

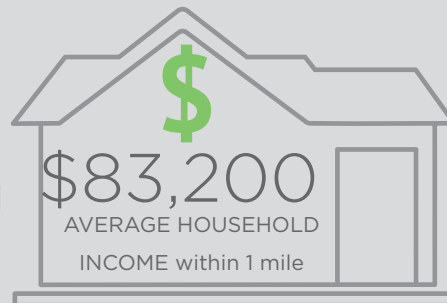


2020



234,728

TOTAL
HOUSEHOLD
POPULATION
3 Miles



\$1.8 BILLION
TOTAL
CONSUMER
SPENDING
3 miles



100,000
EMPLOYEES
3 Miles

VILLAGE @
CROSS KEYS

chico's
WILLIAMS-SONOMA



SINAI
HOSPITAL
5,000 EMPLOYEES

THE **WOODBERRY**

BALTIMORE
POLYTECHNIC
INSTITUTE

CVS/pharmacy

FALLS CONVENIENCE CENTER





GREENSPRING TOWER SQUARE




hair cuttery 





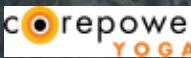
LOYOLA UNIVERSITY
RIDLEY ATHLETIC
COMPLEX
6,000 SEATS



**WOODBERRY
KITCHEN**




THE ROTUNDA

JOHNS HOPKINS
UNIVERSITY
23,000 STUDENTS

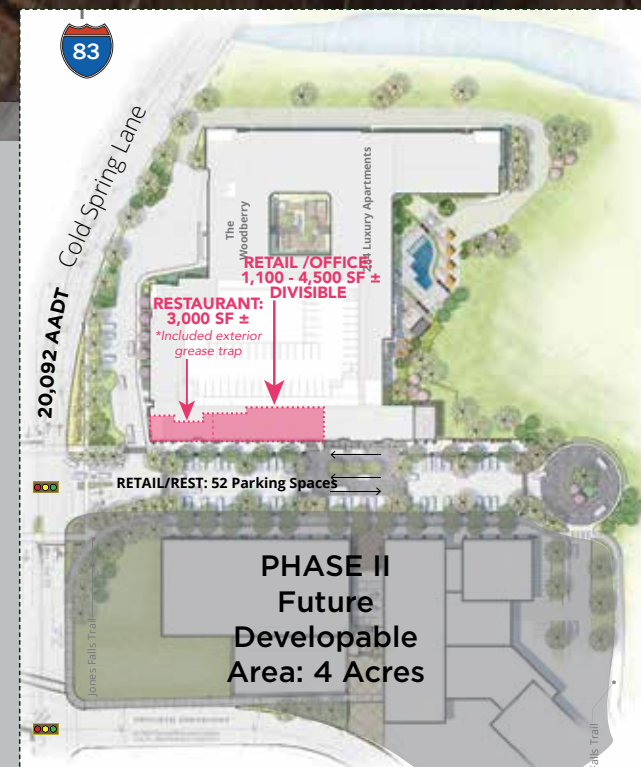


The Woodberry is a multi-phase development project located on W. Cold Spring Lane just off the Jones Falls Expressway in Baltimore, MD. The first phase of the development includes 7,500 ± square feet of first floor retail space and 284 apartments and is expected to open in spring 2020. The second phase of the project includes 4 acres of developable land.

Conveniently located only four miles from Baltimore Penn Station and 14 miles to BWI airport. The Woodberry is also a short 4 minute walk to the Cold Spring Lane transit stop. I-83 is heavily traveled and has average daily traffic of 143,797 cars per day.

The Woodberry neighborhood, located along the Jones Falls, is popular for its world-class dining options such as Woodberry Kitchen, Cosima, La Cuchara and Birroteca. Many of the historic mills in the area have been preserved and transformed into mixed use buildings which are occupied by a variety of businesses. A short 5 minute drive will take you to Union Collective, a 155,000 square foot former Sears warehouse that is now home to a vibrant carefully curated selection of independently owned, Baltimore-based businesses.

Next door, is the Loyola University's Ridley Athletic Complex with 6,000 seats and The McClure Tennis Complex with eight, lighted tennis courts and a building with team rooms. Ridley Athletic Complex hosts the men's and women's lacrosse and soccer teams and is considered one of the nation's best venues. Attendance for men's and women's home soccer games is over 13,000 visitors per season and is over 25,000 during the men's and women's lacrosse season. Ridley also hosts the patriot league championships and NCAA finals in lacrosse.

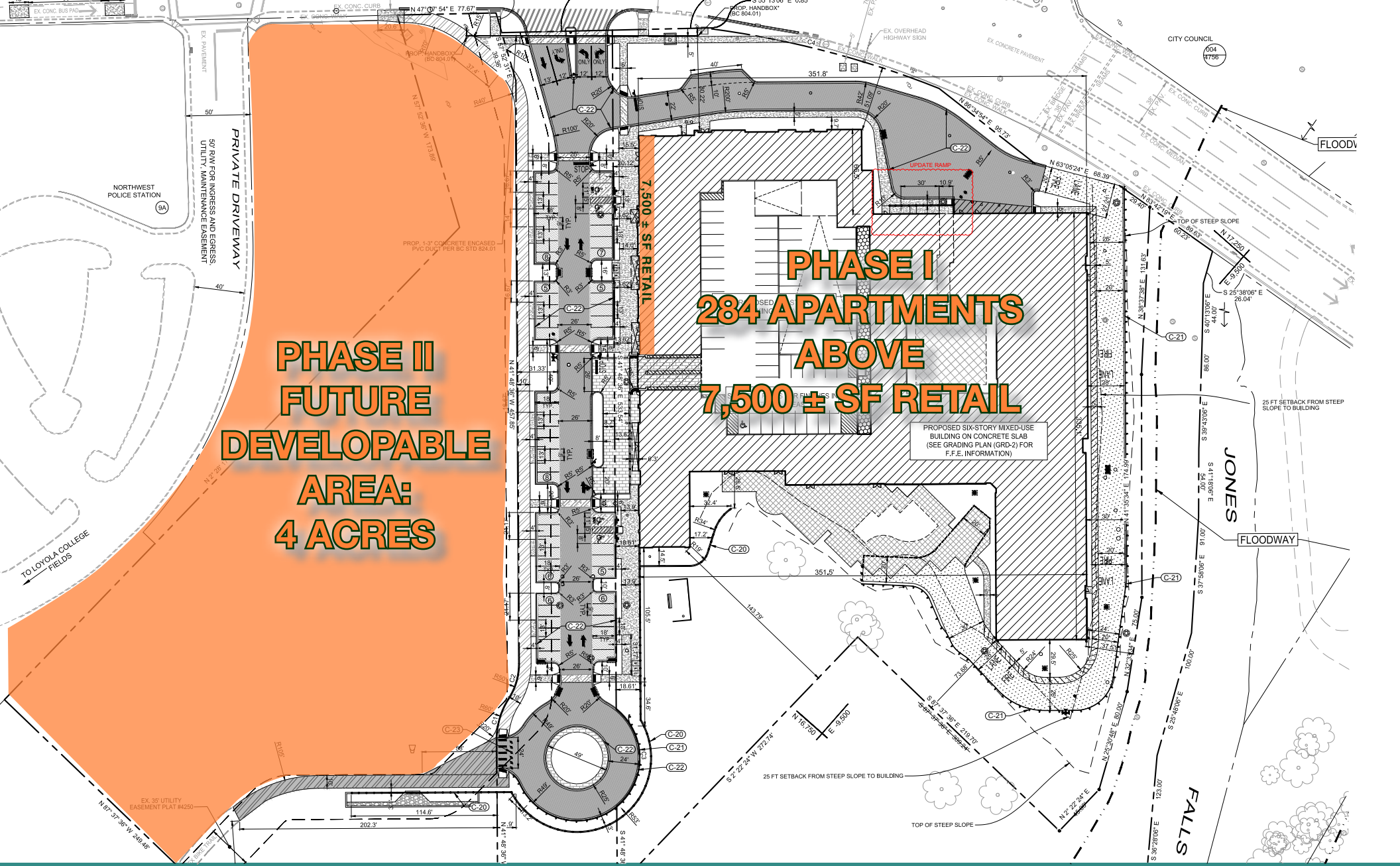


**PHASE II
FUTURE
DEVELOPABLE
AREA:
4 ACRES**

**PHASE I
284 APARTMENTS
ABOVE
7,500 ± SF RETAIL**

PROPOSED SIX-STORY MIXED-USE BUILDING ON CONCRETE SLAB (SEE GRADING PLAN (GRD-2) FOR F.F.E. INFORMATION)

7,500 ± SF RETAIL



FOR FURTHER INFORMATION:

Patricia Palumbo ppalumbo@kleinenterprises.com
443.471.1669

Find Us:



1777 Reisterstown Road, Suite 165 | Baltimore, MD 21208 | 410.902.0290

www.KleinEnterprises.com