

FOR SALE OR LEASE

127,000 SF

LARGE FORMAT

RETAIL BUILDING

Mondawmin Mall
3201 Tioga Parkway
Baltimore, MD 21215



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 **BUILDING SIZE: 127,000 SF**
AREA: 375,705 SF/8.625 ACRES

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- Baltimore, Maryland
- Available for Sale or Lease 127,000 SF Anchor Retail building on 8.625 Acres
- Adjacent to approximately 500,000 SF of retail including:



- Built in 2008
- Zoned TOD-2-Transit Oriented Development
- Transit Hub with MTA Subway Station
- Mondawmin Mall is a three level, 700,000 SF regional mall with 500,000 SF of retail, 67,000 SF of office space and in-mall government and healthcare services

2016 TRAFFIC COUNTS

Gwynns Falls Parkway: 22,072 AADT
Reisterstown Road: 25,021 AADT
Liberty Heights Avenue: 30,610 AADT



DEMOGRAPHICS*

1-miles	2-miles	3-miles	5-miles	
25,788	122,415	267,869	596,785	Population
9,877	50,114	112,022	246,630	Households
\$47,752	\$54,594	\$57,940	\$69,416	Avg HH Income
7,139	28,832	168,445	357,145	Employees



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CONFIDENTIALITY
AGREEMENT** 

The full Offering Memorandum will be emailed once a signed Confidentiality Agreement is received.

FOR MORE INFORMATION, PLEASE CONTACT:

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