

FOR LEASE Available Q2 2020



Northwood Commons






1500 Havenwood Road / Baltimore, MD 21218

Overview

- Northwood Commons is the transformative redevelopment of the Northwood Plaza Shopping Center, located in Northeast Baltimore City.
- Directly adjacent to Morgan State University (8,000 students), which has invested more than \$160 million on its Northwood Campus.
- New development will feature 100,000 SF of new retail and services.
- Project will serve the densely populated Hillen, Original Northwood and New Northwood communities.

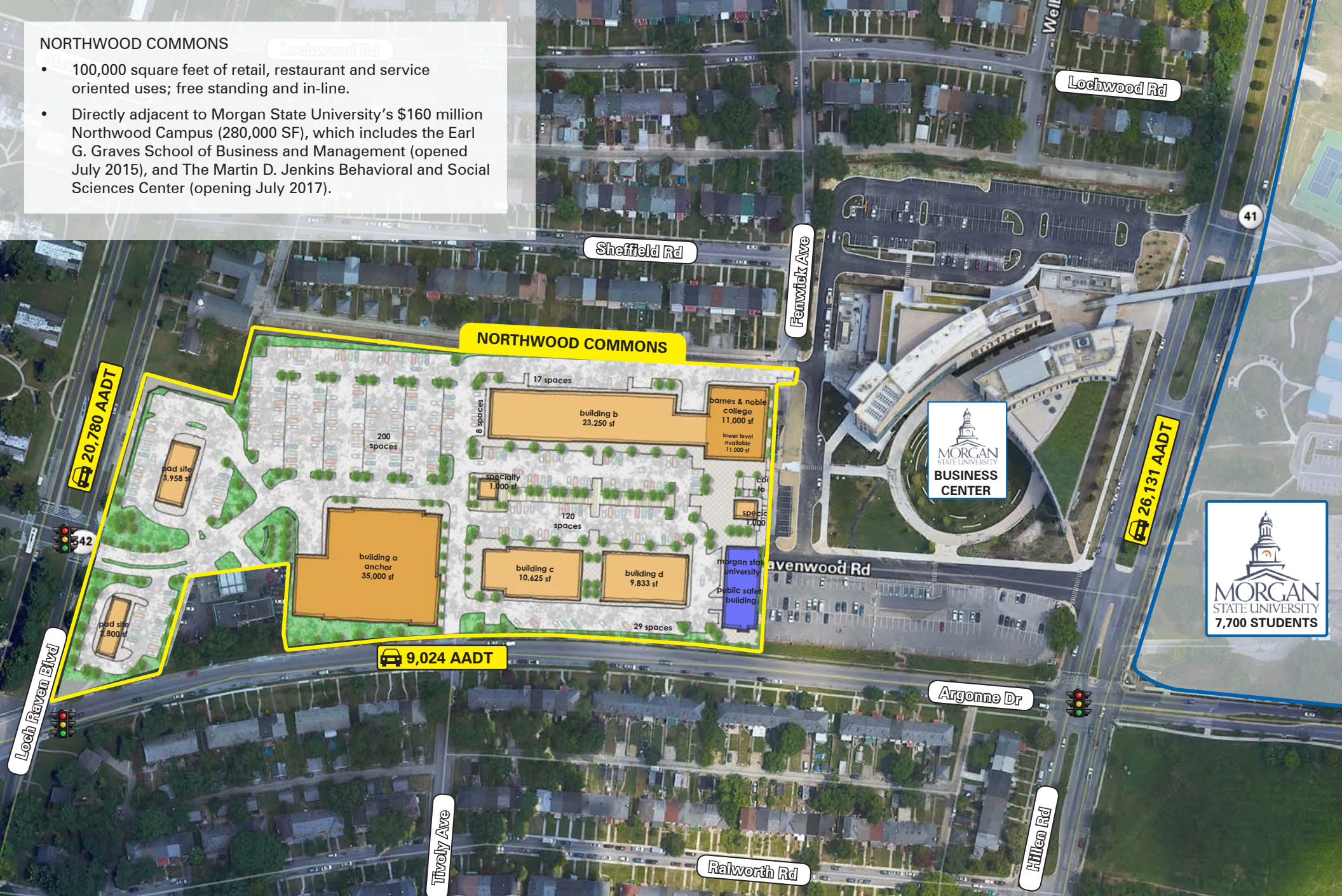
Quick Facts

Availability	2nd Quarter 2020
Rental Rate	Negotiable
Signage	Pylon Signage Available
Co-Tenants	McDonald's & Morgan State University Bookstore (10,000 sf)

2018 Demographics	0.5 mile	1 mile	1.5 miles
 POPULATION	7,551	28,321	62,809
 HOUSEHOLDS	2,227	10,339	23,909
 AVG. HH INCOME	\$67,365	\$59,102	\$63,340
 DAYTIME POPULATION	5,936	20,278	49,130
 TRAFFIC COUNTS	26,131 AADT (Hillen Road)	20,780 AADT (Loch Raven Boulevard)	

NORTHWOOD COMMONS

- 100,000 square feet of retail, restaurant and service oriented uses; free standing and in-line.
- Directly adjacent to Morgan State University's \$160 million Northwood Campus (280,000 SF), which includes the Earl G. Graves School of Business and Management (opened July 2015), and The Martin D. Jenkins Behavioral and Social Sciences Center (opening July 2017).





Martin D. Jenkins Behavioral and Social Sciences Building (open July 2017) & Earl G. Graves School of Business and Management Building

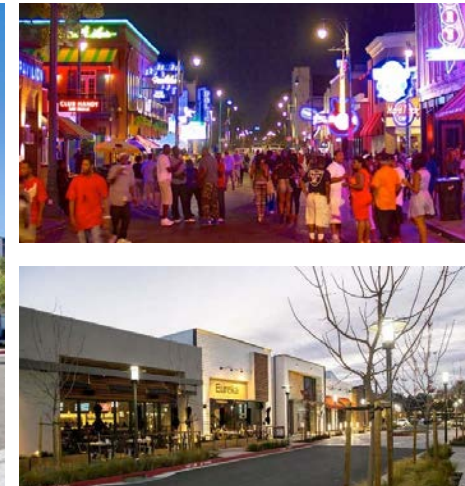


Morgan State Northwood Campus (adjacent to site)

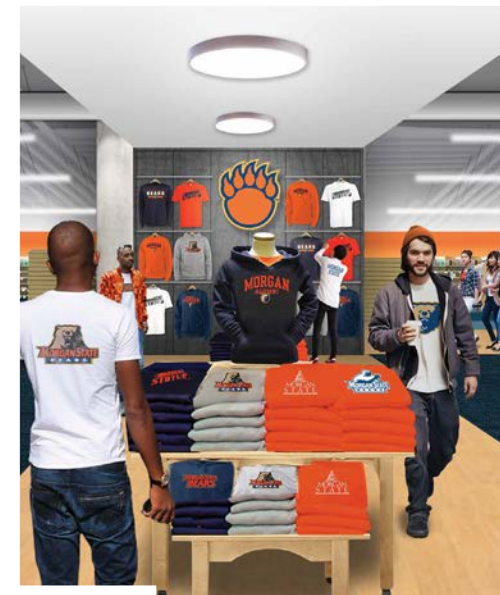
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Precedent Images







\$50 Million Redevelopment for Northwood Plaza Shopping Center

November 5, 2018 — Denise Koch

BALTIMORE (WJZ) — It's been a long time coming, but change is on the horizon for the old Northwood Plaza Shopping Center.

Ground has been broken on a \$50 million redevelopment project that will serve the community and the students at nearby Morgan State University.

A bulldozer represents years of dreaming, hours of meetings, and tremendous cooperation between politicians, businesses, and community leaders.

The tired, partially empty, and failing Northwood Shopping Plaza is going to be transformed into 100,000 square feet of retail, office space, and restaurants to be called "Northwood Commons."

A "who's who" of local government was at the ground breaking, including the president of neighboring partner, Morgan State University.

"Today is the beginning of tomorrow for so many of us who have been waiting for decades and decades," Dr. David Wilson said.

Northwood Commons will include a new office building for Morgan State, and a Barnes and Noble serving its students. It's a historic change for what was, in the late 50s and 60s, a segregated shopping center.

"More than 400 Morgan students were arrested for trying to desegregate the Northwood theatre," Dr. Wilson added. "They could see this location, but they could not experience it."

But now this will be a new town center for Morgan State and for everyone in the surrounding communities.

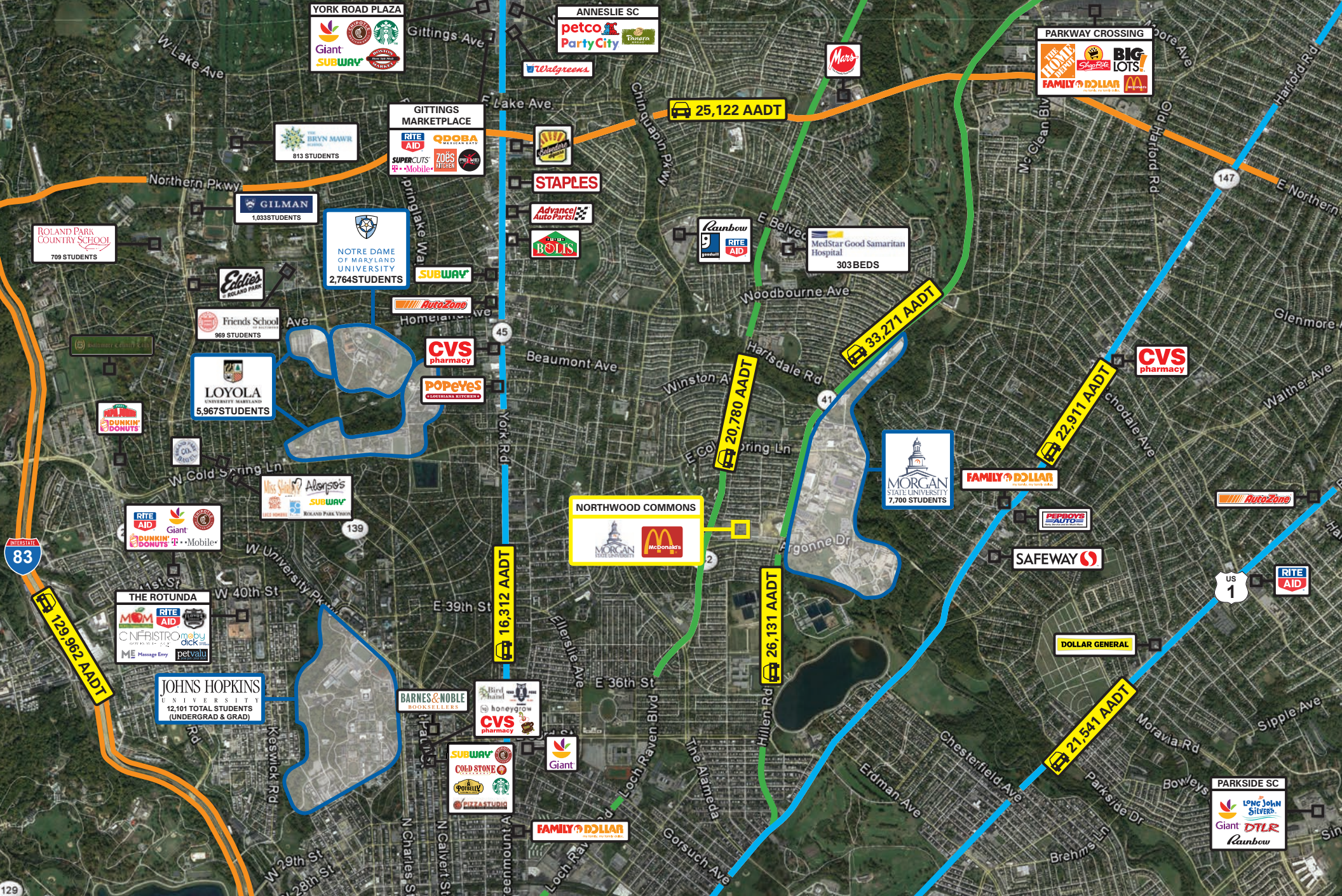
"This morning gives me a ray of hope, and we need that ray of hope," said Paula Purviance, who has lived in the neighborhood for almost 40 years.

Hope coming to the corner of Loch Raven Blvd. and Havenwood Rd.

"Each of us here today are looking forward to a grand shopping center that will be seen as an asset to the northeast community and to the city as a whole," Purviance added.

The entire \$50 million redevelopment project should be complete in 2020 or 2021.

<https://baltimore.cbslocal.com/2018/11/05/redevelopment-northwood-plaza-shopping-center/>



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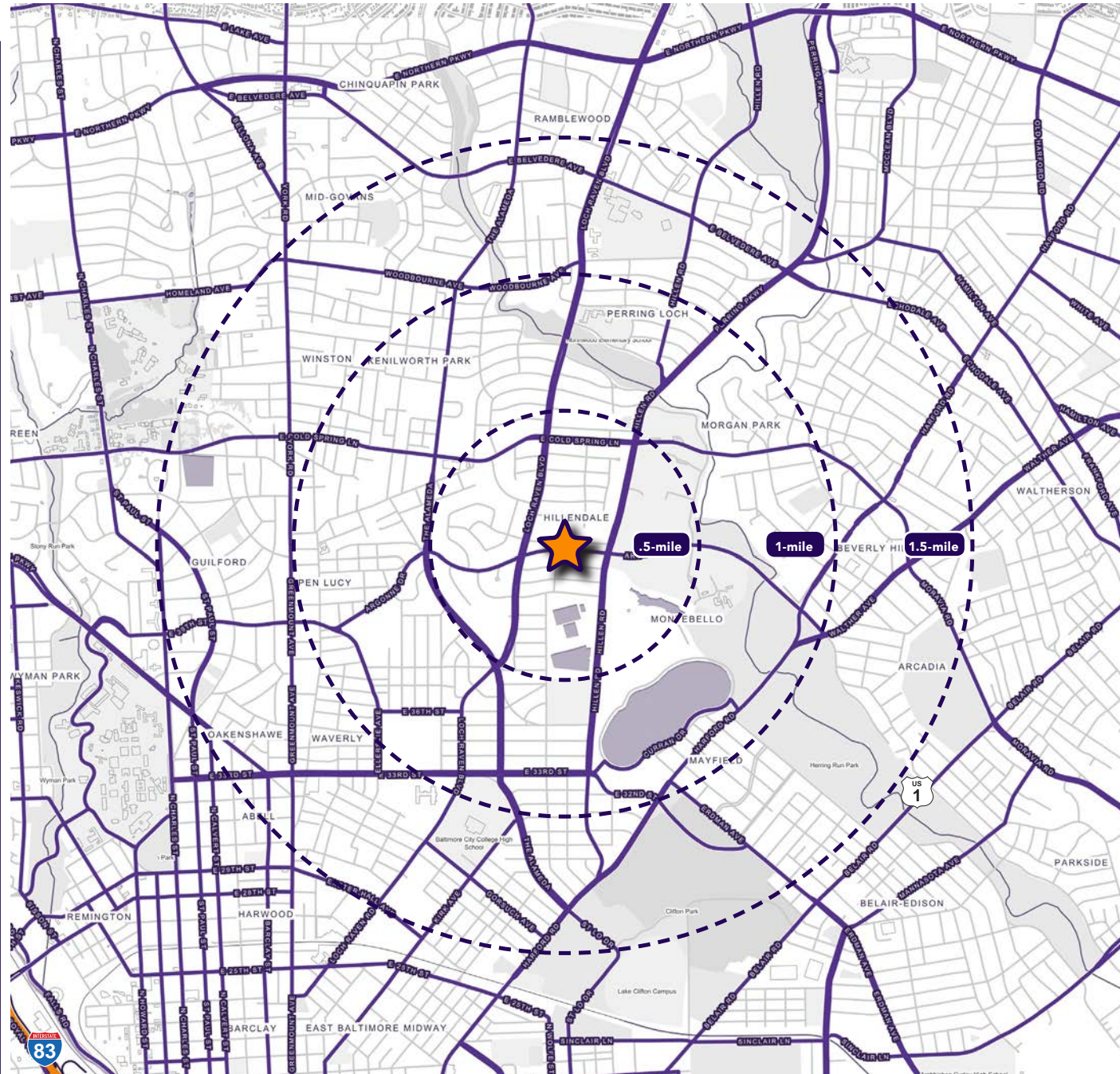
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