

# MONDAWMIN MALL

2401 LIBERTY HEIGHTS AVE | BALTIMORE, MD 21215



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# Retail for Lease

Leasing at Mondawmin Mall offers a prime opportunity to establish or expand your retail presence in a vibrant West Baltimore destination. Managed by Brookfield Properties, this three-level shopping center—originally opened in 1956—is anchored by over 100 specialty stores across 385,000 sq ft of space.

## Highlights:

- High foot traffic & exceptional transit access
- Located directly across from Coppin State University
- Strong redevelopment momentum in diverse community



Owned & Managed by:  
**Brookfield**  
Properties





Retail Leasing by:  
**klnb**

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# Location & Demographics



| 2025 Demographics  | 1 Mile   | 3 Miles  | 5 Miles  |
|--|----------|----------|----------|
|  Population         | 21,177   | 234,564  | 553,420  |
|  Daytime Population | 20,001   | 285,038  | 655,275  |
|  Households         | 9,118    | 105,963  | 241,111  |
|  Average HH Income  | \$59,774 | \$79,964 | \$96,875 |

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## Traffic Counts

|                     |            |
|---------------------|------------|
| Liberty Heights Ave | 32,182 ADT |
| Reisterstown Rd     | 15,562 ADT |



Situated at 2401 Liberty Heights Avenue in West Baltimore's Mondawmin neighborhood - a diverse, historic area bounded by Gwynns Falls Parkway, Liberty Heights Avenue, Fulton Avenue, and North Avenue. The nearby Mondawmin Metro Subway Station serves as a major transit hub with the metro hub and over nine bus routes.

# Market Aerial



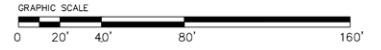
# Close-Up Aerial



# Lower Level Floor Plan

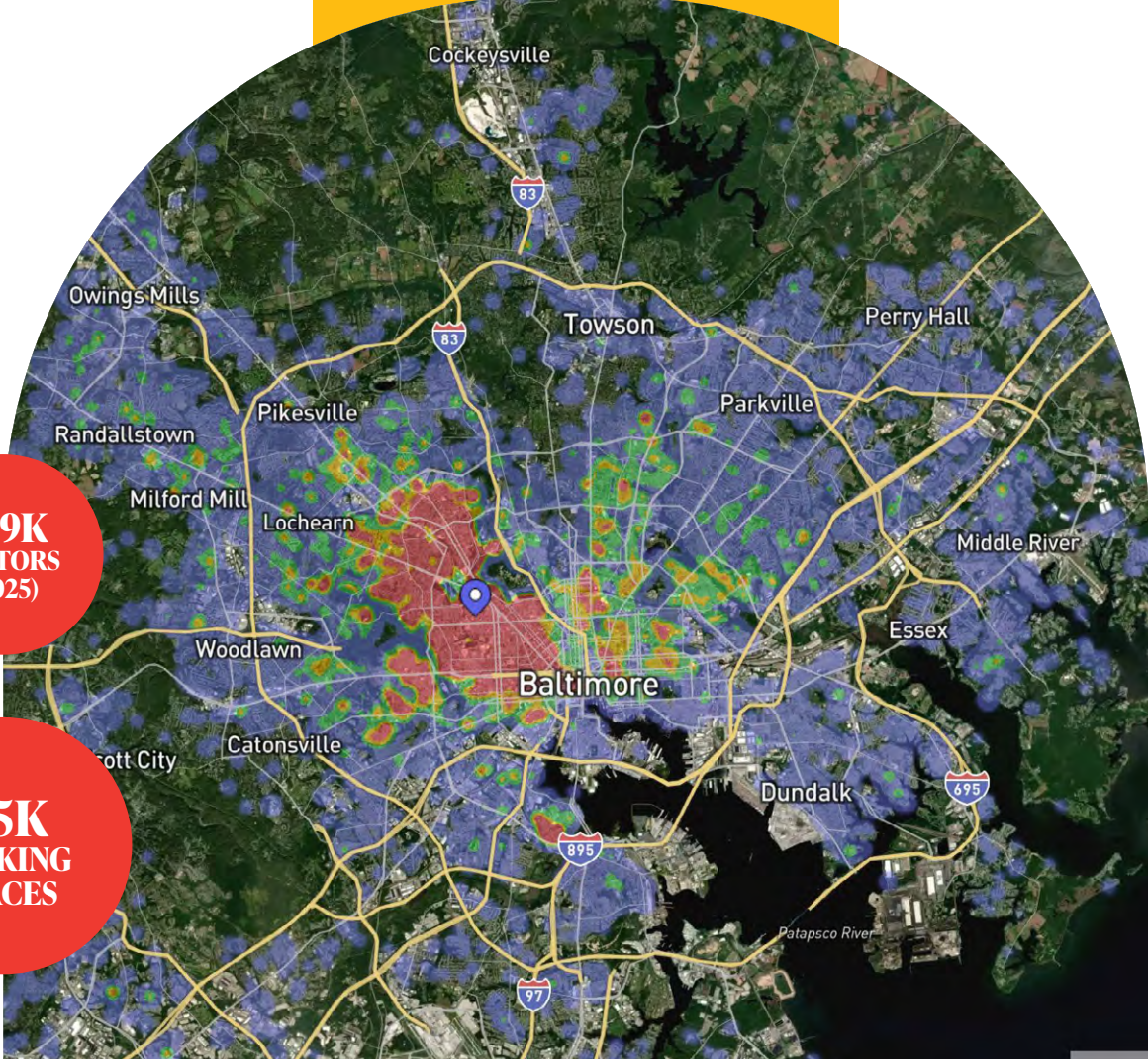


# Upper Level Floor Plan



# Trade Area Analysis

Mondawmin Mall's trade area primarily draws visitors from a 3 - 5 mile radius within West Baltimore, with strong foot traffic driven by its proximity to a major transit hub. Visitor patterns show frequent short-duration trips, suggesting opportunity for tenants offering quick services or community-focused experiences. Demographics indicate a working-class, adult population, supporting demand for practical retail, dining, and essential services.



**500K**  
GLA  
(SQ. FT)

**3.1M**  
VISITS  
(2025)

**399K**  
VISITORS  
(2025)

**1.5K**  
PARKING  
SPACES

# Nearby Redevelopment

The new Village at Mondawmin development has revitalized the mall by transforming that space into a vibrant community hub. Anchored by a 17,000 sq ft Health Village offering primary care, dental, and mental health services, it will boost foot traffic and expand access to essential care. With tenants like CareFirst by BlueCross BlueShield and University of Maryland Health and TouchPoint Baltimore.



# Lower Level Entrances



# Lower Level Interior



# Upper Level Entrances



# Upper Level Interior



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