

Welcome to Hampden!

EXCITING MIXED USE REDEVELOPMENT,
IN THE HEART OF BALTIMORE'S HIPPEST NEIGHBORHOOD



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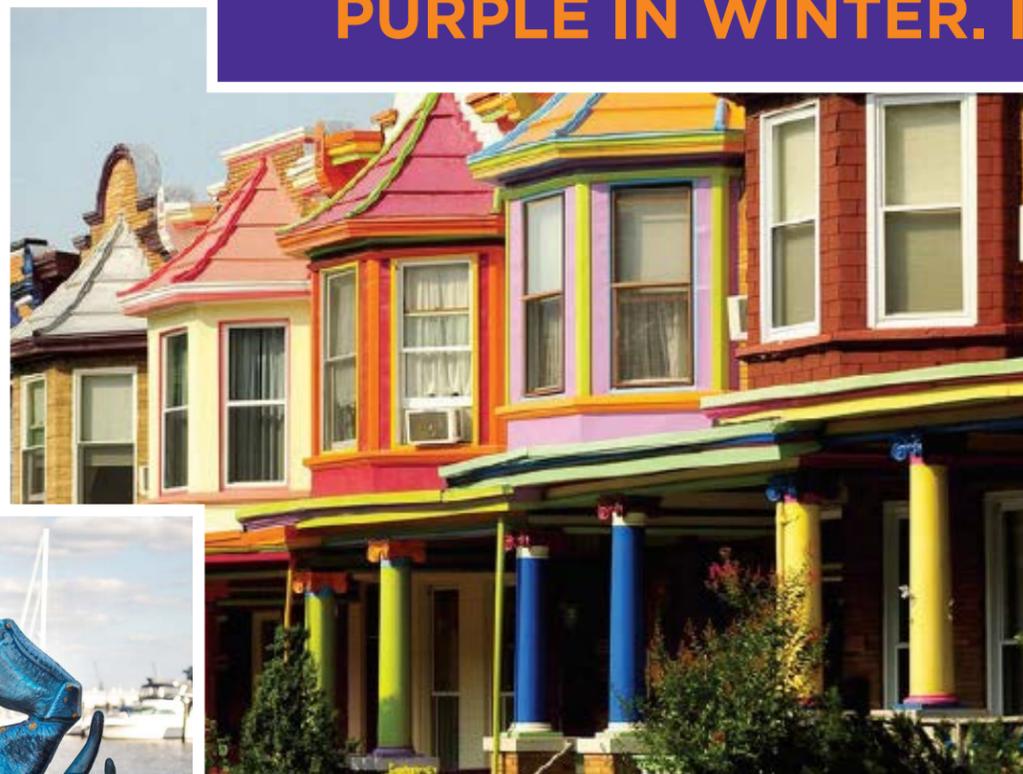
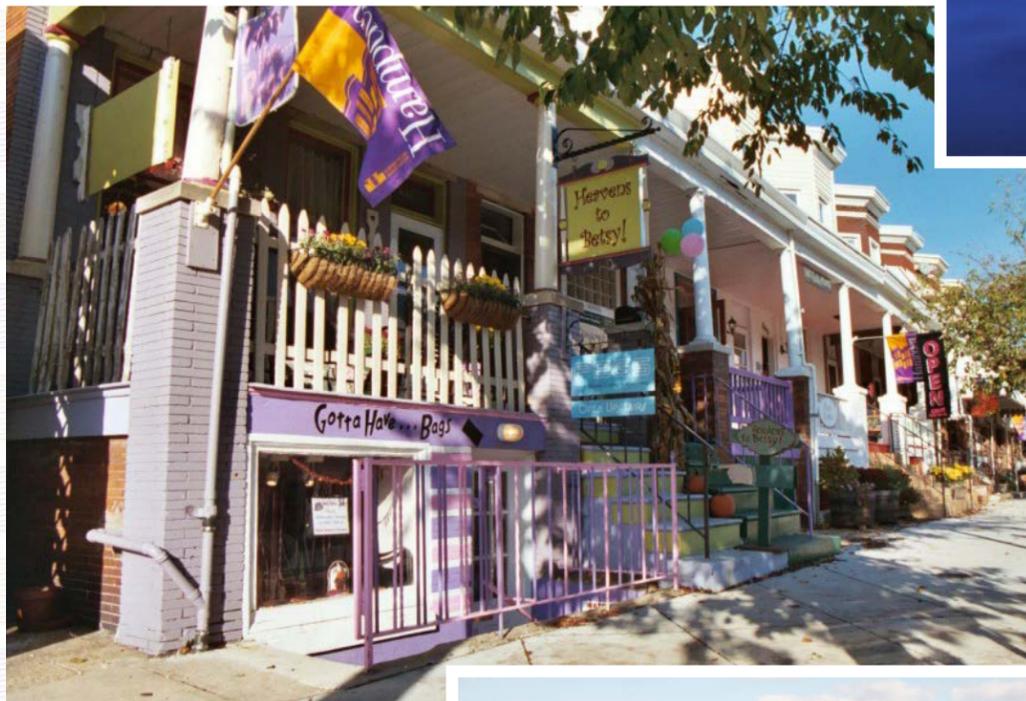
Project overview



04

What is it?

WE BLEED ORANGE IN SUMMER AND PURPLE IN WINTER. IT'S WEIRD.



05

Where is it?

07

Who works & lives here?



09

What will it look like and how do you get here?



**IN A CITY OF ICONIC SIGNS, ONLY ONE
WILL STAND OVER A BRAND NEW
MIXED-USE DEVELOPMENT,
ADJACENT TO THE JONES FALL EXPRESSWAY
AND VIEWED BY OVER 123,770 PEOPLE DAILY.**



PROJECT OVERVIEW

Pepsi/Hampden is a proposed mixed-use development located in the North End of Baltimore in a 19th-century historic mill town that has evolved into the epicenter of hipster/Baltimore. The Pepsi site is located along I-83 (Jones Falls Expressway) and is surrounded by some of Baltimore's best known restaurants (Woodberry Kitchen, Food Market, La Cuchara, Cafe Hon) and eclectic boutiques and shops (Atomic Books, Mud & Metal, In Watermelon Sugar).





STURGIS
ANTIQUE
MILK
ICE
VINTAGE



klnb

WHAT IS IT?



The Project Will Consist Of:

- 100-150K SF of retail with grocery anchor
- 300-400 multi-family units
- 80,000 SF of Class A office space
- 100-150 room boutique hotel

WHERE IS IT?



MT. WASHINGTON

WHOLE FOODS MARKET

83

105,009
[2017 ADT]

W Northern Pkwy

BRYN MAWR
784 STUDENTS

42,080
[2017 ADT]

GILMAN
1,014 STUDENTS

ROLAND PARK
COUNTRY SCHOOL
709 STUDENTS

FRIENDS SCHOOL
OF BALTIMORE
855 STUDENTS

BELVEDERE SQAURE

PIMLICO RACE COURSE
HOME OF THE PREAKNESS

THE VILLAGE OF CROSS KEYS
Talbots
WILLIAMS-SONOMA

ROLAND PARK

NOTRE DAME OF MARYLAND
UNIVERSITY
2,982 STUDENTS

LOYOLA UNIVERSITY
5,967 STUDENTS

W Cold Spring Ln

GREEN SPRING TOWER SQUARE
Giant, Chipotle, Rite Aid

GUILFORD

83

18,060
[2017 ADT]

Park Heights Ave

WOODBERRY

132,513
[2017 ADT]

PEPSI PEPSI/HAMPDEN

UNION MILL
60 APTS

ARTIFACT
-COFFEE-

THE ROTUNDA
MOM, petvalu, CINÉBISTRO, RITE AID, Starbucks, MOD, corepower, YOGA, moby dick, BB

WOODBERRY KITCHEN

WOODBERRY/LT RAIL

HAMPDEN

THE FOOD MARKET
GRANO EMPORIO

GOLDE WES CAFE

THE AVENUE
AT W. 36TH STREET

JOHNS HOPKINS UNIVERSITY
12,670 STUDENTS

E University Pkwy

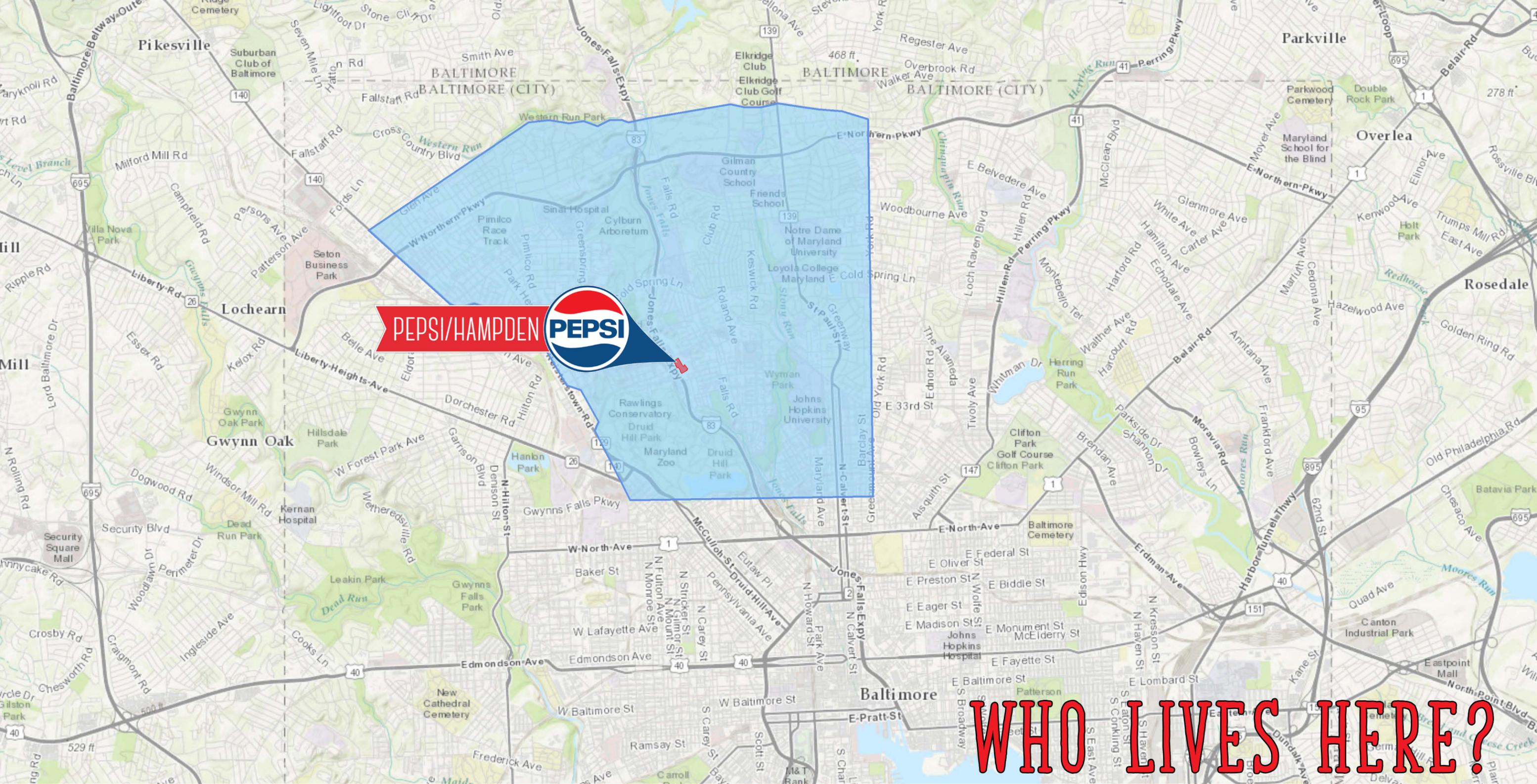
E 33rd St

MILL No 1
84 NEW APARTMENTS

CHARLES VILLAGE

WHO WORKS HERE?





WHO LIVES HERE?



POPULATION
89,151



AVG. HOUSEHOLD INC.
\$83,647



MED. HOUSEHOLD INC.
\$49,709



25+ POPULATION
Bachelor's Degree - 20.2%
Graduate Degree - 27.9%

ELEVATION AND ACCESS

Access to the site will be from Union Ave. and Buena Vista Ave.

Access is also available through the Woodberry lighttrail station located just to the west of the site.

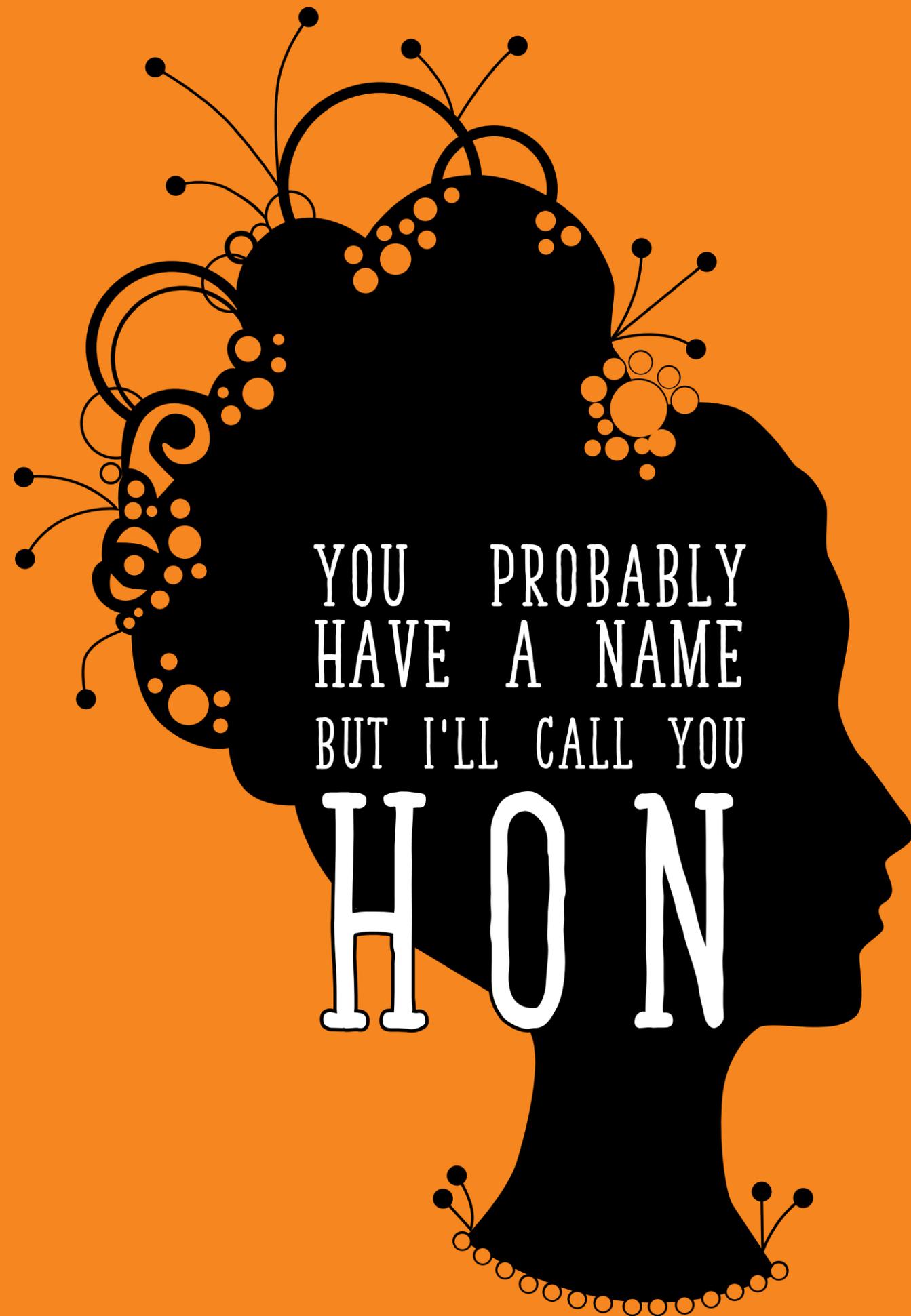


WHAT WILL IT LOOK LIKE FROM YOUR HELICOPTER?

W 41st ST

Buena Vista





JOHN MEYER
jmeyer@klnb.com
443.632.2052

ADAM MILLER
amiller@klnb.com
443.632.2050

klnb

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