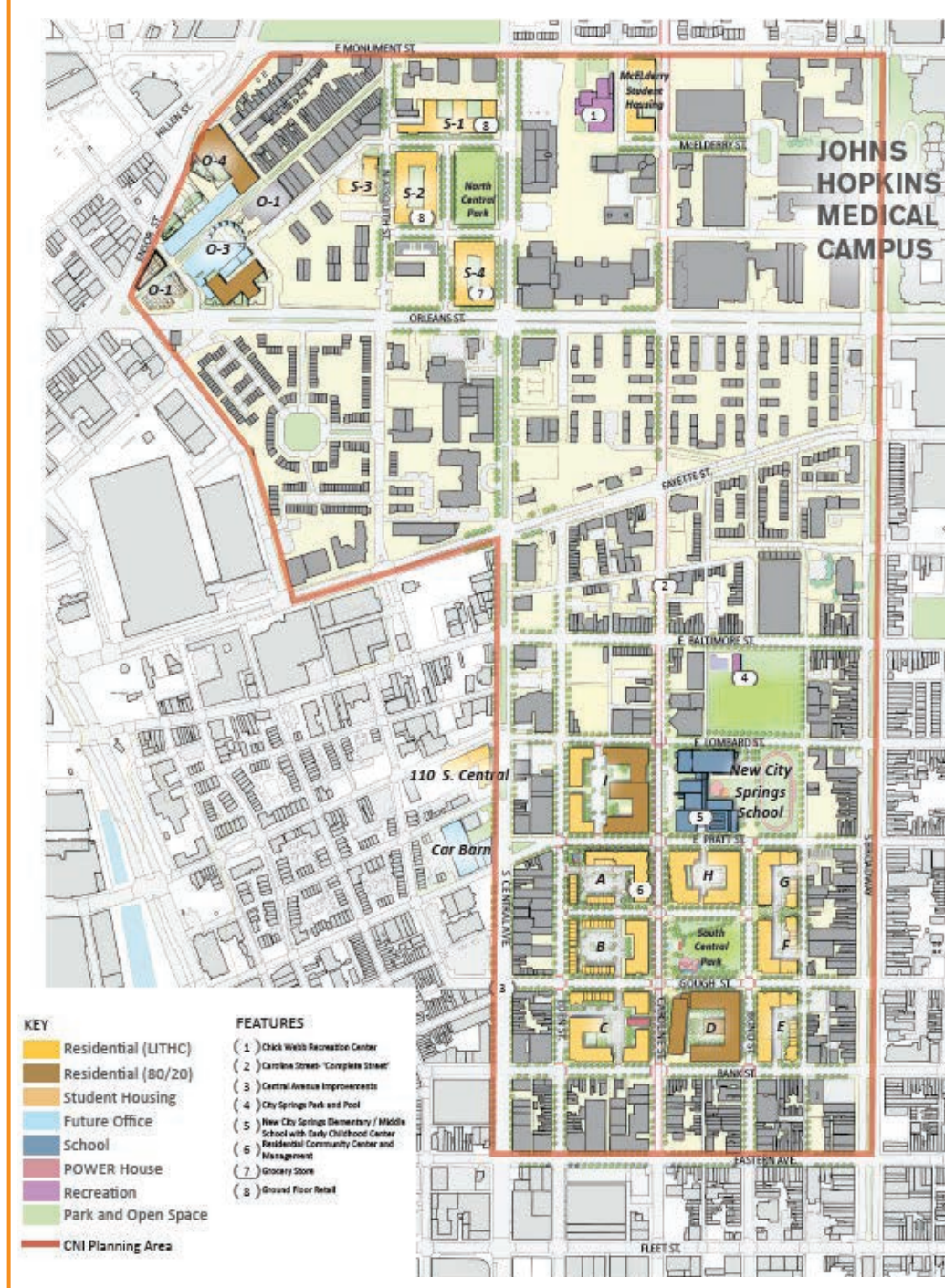
Located within minutes of Downtown Baltimore and the thriving waterfront, the Somerset-Oldtown development is a part of the Perkins/Somerset/Oldtown (PSO) Transformation Plan Area.

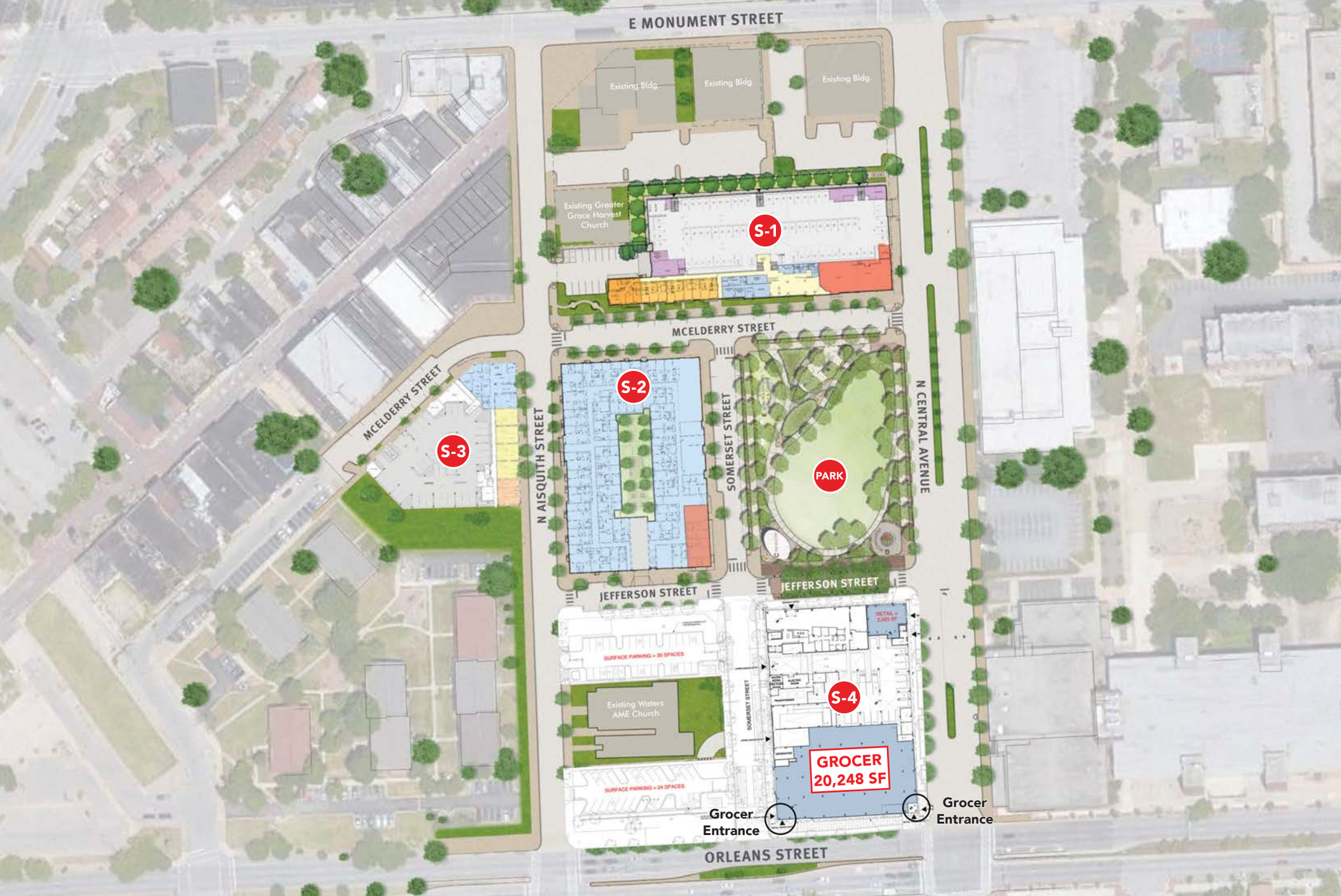
The long-term vision of the PSO Transformation Plan is to transform Perkins Homes, Somerset, Oldtown and the surrounding neighborhoods into a Community of Choice that promotes resident pride and unity among neighbors, and is integrated into the surrounding area.

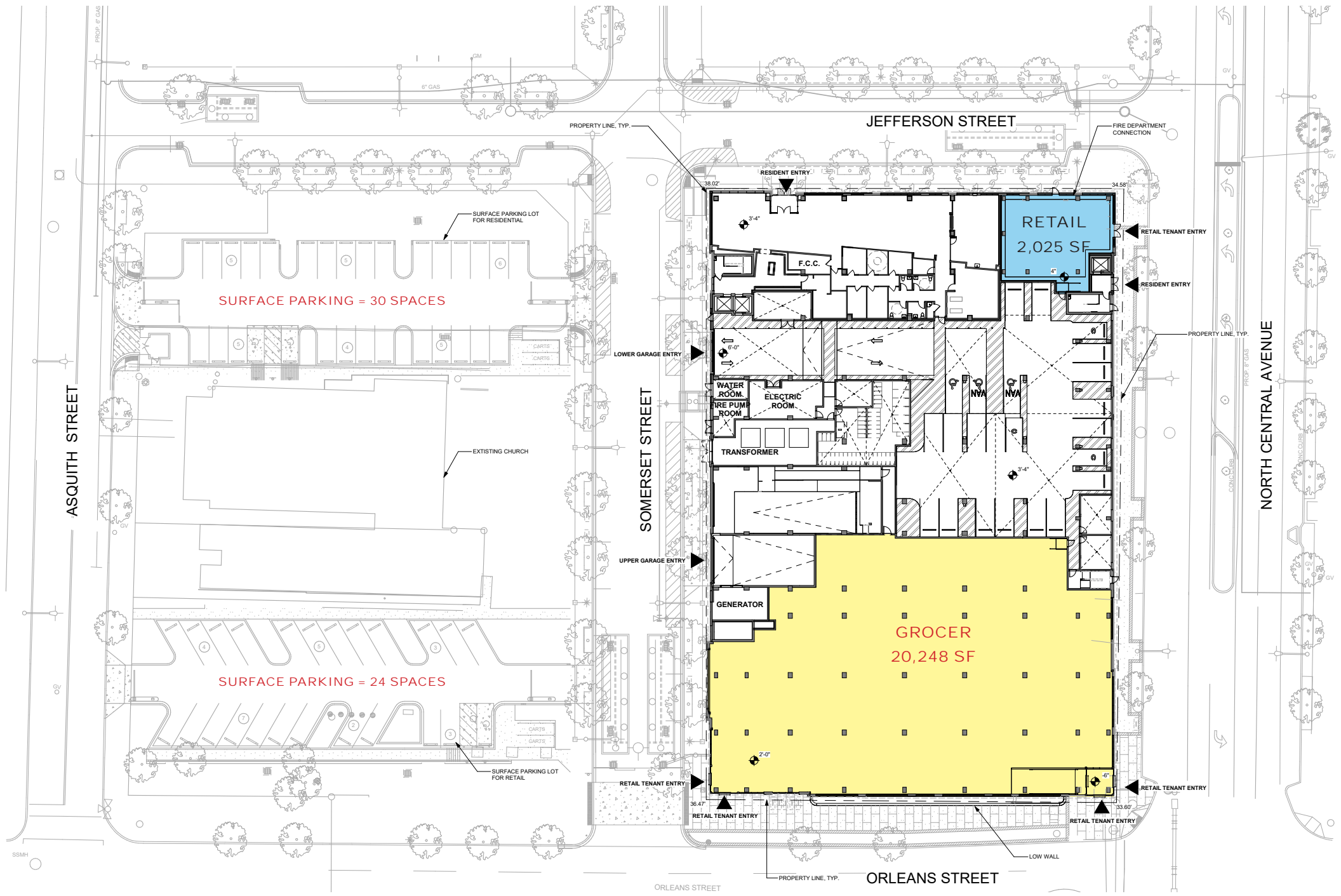
The PSO Transformation Plan will replace distressed public and assisted housing with high-quality, mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood. The Plan replaces all 629 units and bedrooms from Perkins Homes with a new community of 1,345 total mixed-income units. The new housing community will encompass 48.5% subsidized units, 20.5% additional affordable units (LIHTC), and 31% market-rate rental housing.

The Plan will revive commercial corridors like Oldtown Mall, Broadway and Fayette Street, improve connections from north to south along Central Avenue and Caroline Street, develop blighted and under utilized properties, develop public parks and streetscapes, upgrade the existing housing stock and infrastructure, build wealth from within, and create new education and health amenities.

Housing Authority of Baltimore City (HABC) will coordinate the implementation of the Neighborhood Plan. At the same time, the Plan includes a range of new public safety initiatives, as well as the expansion of existing ones, to reduce crime and violence and help the neighborhood to regain its sense of peace and community strength.





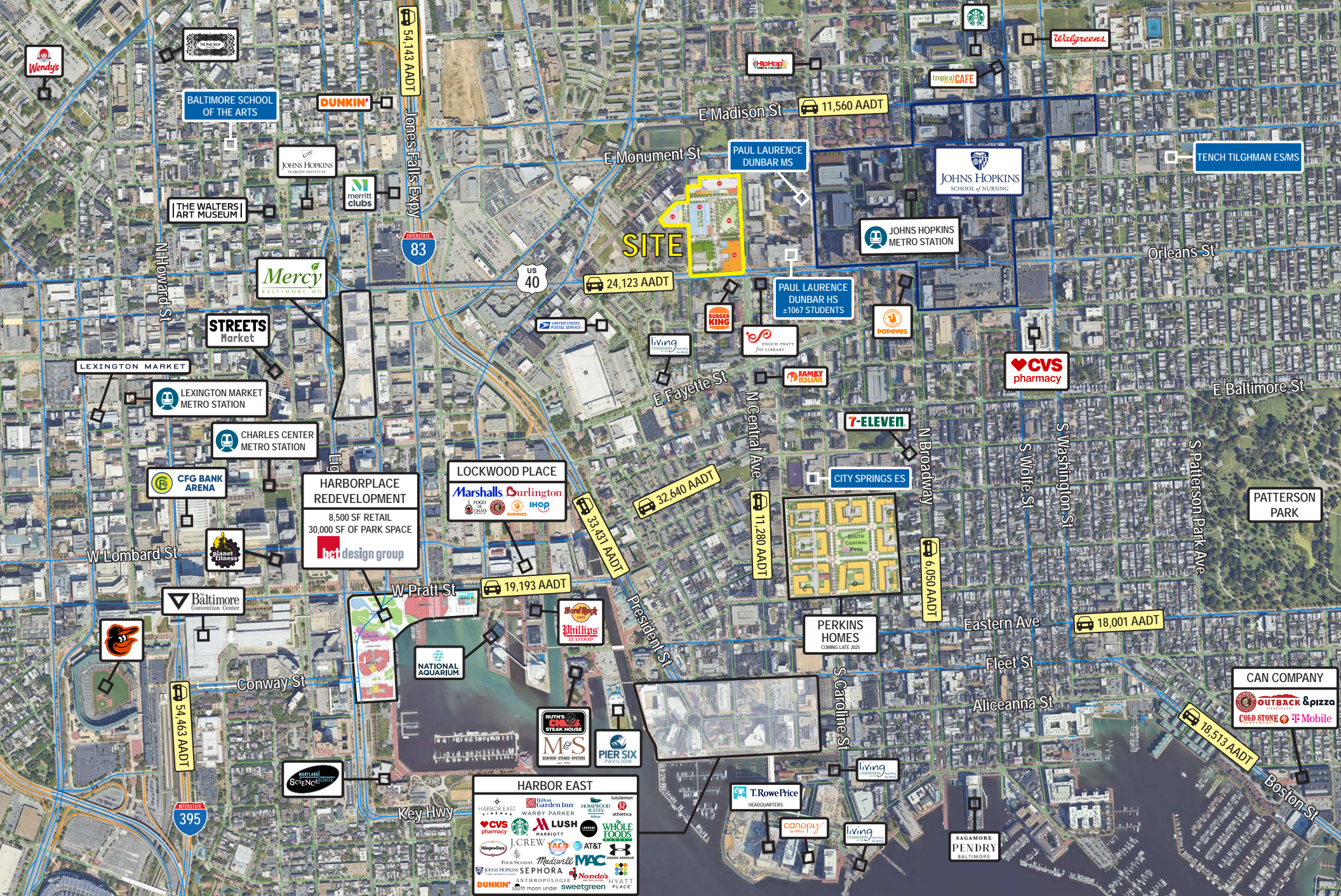


# Site Plan

The Blake at Somerset / Orleans Street & N Central Avenue / Baltimore, MD 21202






ORLEANS STREET ELEVATION





**Interested?  
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