



EASTPOINT MALL BIG BOX SPACE

7735 EASTERN AVENUE | BALTIMORE, MARYLAND 21224

FOR
LEASE



**EASTPOINT
MALL**

JOIN THE MIX!

WEBSITE

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

MCB
REAL ESTATE

PROPERTY OVERVIEW

HIGHLIGHTS:

- 69,000 SF ± big box/anchor space (former Value City Furniture)
- Air conditioned
- Short term leases available
- Excellent visibility
- Ample parking
- Easy access to major highways I-695, I-95, I-895
- Close proximity to Downtown Baltimore, the Port of Baltimore and BWI Airport
- Join Eastpoint Mall's exciting mix of retailers, including JCPenney, Burlington, Party City, Gabe's, Foot Locker, Rainbow, The Children's Place, as well as many dining destinations
- Retail uses permitted but subject to restrictions

AVAILABLE:

69,000 SF ±

LOADING:

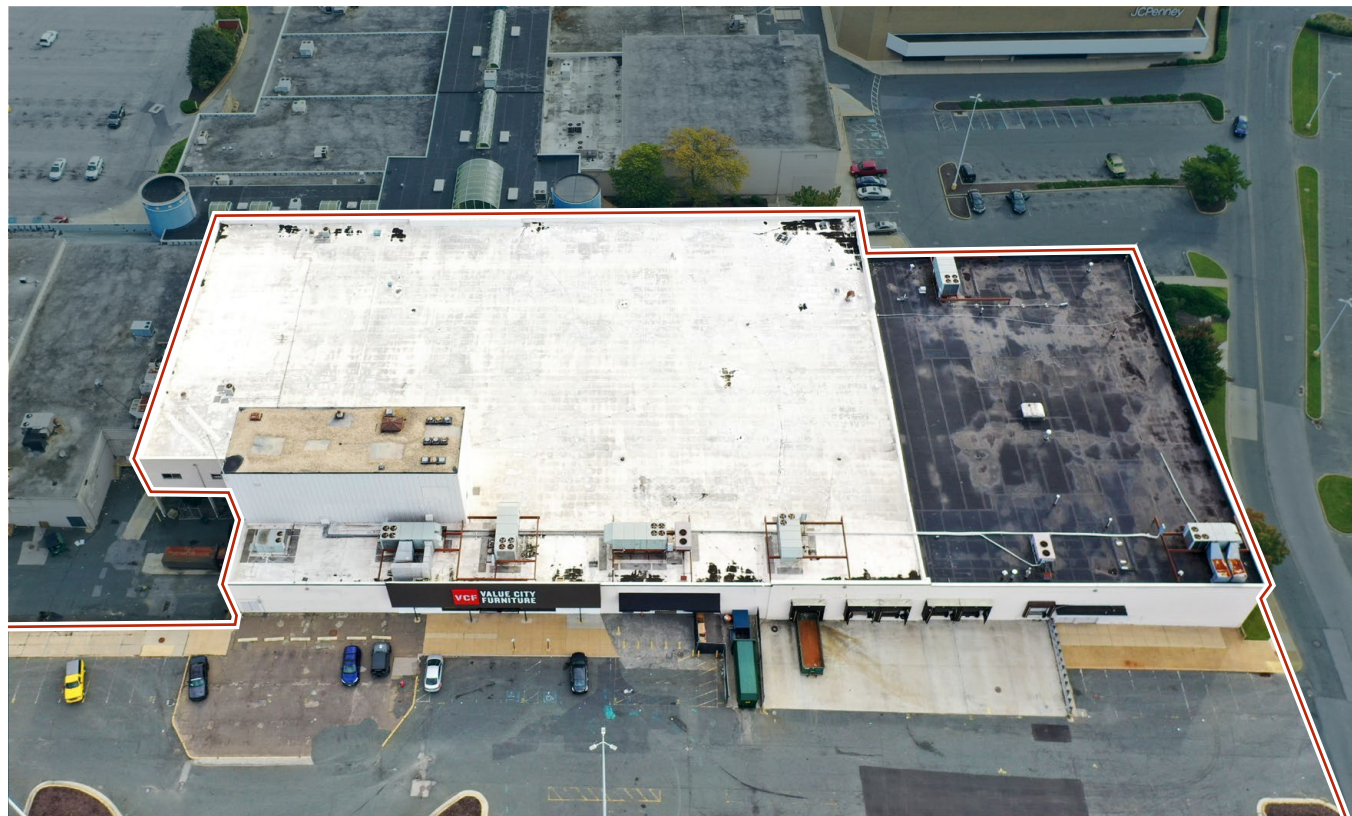
6 DOCKS / 1 DRIVE-IN

ZONING:

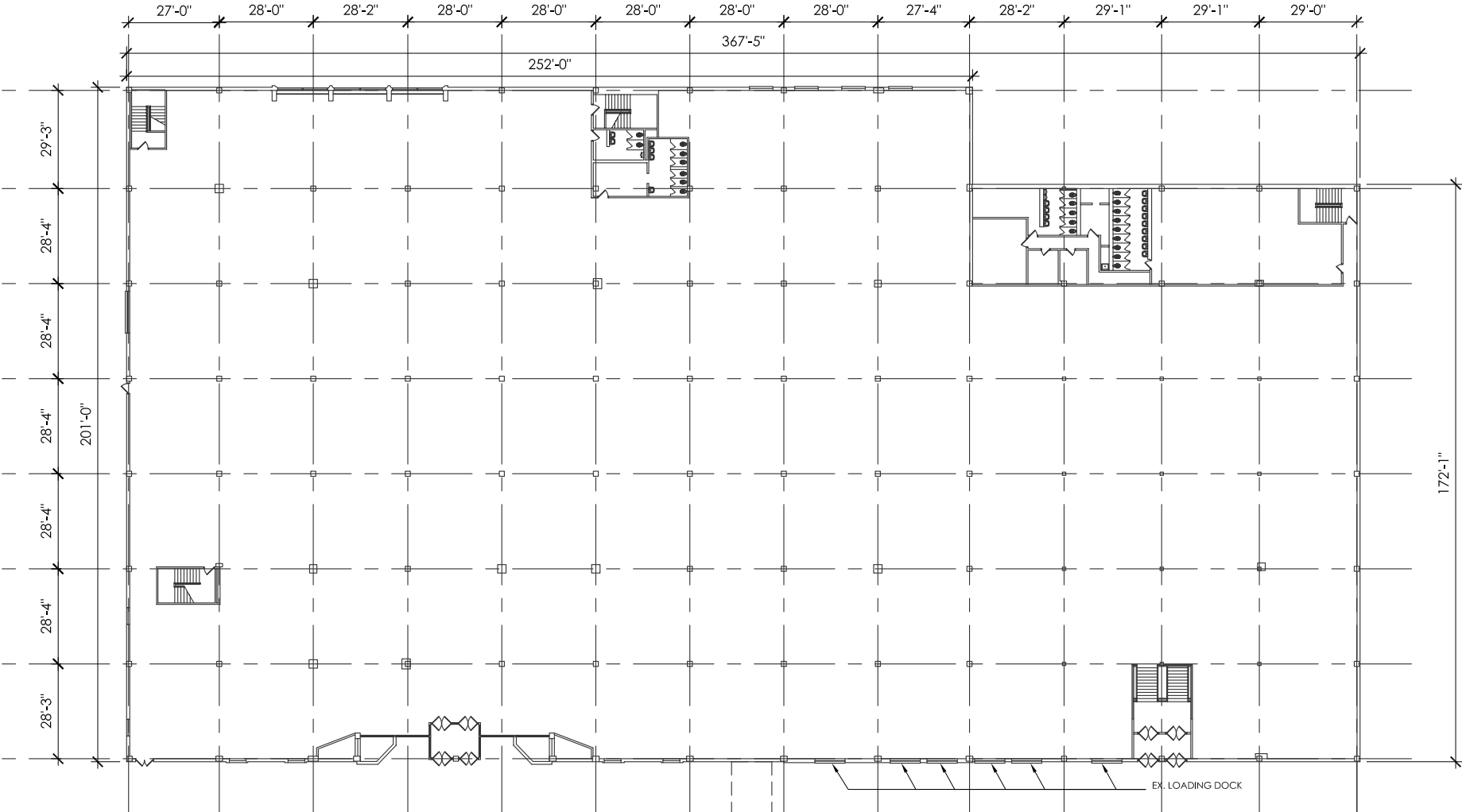
BM CT (BUSINESS MAJOR)
[COMMERCIAL, TOWN CENTER CORE DIST.]

RENTAL RATE:

NEGOTIABLE



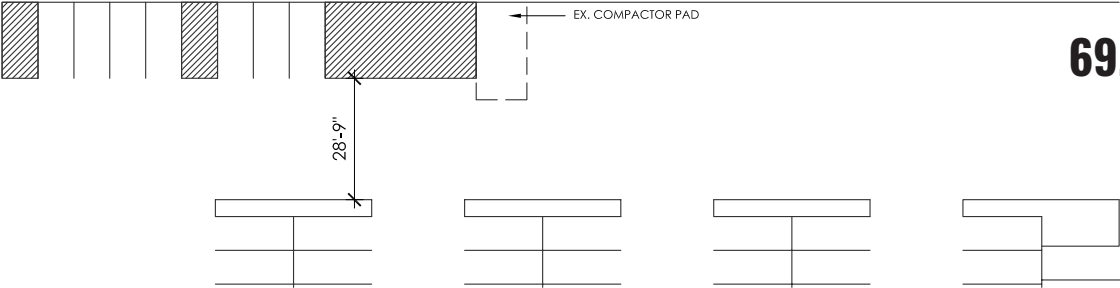
FLOOR PLAN



NOTE: THIS DRAWING HAS NOT BEEN FIELD VERIFIED AND IS MEANT FOR GENERAL LEASING PURPOSES ONLY.

TOTAL SQUARE FOOTAGE: APPROX. 69,000 SF

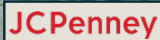
69,000 SF ±



LOCAL BIRDSEYE



LOCAL BIRDSEYE



MERRITT BLVD

151

NORTH POINT BLVD

150

EASTERN AVE



LOCAL BIRDSEYE



EASTERN AVE

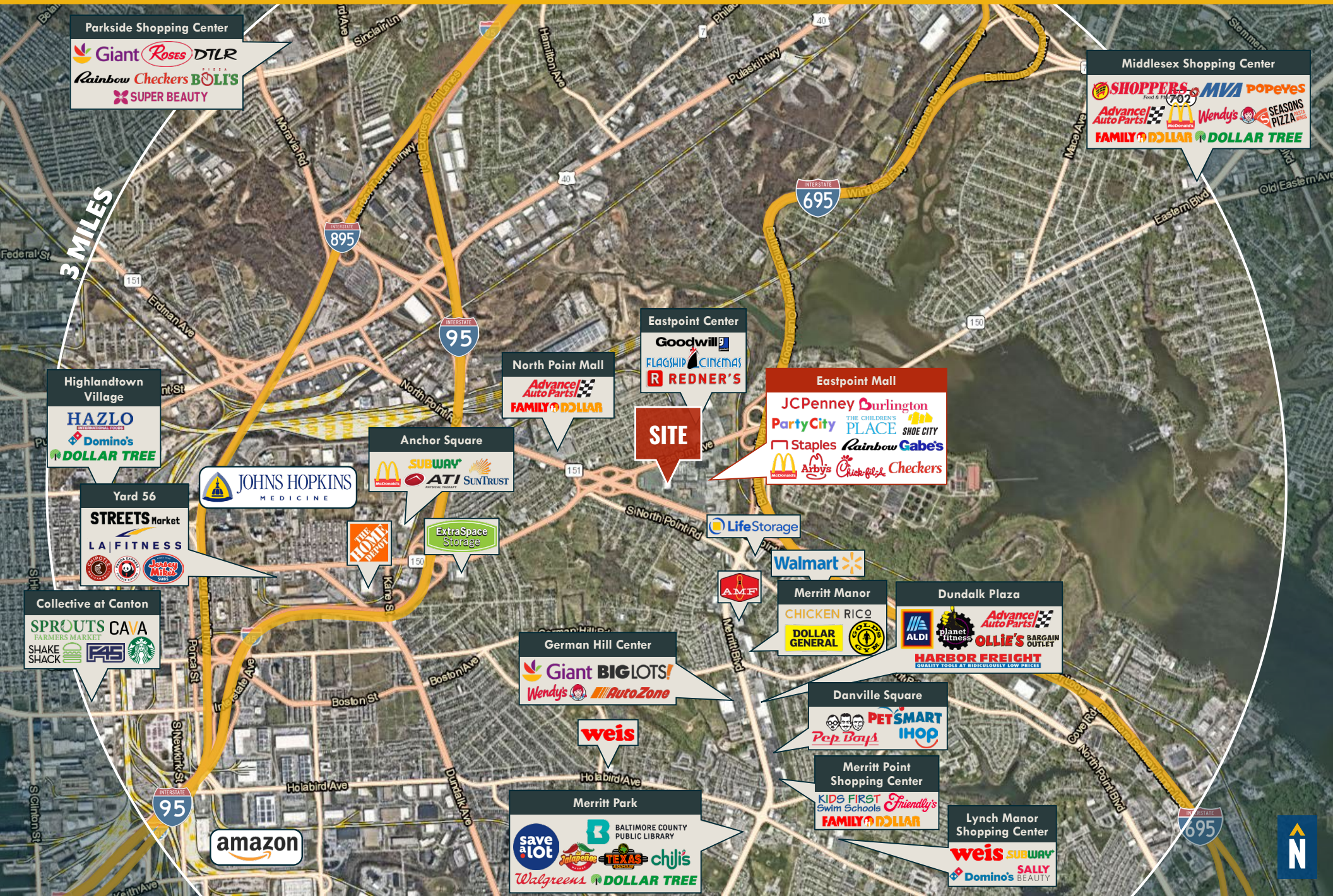
150

151

NORTH POINT BLVD



MARKET AERIAL



DEMOGRAPHICS

2024

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



12,192

117,761

328,764

DAYTIME POPULATION



12,598

112,616

329,910

AVERAGE HOUSEHOLD INCOME



\$91,035

\$83,431

\$95,856

NUMBER OF HOUSEHOLDS



4,075

44,8353

133,559

MEDIAN AGE

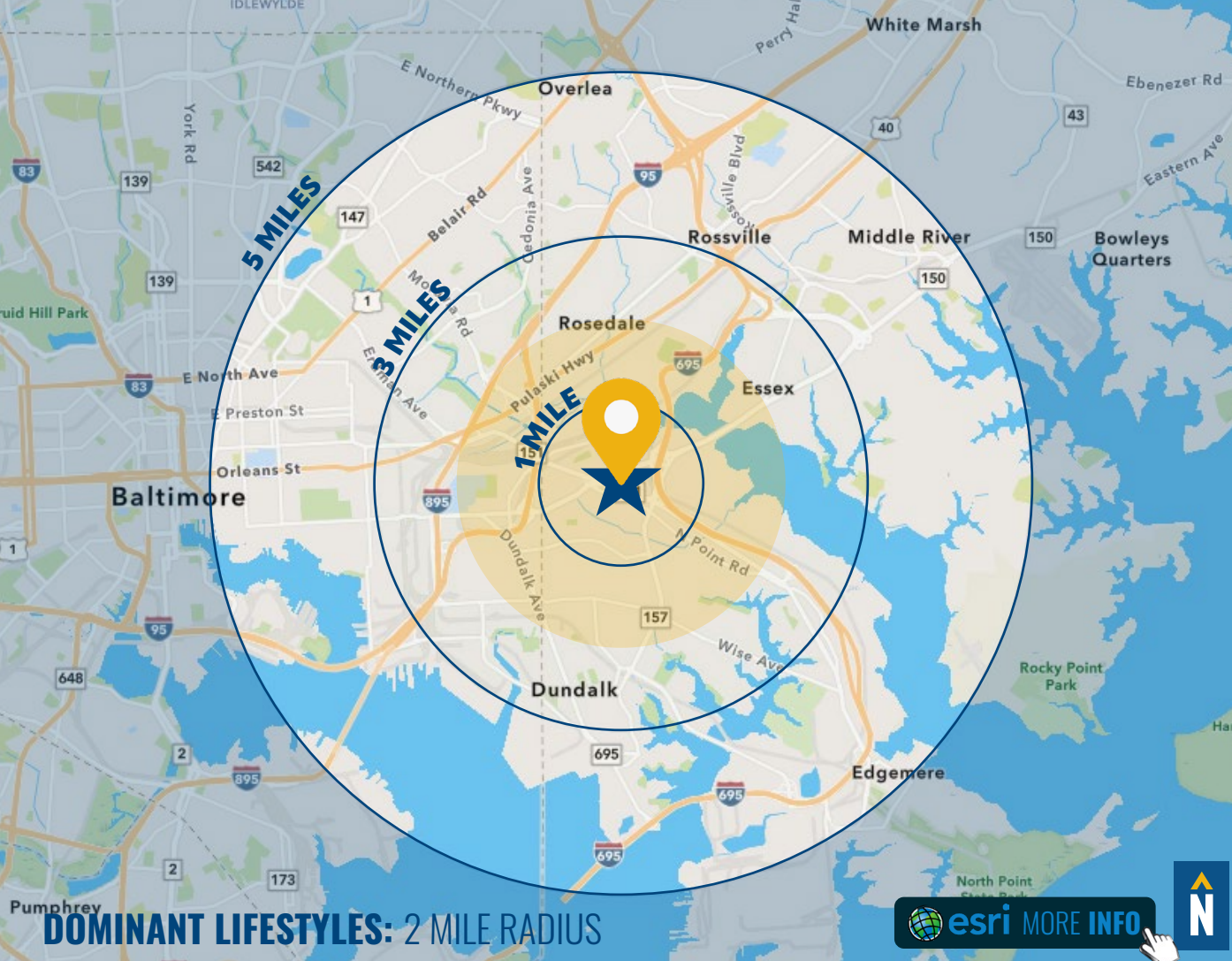


36.8

37.4

37.0

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

43%
FRONT PORCHES



Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

Median Age: **34.9**
Median Household Income: **\$43,700**

39%
PARKS
AND REC



Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

Median Age: **40.9**
Median Household Income: **\$60,000**

3%
PLEASANTVILLE



Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

Median Age: **42.6**
Median Household Income: **\$92,900**

FOR MORE INFO **CONTACT:**



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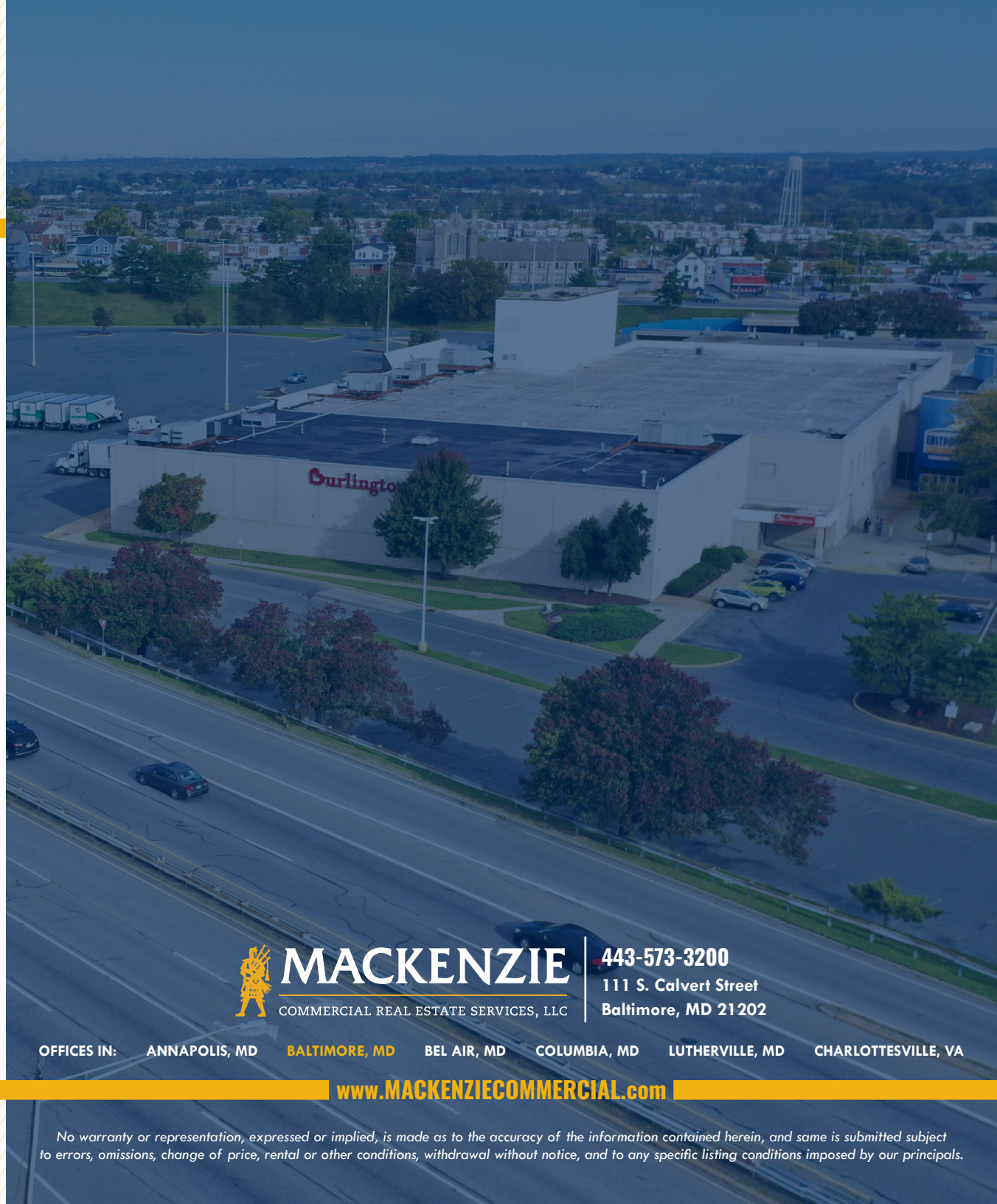
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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