

VILLAGE CENTER AT STADIUM PLACE is part of the master-planned **Stadium Place Campus**, situated on the grounds of the former Memorial Stadium Complex. This vibrantly designed four-story building will contain **medical office & retail space**, as well as 87 age-restricted apartments (55+), Zen Apartments. Conveniently located at the corner of 33rd Street and Ednor Road, the Village Center retail and office space will serve as a hub for the residents and surrounding community.

**ONLY
1 SPACE
REMAINING!**

FOR LEASE

VILLAGE CENTER *at* **STADIUM PLACE**

1100 E. 33RD STREET
BALTIMORE, MARYLAND 21218

FOR LEASE



Baltimore City, Maryland

VILLAGE CENTER AT STADIUM PLACE

1100 E. 33RD STREET | BALTIMORE, MARYLAND 21218

In partnership with
GEDCO

AVAILABLE

- 1st Floor: 2,675 sf ±

TRAFFIC COUNT

22,172 AADT (E. 33rd Street)

HIGHLIGHTS

- Prime location with easy access to I-83, I-95 and I-895
- Co-tenancy with Zen Apartments, featuring 87 units for residents "55 and better" (built in 2021)
- Neighbors include Baltimore City College and JHU Incubator
- Full-service YMCA, offering preschool for ages 2-5
- Community playground
- Adjacent to Greenhouse Residences - skilled nursing facility, Weinberg Court Apts., Venable Apts. II, Ednor Apts. and Heritage Run Apts.
- Join Dunkin', MedStar Health, Sage Health, Polished Nails & Hair and Vermeer Dental



1ST FLOOR
RETAIL:
2,675 SF
AVAILABLE



STREET VIEW



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

Mike Ruocco | Senior Vice President & Principal [Retail]

☎ 410.494.4868 ✉ mruocco@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

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FOR LEASE

 Baltimore City, Maryland

1ST FLOOR PLAN: RETAIL/OFFICE

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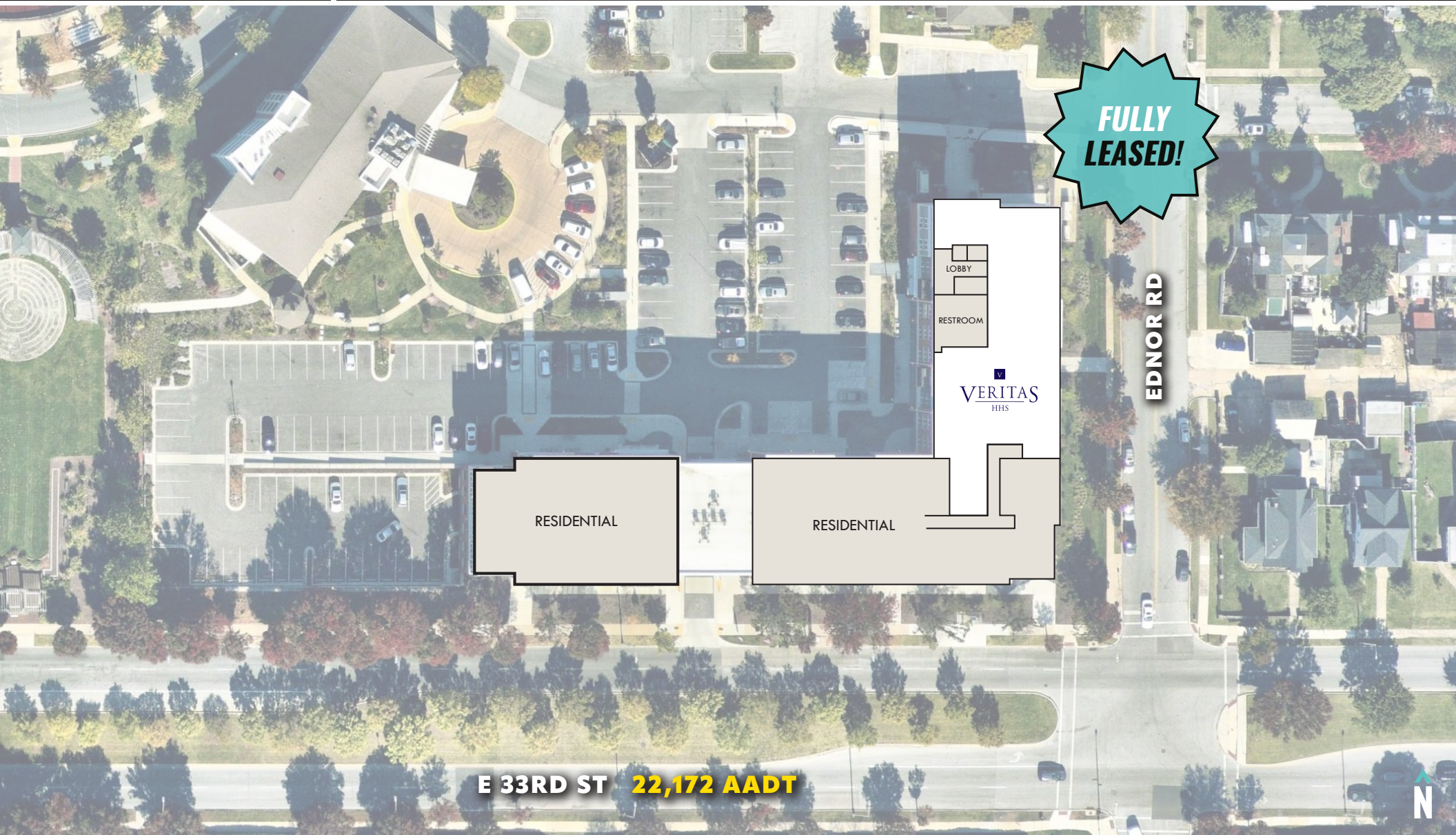
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2ND FLOOR PLAN: OFFICE

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FOR LEASE



Baltimore City, Maryland

BIRDSEYE

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BALTIMORE



BALTIMORE
CITY COLLEGE

JOHNS HOPKINS
UNIVERSITY
— INCUBATOR HUB —

VILLAGE CENTER
at STADIUM PLACE

GREEN HOUSE RESIDENCES

VENABLE APARTMENTS

EDNOR APARTMENTS

LOCH RAVEN BLVD

E 33RD ST

LAKESIDE AVE

WINDEMERE AVE

EDNOR RD



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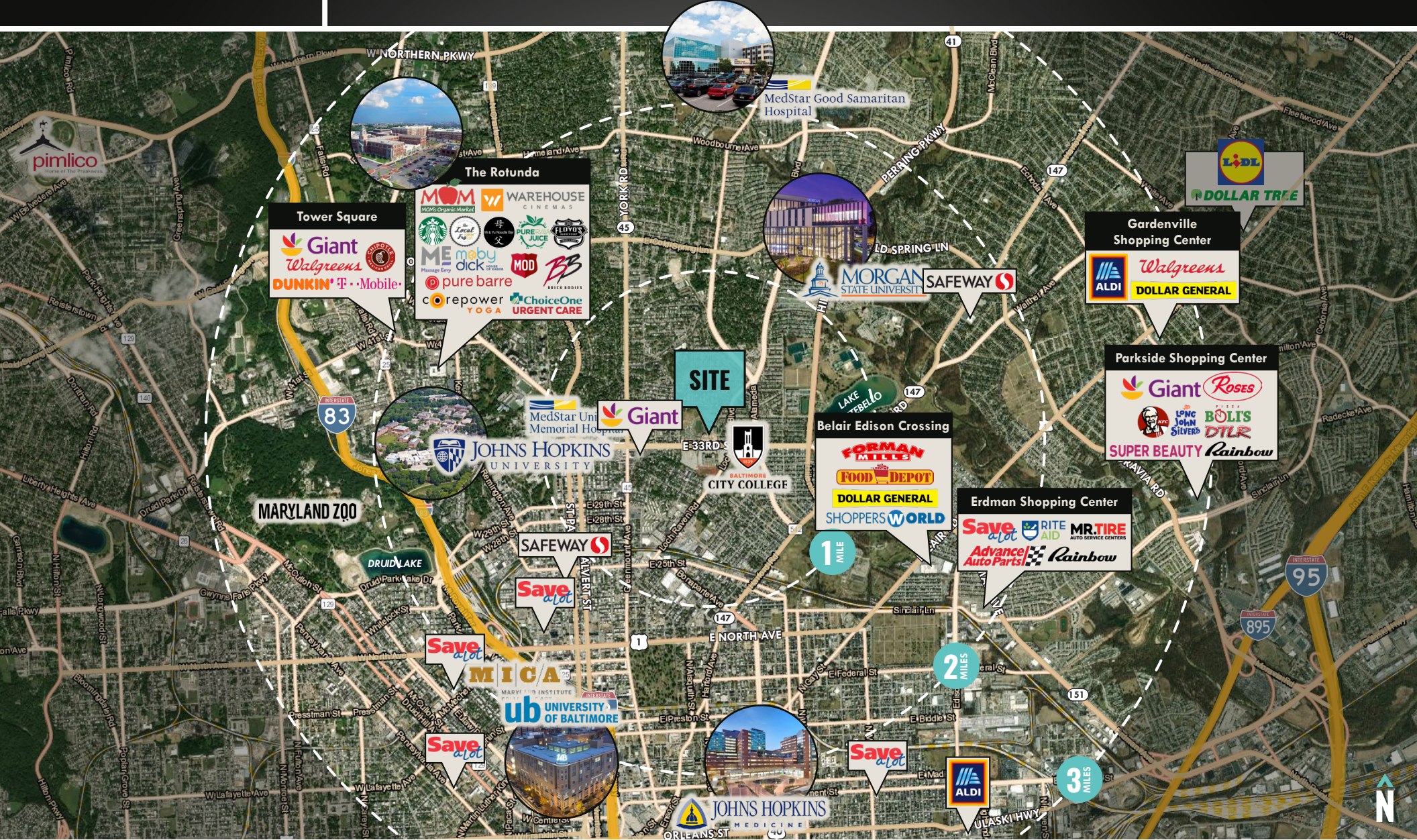


Baltimore City, Maryland

TRADE AREA

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FOR LEASE

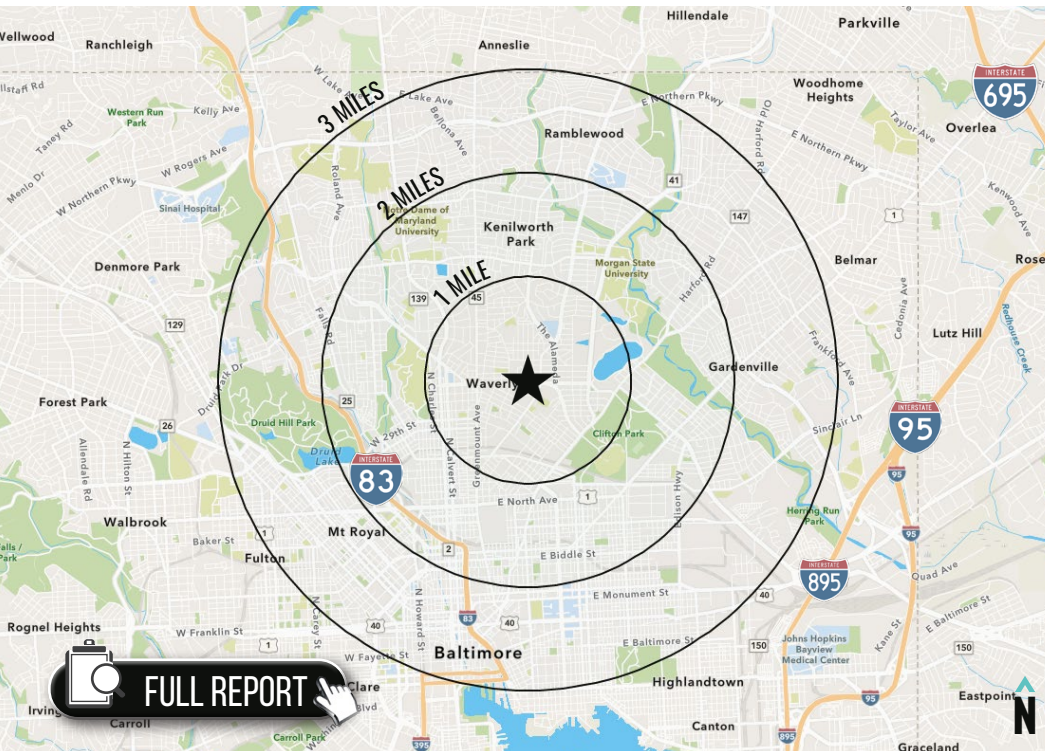


Baltimore City, Maryland

LOCATION / DEMOGRAPHICS (2025)

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RESIDENTIAL POPULATION

32,465

1 MILE

119,196

2 MILES

260,315

3 MILES

NUMBER OF HOUSEHOLDS

14,327

1 MILE

51,943

2 MILES

119,108

3 MILES

AVERAGE HH SIZE

2.12

1 MILE

2.10

2 MILES

2.07

3 MILES

MEDIAN AGE

35.6

1 MILE

35.3

2 MILES

36.2

3 MILES

AVERAGE HH INCOME

\$80,450

1 MILE

\$85,955

2 MILES

\$86,563

3 MILES

EDUCATION (COLLEGE+)

59.0%

1 MILE

61.6%

2 MILES

61.4%

3 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

93.9%

1 MILE

94.6%

2 MILES

94.9%

3 MILES

DAYTIME POPULATION

29,172

1 MILE

111,179

2 MILES

313,059

3 MILES

14%

EMERGING HUB

1 MILE

Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

1.87
AVERAGE HH SIZE

36.0
MEDIAN AGE

\$70,456
MEDIAN HH INCOME

15%

MODEST-INCOME HOMES

1 MILE

A substantial number of these residents are single individuals living alone, and a significant portion of the population is under 18. They tend to frequent fast food restaurants, convenience stores and discount stores.

2.45
AVERAGE HH SIZE

37.1
MEDIAN AGE

\$35,121
MEDIAN HH INCOME

11%

FAMILY FOUNDATIONS

1 MILE

Most households are occupied by a single person, a married couple without children, or a combined family without couples or children. They earn middle-tier incomes and tend to shop at discount stores.

2.50
AVERAGE HH SIZE

41.0
MEDIAN AGE

\$58,089
MEDIAN HH INCOME

11%

DORMS TO DIPLOMAS

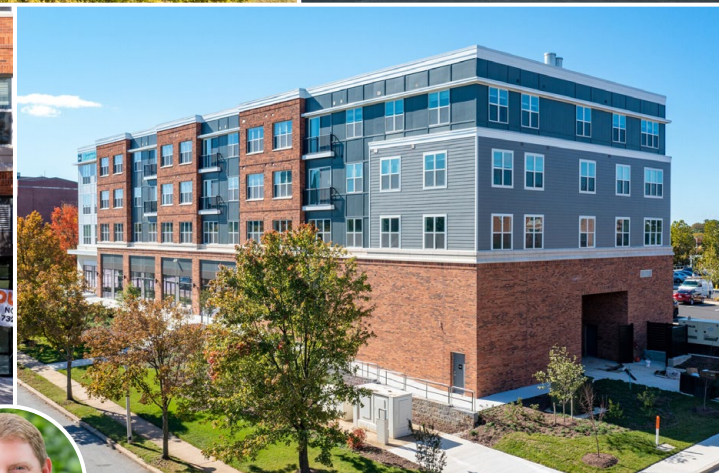
1 MILE

These young residents are pursuing bachelor's and graduate degrees, and are mostly unmarried and in their late teens to early 20s. They frequent movies, bars and beaches, and like to watch and play sports.

2.03
AVERAGE HH SIZE

21.8
MEDIAN AGE

\$29,081
MEDIAN HH INCOME



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