



The Village

AT MONDAWMIN

A Historic Place in The Making



segall
GROUP









REVITALIZING WEST BALTIMORE

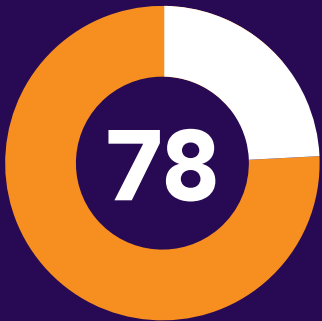
For years, Mondawmin was considered part of Park Heights until the Mondawmin Mall opened in 1956, forging Mondawmin neighborhood's own identity and promising a new beginning for the area. The mall complex has been at the center of the neighborhood ever since, and The Village at Mondawmin aims to bring the area a renewed hub of activity.

The Village at Mondawmin is a mission-driven redevelopment of the former Target store adjacent to the Mondawmin Mall. Tim Regan, president and CEO of The Whiting-Turner Contracting Company, and his wife Joanne bought the property in hopes of creating a community-enhancing project. Under Tim's leadership, the property was transformed and now The Village at Mondawmin includes six community service uses – Edenbridge PACE, CareFirst, A "Health Village" by University of Maryland Faculty Physicians, an expanded and relocated TouchPoint Baltimore, a childcare facility and a conference/office for Whiting-Turner. It features 14,000 square feet of retail space on both sides of its two main entries. The retail space provides an excellent opportunity for a café, quick-serve restaurants, and amenity retail to service the project's tenants and visitors, as well as the adjacent neighborhoods and institutions, including Coppin State University, Baltimore City Community College, and Frederick Douglass High School.

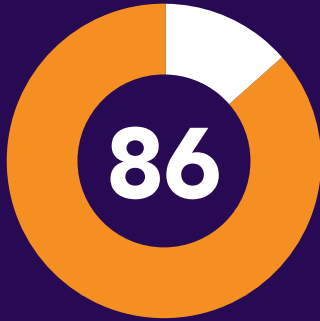


Before Redevelopment

2025 Demographics	5 Min DT	10 Min DT	2 Mile Radius
 POPULATION	18,720	181,138	106,842
 EMPLOYEES	5,380	102,327	27,678
 HOUSEHOLDS	7,412	81,264	46,286
 AVG. HOUSEHOLD INCOME	\$62,411	\$77,609	\$76,442
 DAYTIME POPULATION	34,618	254,301	114,471
 TRAFFIC COUNTS	32,093 AADT (Liberty Heights Ave)	17,023 AADT (Reisterstown Road)	

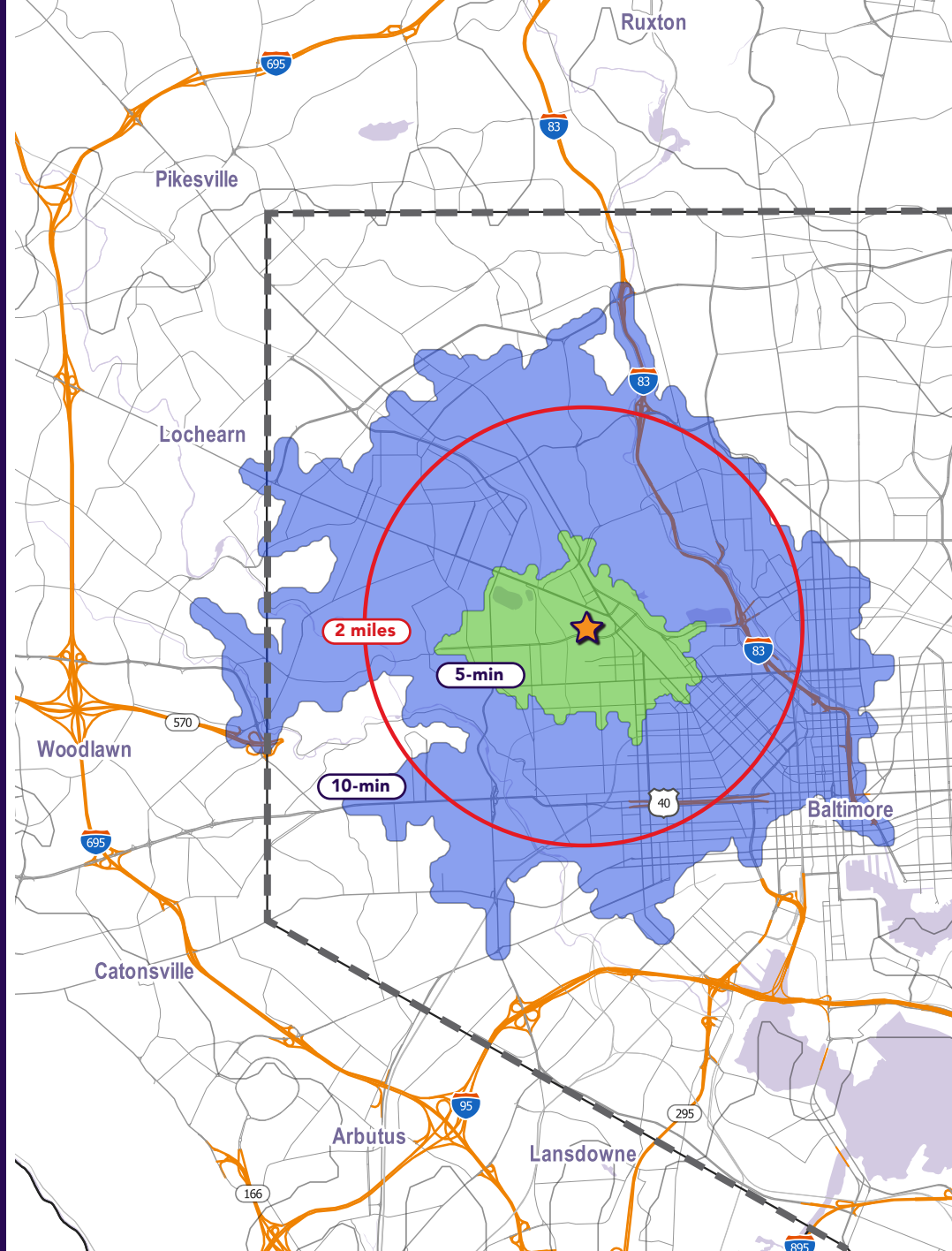


WALK SCORE
(Very Walkable)



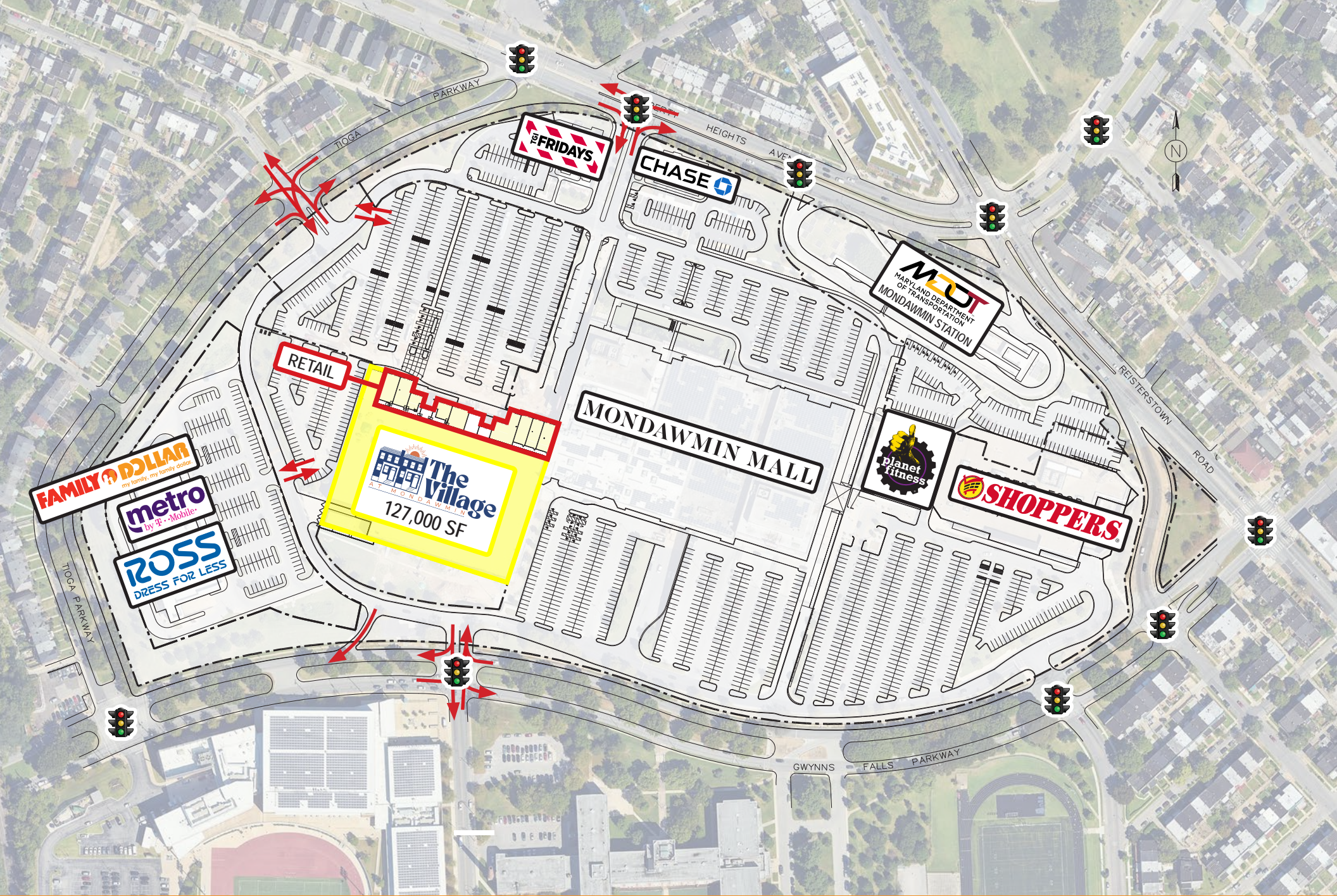
TRANSIT SCORE
(Excellent Transit)

The Village at Mondawmin is adjacent to the community-serving Mondawmin Mall, as well as the Mondawmin Metro/MTA Station, the most important transfer point in the Maryland Transportation Authority system.



Demographics

The Village at Mondawmin / 3201 Tioga Parkway / Baltimore, MD 21215

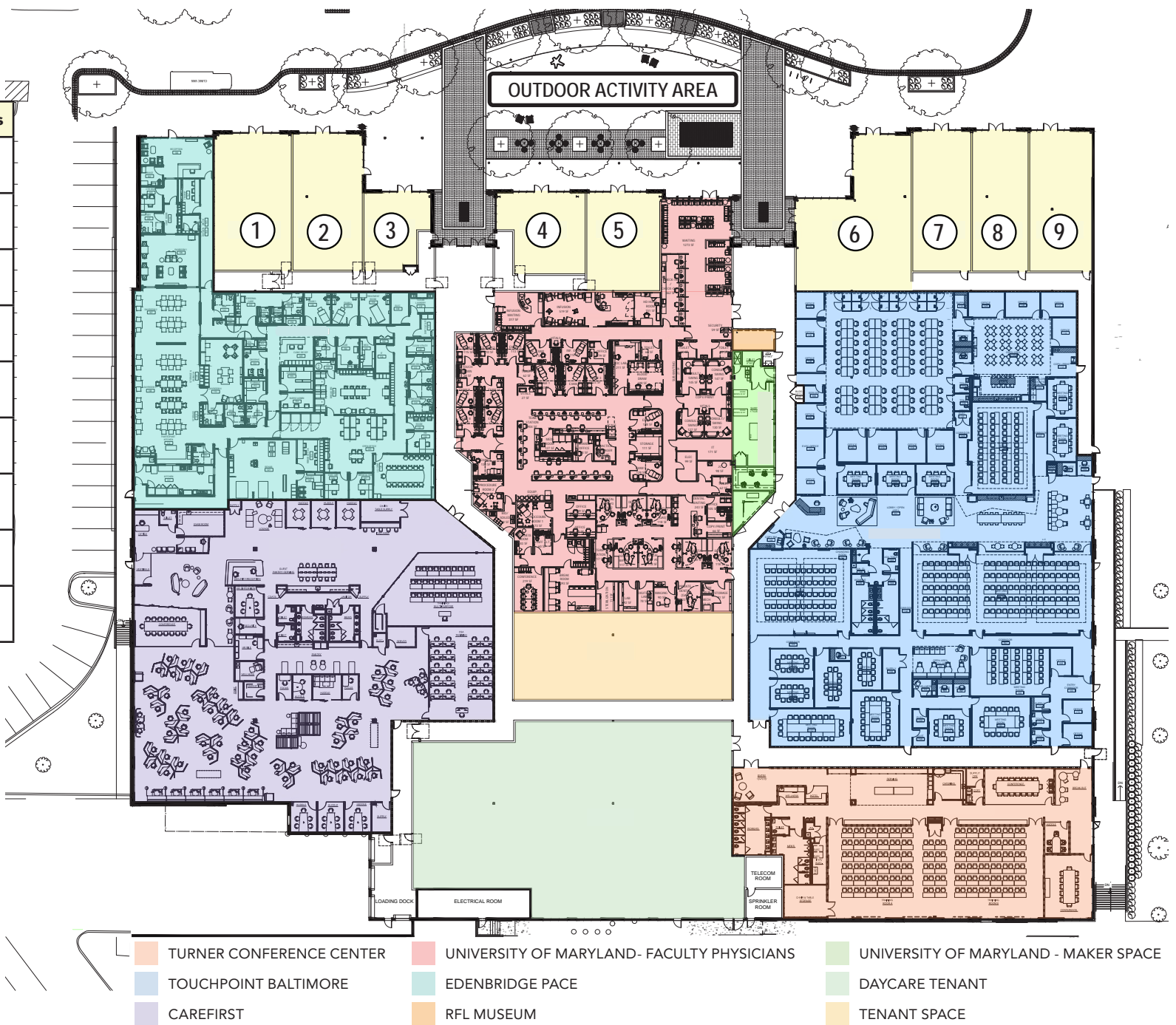


AVAILABLE SPACES

Retail/Food & Beverage Tenant Spaces	
①	1,927 SF
②	1,753 SF
③	871 SF
④	1,025 SF
⑤	1,542 SF
⑥	2,625 SF
⑦	1,497 SF
⑧	1,432 SF
⑨	1,639 SF

NET CHARGES

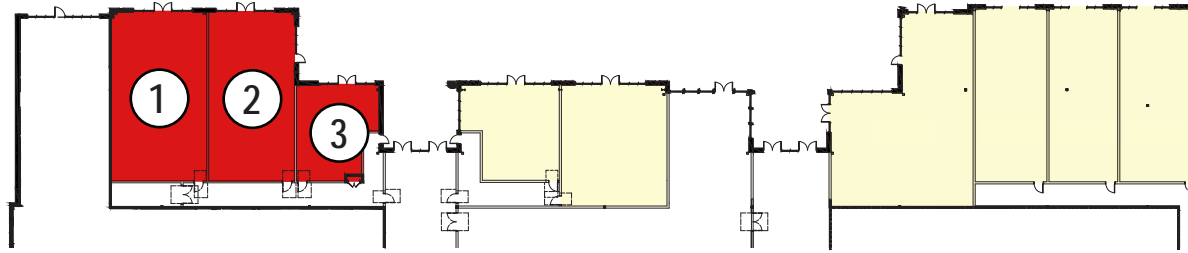
CAM:	6.80 PSF
INS:	0.42 PSF
TAX:	1.79 PSF
Retail Trash	0.36 PSF
TOTAL	9.37 PSF



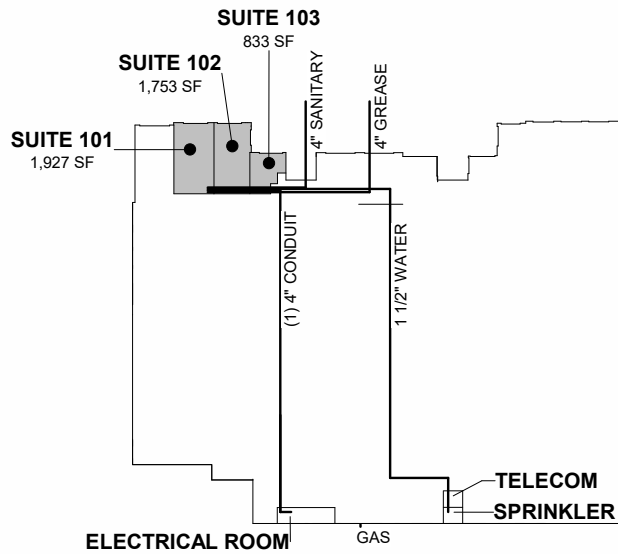
Project Space Plan



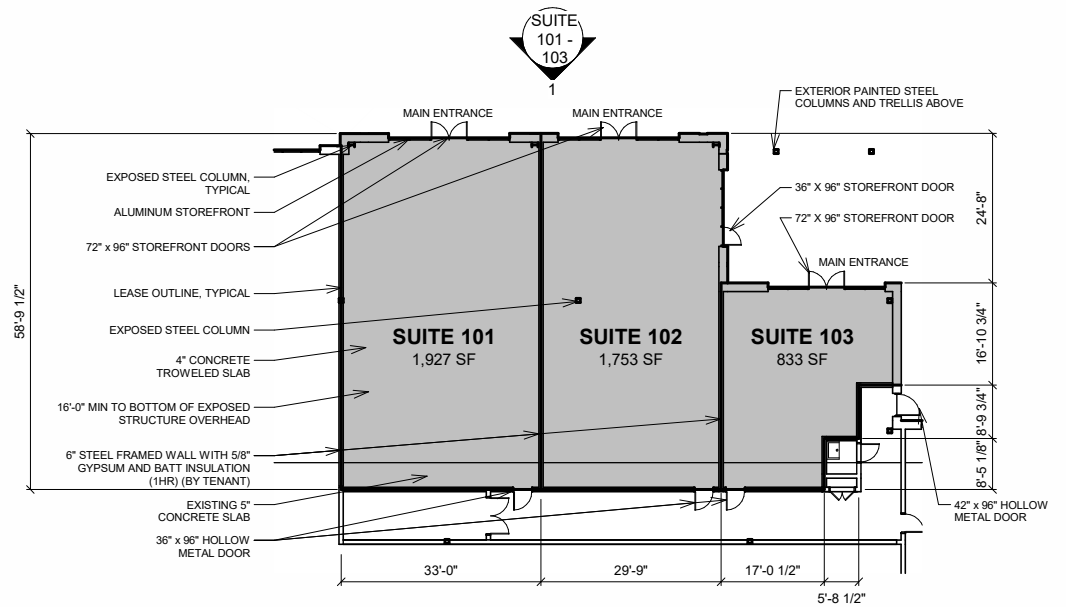
The Village at Mondawmin / 3201 Tioga Parkway / Baltimore, MD 21215



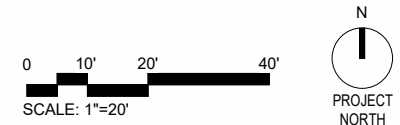
NORTH

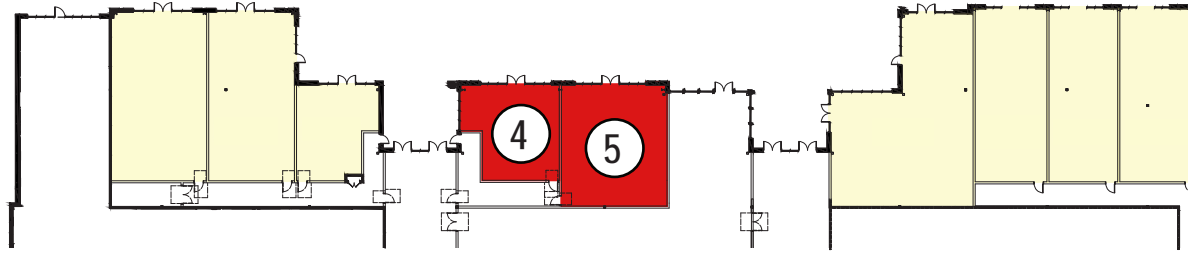


KEY PLAN 101 - 103

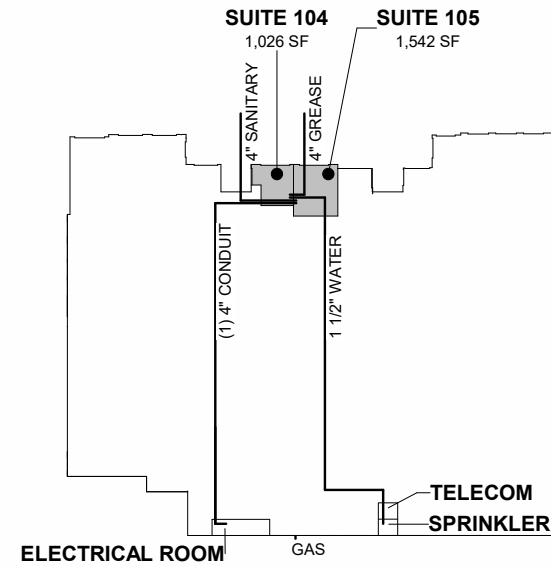


TENANT 101-103

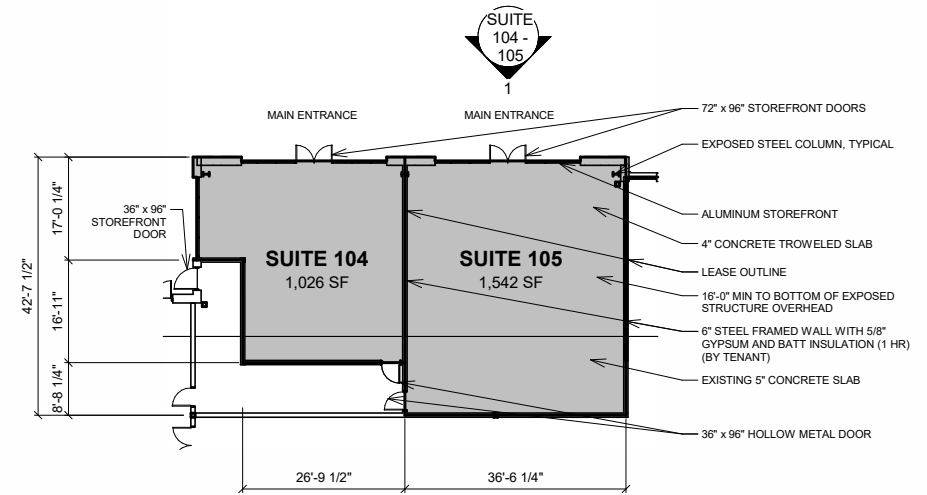




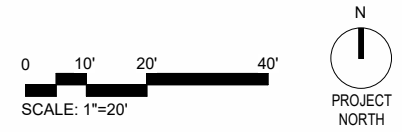
NORTH

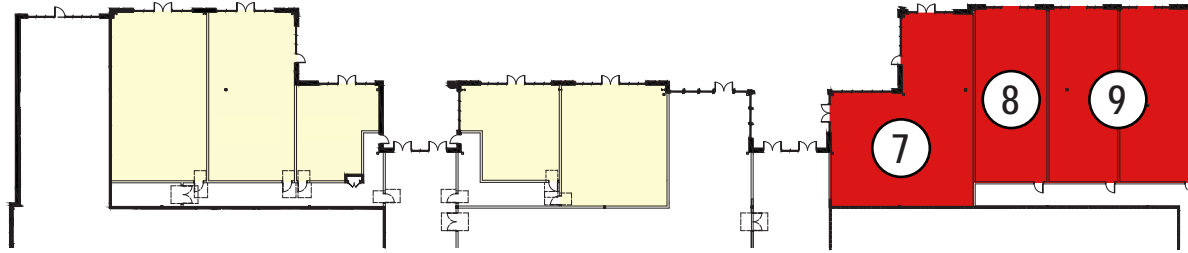


KEY PLAN 104-105

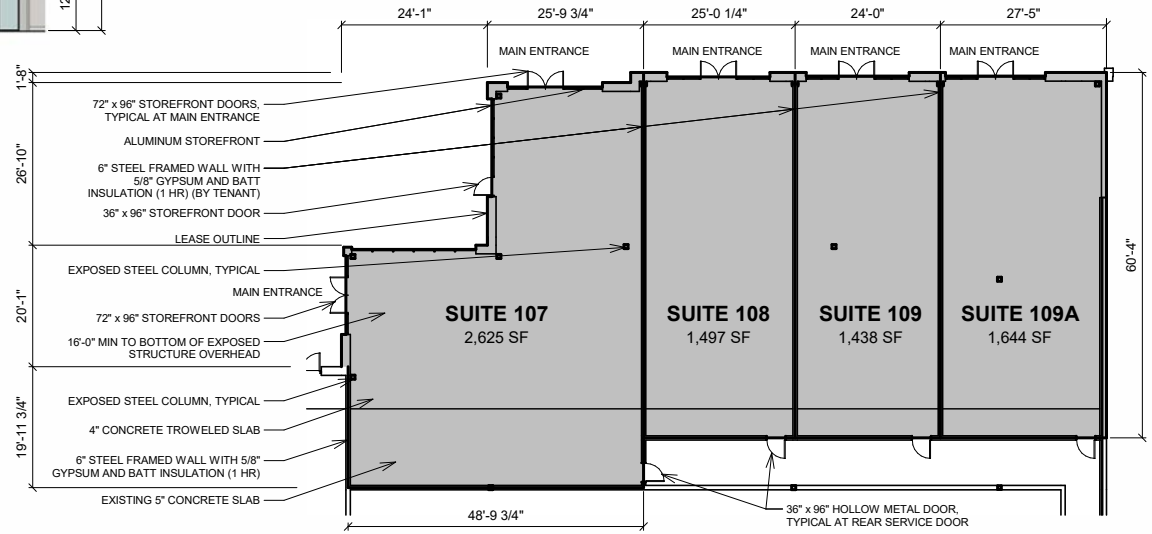
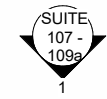


TENANT 104-105

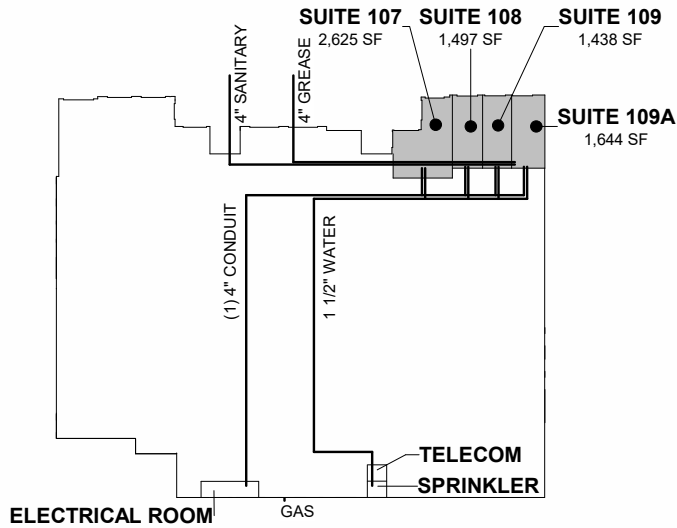
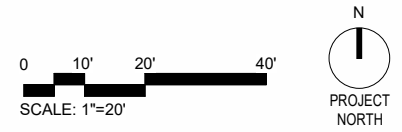




NORTH



TENANT 107-109a



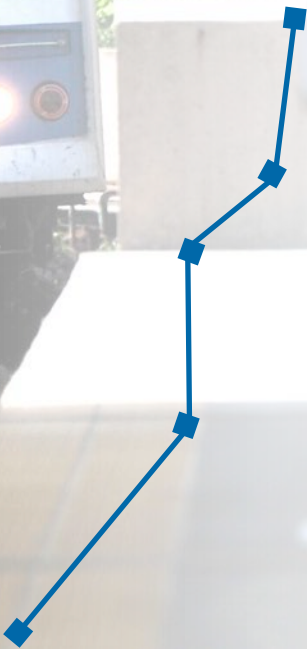
KEY PLAN 107-109a



The Value of Commuters in the Area

In response to public opinion, MDOT has begun launching the State of Good Repair initiative, investing in critical repairs to assets and system enhancements to deliver safe, efficient, reliable, equitable and customer-focused services for MTA subway riders.

METRO SUBWAY



Close to **two million** passengers rode on the Baltimore Metro SubwayLink line in 2023



Mondawmin Station is the **most-used** transfer point in Baltimore's transit system



A federal investment of **\$20 million** has been made for the Mondawmin RAISE Transit Hub Project, a major redevelopment of the area's public transportation center

The Value of the Mondawmin Neighborhood

Positioned in the heart of northwest Baltimore, Mondawmin has been and continues to be a hub of activity, with millions approved for upgrades of various improvement projects.

With its nearby educational and recreational institutions, The Village at Mondawmin is well-positioned to serve the neighboring community, commuters and visitors.



Just across Druid Hill Avenue sits the Maryland Zoo and Rawlings Conservatory, two of the most popular generators of traffic to the area



The neighborhood is home to a handful of major educational institutions, including Coppin State University, Frederick Douglass High School & Baltimore City Community College, with a combined enrollment of roughly 8,000 students



Less than 3 miles north sits Pimlico Race Course, most famous for hosting the annual Preakness Stakes, among other large events and festivals



MARYLAND ZOO

America's third oldest zoo sits right in the heart of the city's popular Druid Hill Park, welcoming roughly 500,000 visitors annually and home to over 1,500 different animals



Also tucked within Druid Hill Park is Rawlings Conservatory, a historic garden locale that attracts around 30,000 visitors each year to see the array of plantscapes and garden life



In the famous northwest neighborhood of Pimlico sits the famous race course, most notable for hosting the Preakness Stakes, an event that itself attracts upwards of 80,000 spectators and visitors



Total Enrollment: 2,210 students

- 2 on-campus resident halls
- 14 varsity athletic programs, including men's and women's basketball



Total Enrollment: 4,181 students

- Main campus with over 700 academic staff
- Almost 60 degree and certificate programs



Total Enrollment: 712 students

- 16:1 student to teacher ratio
- 27 varsity athletic programs



Educational Institutions

The Village at Mondawmin / 3201 Tioga Parkway / Baltimore, MD 21215







**Interested?
Contact:**

Andrew Segall

✉ asegall@segallgroup.com

☎ 410.753.3947

📱 410.960.0361

Marcelo Grosberg

✉ mgrosberg@segallgroup.com

☎ 410.753.3948

📱 443.927.6100

hct design group

MAHAN RYKIEL
ASSOCIATES INC

segall
GROUP

Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 200
Tysons, VA 22182
202.833.3830

Richmond

4701 Cox Road
Suite 100
Glen Allen, VA 23060
804.207.4040

Online

www.segallgroup.com

Member of
REALTY
RESOURCES

RETAIL
READY.