



## YARD 56

5601 EASTERN AVENUE  
BALTIMORE, MD 21224

Yard 56, located at 5601 Eastern Avenue, is ideally situated between I-95, Eastern Avenue and across from the world-class Johns Hopkins Bayview Medical Campus.

Located on a former manufacturing site, the 20 acre property will feature outstanding design and architecture. The development will occur in two phases. Phase I will consist of a 106,000 square foot, single story retail center. Phase II will be a mixed use format with a variety of office, hotel, residential and retail elements.

Access is signalized and shared with the main entrance to the medical campus, which employs over 5,000 on its 130 acre campus.



- Up to 2.2M sf of single story retail and mixed-use
- Phase I – 106,000 square feet of retail/restaurant space
- 3 access points; 1 signalized
- 1,100 parking spaces (surface & structure) on full buildout
- 25,471 AADT (Eastern Avenue)
- 128,375 AADT (I-95)



## Contact

Jarett Parker | [jparker@mcbrealestate.com](mailto:jparker@mcbrealestate.com)  
(O) 410.406.5112 (C) 202.595.5620

## MCB Real Estate

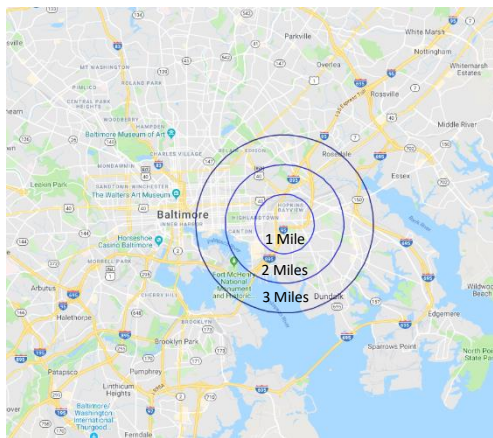
2701 N Charles St, Suite 404 | Baltimore, MD 21218  
[www.mcbrealestate.com](http://www.mcbrealestate.com) | 877.300.0154





# YARD 56

5601 EASTERN AVENUE  
BALTIMORE, MD 21224



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population	15,077	71,372	164,130
No. Households	5,853	28,296	66,016
Average HH Income	\$51,752	\$66,357	\$62,281
Daytime Population	14,562	25,781	36,797
Availability	3 <sup>rd</sup> Quarter 2019		
Rental Rate	Negotiable		
Signage	Pylon Signage Available		
Co-Tenants	LA Fitness, Streets Market Café (Grocery), Chipotle, Panda Express, Top Coat, Brass Tap		



## Contact

Jarett Parker | [jparker@mcbrealestate.com](mailto:jparker@mcbrealestate.com)  
(O) 410.406.5112 (C) 202.595.5620

## MCB Real Estate

2701 N Charles St, Suite 404 | Baltimore, MD 21218  
[www.mcbrealestate.com](http://www.mcbrealestate.com) | 877.300.0154

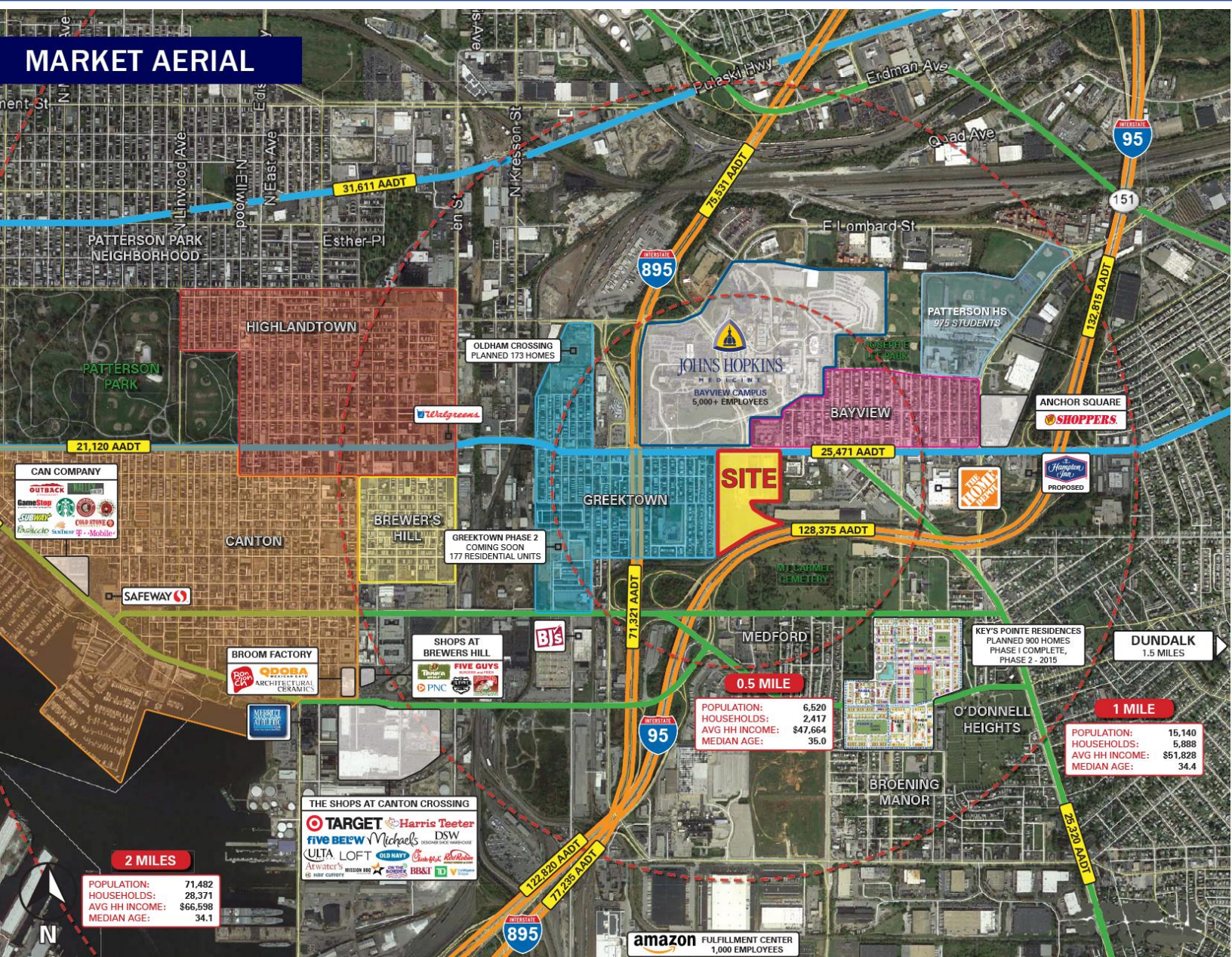




# YARD 56

5601 EASTERN AVENUE  
BALTIMORE, MD 21224

## MARKET AERIAL



## Contact

Jarett Parker | [jparker@mcbrealestate.com](mailto:jparker@mcbrealestate.com)  
(O) 410.406.5112 (C) 202.595.5620

## MCB Real Estate

2701 N Charles St, Suite 404 | Baltimore, MD 21218  
[www.mcbrealestate.com](http://www.mcbrealestate.com) | 877.300.0154