



YARD 56



Retail Leasing by:
 **MACKENZIE**
RETAIL



A contemporary **mixed-use center** with an industrial flair...

Yard 56 is an urban mixed use development that's architecturally designed to create atmospheric shopping and dining experiences through the use of unique industrial elements that pay homage to the region's historical charm. The site is strategically nestled between I-95 and Eastern Avenue, directly facing the renowned Johns Hopkins Bayview Medical Campus. Formerly the Pemco manufacturing plant, the site underwent a transformative redevelopment in 2019, seamlessly blending residential, retail, and office spaces. With a prime location, Yard 56 provides a range of amenities for hospital guests, staff, and East Baltimore residents.

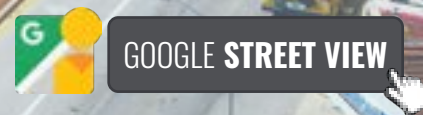
WWW.YARD56.COM

5601 EASTERN AVENUE BALTIMORE, MD 21224

JOIN:

COMING SOON!

LIDL **STARBUCKS** **PANDA EXPRESS** **CHIPOTLE** **Jersey Mike's** **Peri-Peri**
LA FITNESS **NovaCare REHABILITATION** **ROYAL FARMS** **FIVE GUYS** **SLICE** **verizon**
Baltimore Medical System **THE BREAKFAST CLUB** **LabCorp**
Inspire NAIL BAR **INNOVATIVE healthcare centers** **BayVanguard Bank** **Fulton Bank**

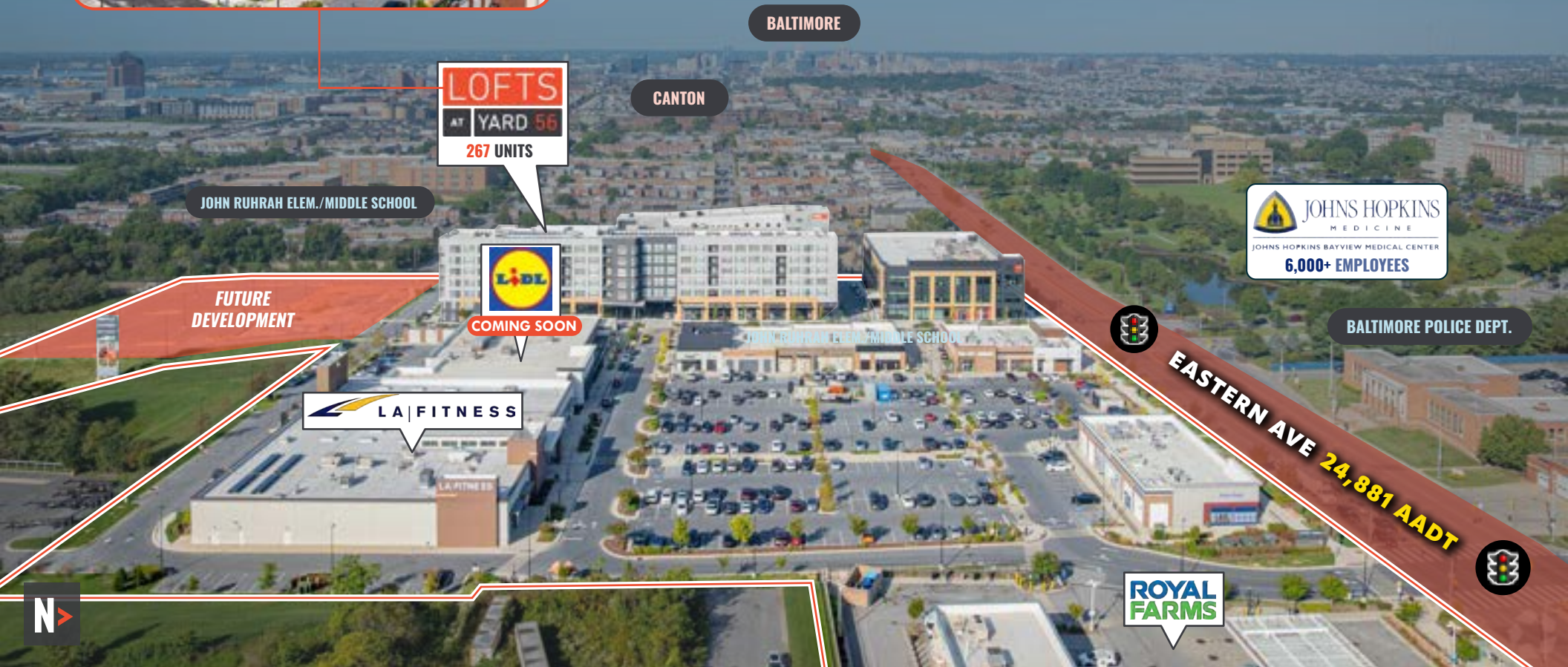


Ideally located across from Johns Hopkins Bayview Medical Center and along a major east-west artery that runs through the city's strongest emerging neighborhoods to the renowned Inner Harbor, **Yard 56** is well-positioned to offer an array of amenities for hospital guests, staff, and residents of East Baltimore.



HIGHLIGHTS:

- National and local tenant lineup
- Modern, mixed-use redevelopment that harmonizes residential, retail and office
- High visibility/accessibility, with nearly 25,000 cars/day on Eastern Avenue
- Three (3) signalized entrances
- 90K SF of retail, 82K SF of medical office
- Easy access to I-95, I-895 and I-695





2ND & 3RD FLOORS

EASTERN AVE

24,881 AADT

PYLON SIGN

BAYVIEW BLVD

LEASED

1,791 SF

1,286 SF

LabCorp

Advanced Physical Care Centers

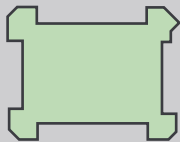
BMS PHARMACY

2,722 SF

LOFTS

AT YARD 56

THE Breakfast Club BALTIMORE



267 UNITS

CHIPOTLE L

SLICE BRICK OVEN PIZZA & ICE CREAM K

Jersey Mike's J

STARBUCKS I

FIVE GUYS H

Inspire NAIL BAR G

2,017 SF F

1,700 SF E

Peri-Peri C

NovaCare Rehabilitation D

verizon M

verizon N

AVAILABLE 1,188 SF O

Fulton Bank P

LA FITNESS

COMING SOON

ROYAL FARMS

- A Lidl (Coming Soon!)
- B LA Fitness
- C Peri-Peri
- D NovaCare Rehabilitation
- E AVAILABLE 1,700 SF
- F AVAILABLE 2,017 SF
- G Inspire Nail Bar
- H Five Guys Burgers and Fries
- I Starbucks
- J Jersey Mike's
- K Slice Brick Oven Pizza & Ice Cream
- L Chipotle
- M Panda Express
- N Verizon
- O AVAILABLE 1,188 SF
- P Fulton Bank

FUTURE DEVELOPMENT

SITE PLAN



1,700 SF ± AVAILABLE

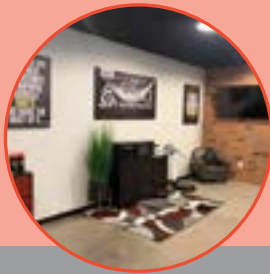
Retail, Inline

OCCUPANCY:

IMMEDIATE

RENTAL RATE:

NEGOTIABLE



CAN BE LEASED
INDIVIDUALLY
OR TOGETHER WITH
ADJACENT SPACE
FOR A TOTAL OF
3,717 SF ±



2,017 SF ± AVAILABLE

1,700 SF ± AVAILABLE



2,017 SF ± AVAILABLE

Retail, Inline

OCCUPANCY:

IMMEDIATE

RENTAL RATE:

NEGOTIABLE



1,188 SF ±
AVAILABLE

Retail/Restaurant, Inline

OCCUPANCY:

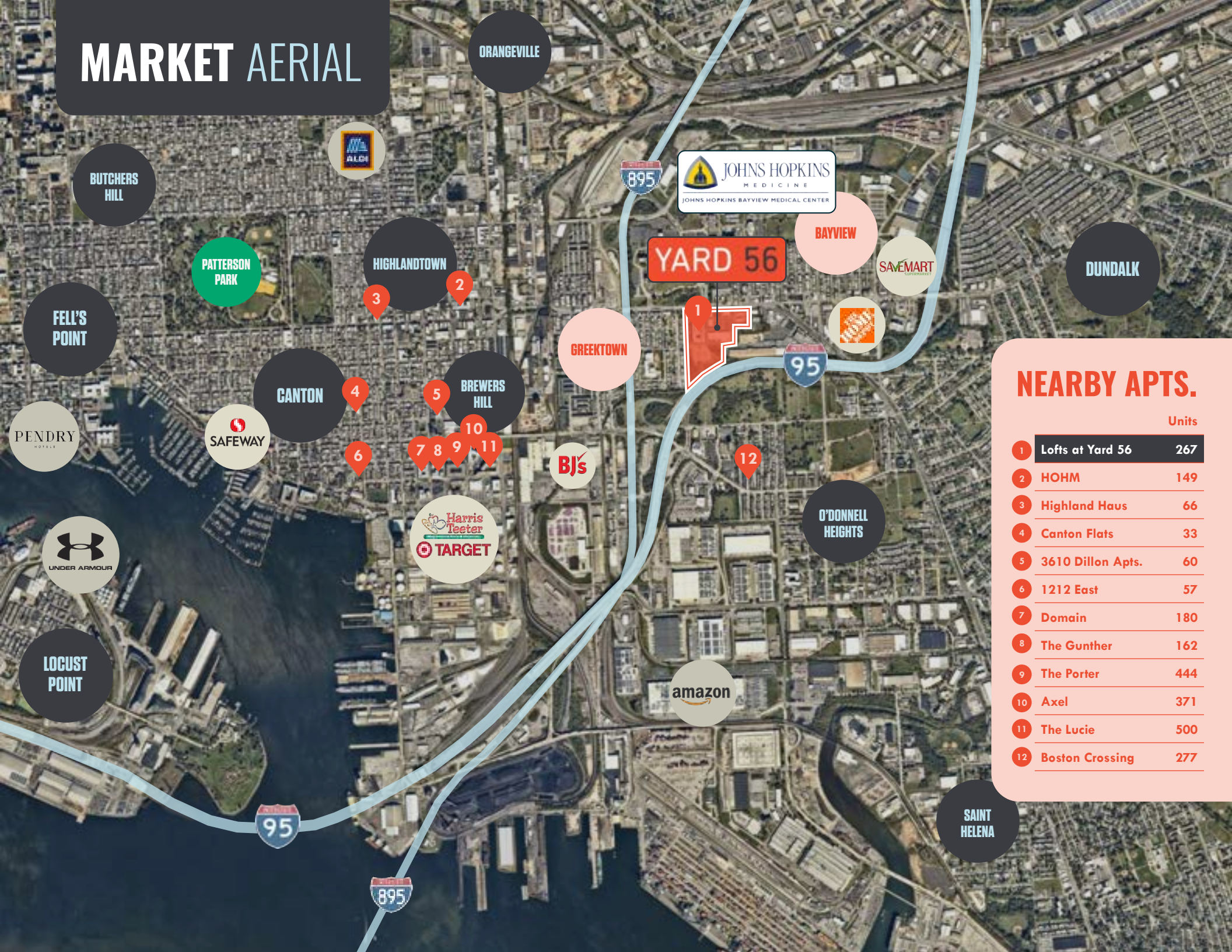
IMMEDIATE

RENTAL RATE:

NEGOTIABLE



MARKET AERIAL



NEARBY APTS.

	Units
1	Lofts at Yard 56 267
2	HOHM 149
3	Highland Haus 66
4	Canton Flats 33
5	3610 Dillon Apts. 60
6	1212 East 57
7	Domain 180
8	The Gunther 162
9	The Porter 444
10	Axel 371
11	The Lucie 500
12	Boston Crossing 277

DEMOGRAPHICS

2025

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



16,736

72,109

159,743

DAYTIME POPULATION



23,733

77,522

186,829

AVERAGE HOUSEHOLD INCOME



\$88,609

\$105,346

\$94,136

NUMBER OF HOUSEHOLDS



6,401

29,513

68,467

MEDIAN AGE

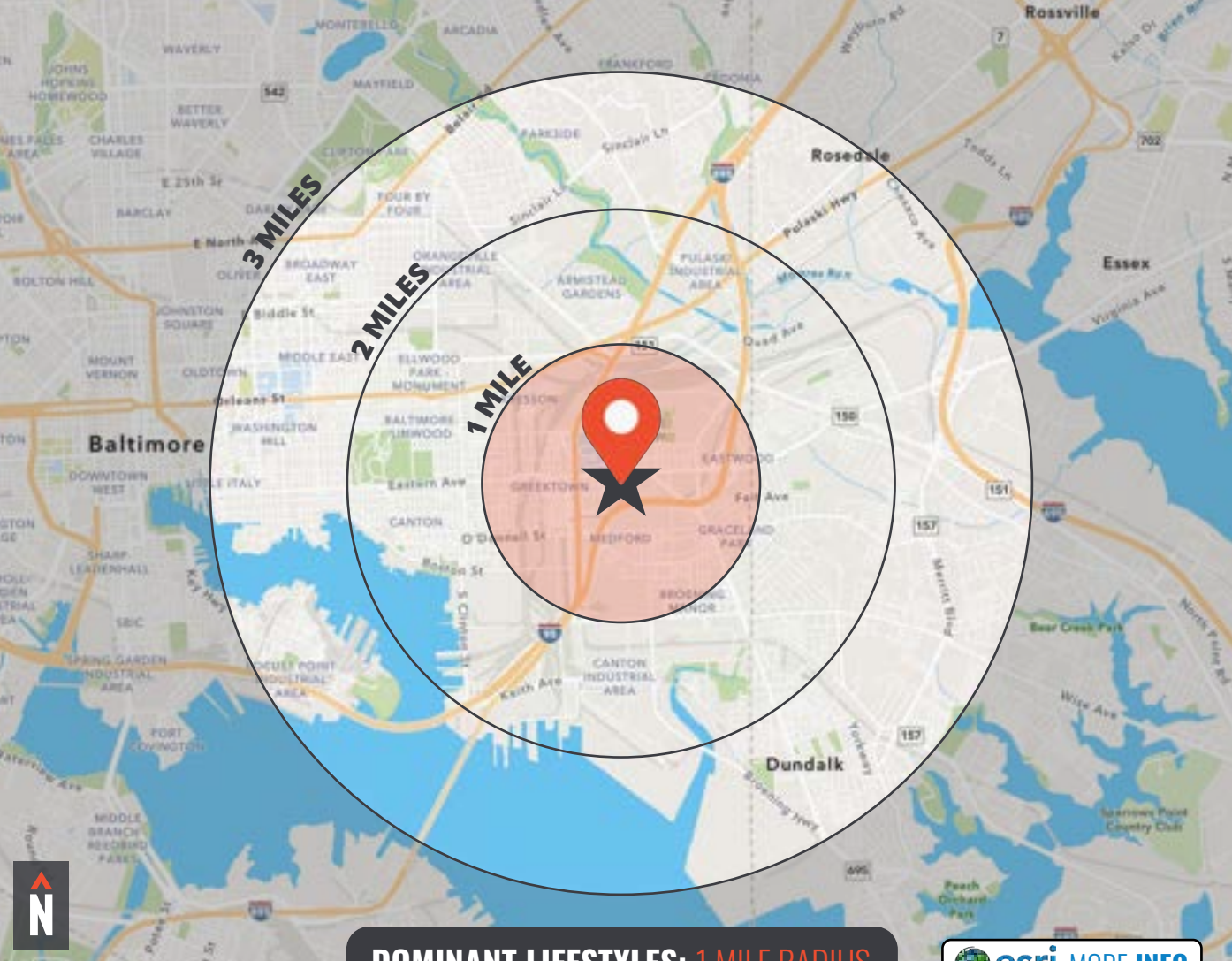


33.5

34.1

35.4

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 1 MILE RADIUS

[esri MORE INFO](#)

28% DIVERSE HORIZONS



MEDIAN

AGE: 35.2

HH INCOME: \$65,990

These families tend to be large and earn middle-tier incomes on average. Purchases often center around clothing, food, and supplies for young children, and a balance on multiple credit cards is common.

17% MIDDLE GROUND



MEDIAN

AGE: 38.8

HH INCOME: \$69,074

These households tend to consist of married couples, cohabitating couples and single-person households. Residents tend to shop at discount grocery chains and eat at fast food restaurants.

13% MODERN MINDS



MEDIAN

AGE: 34.6

HH INCOME: \$91,039

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

YARD 56

...



...where **modernity** harmonizes with **historical allure**

FOR MORE INFO
CONTACT:



HENRY DEFORD
SENIOR VICE PRESIDENT & PRINCIPAL
410.494.4861
HDEFORD@mackenziecommercial.com



MIKE RUOCCO
SENIOR VICE PRESIDENT & PRINCIPAL
410.494.4868
MRUOCCO@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE
RETAIL

410-821-8585
2328 W. Joppa Road, Suite 200
Lutherville, MD 21093

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.

