MONDAWMIN MALL

2401 LIBERTY HEIGHTS AVE | BALTIMORE, MD 21215

MONDAWMIN



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Retail for Lease

Leasing at Mondawmin Mall offers a prime opportunity to establish or expand your retail presence in a vibrant West Baltimore destination. Managed by Brookfield Properties, this three-level shopping center—originally opened in 1956—is anchored by over 100 specialty stores across 385,000 sq ft of space.

Highlights:

- High foot traffic & exceptional transit access
- Located directly across from Coppin State University
- Strong redevelopment momentum in diverse community

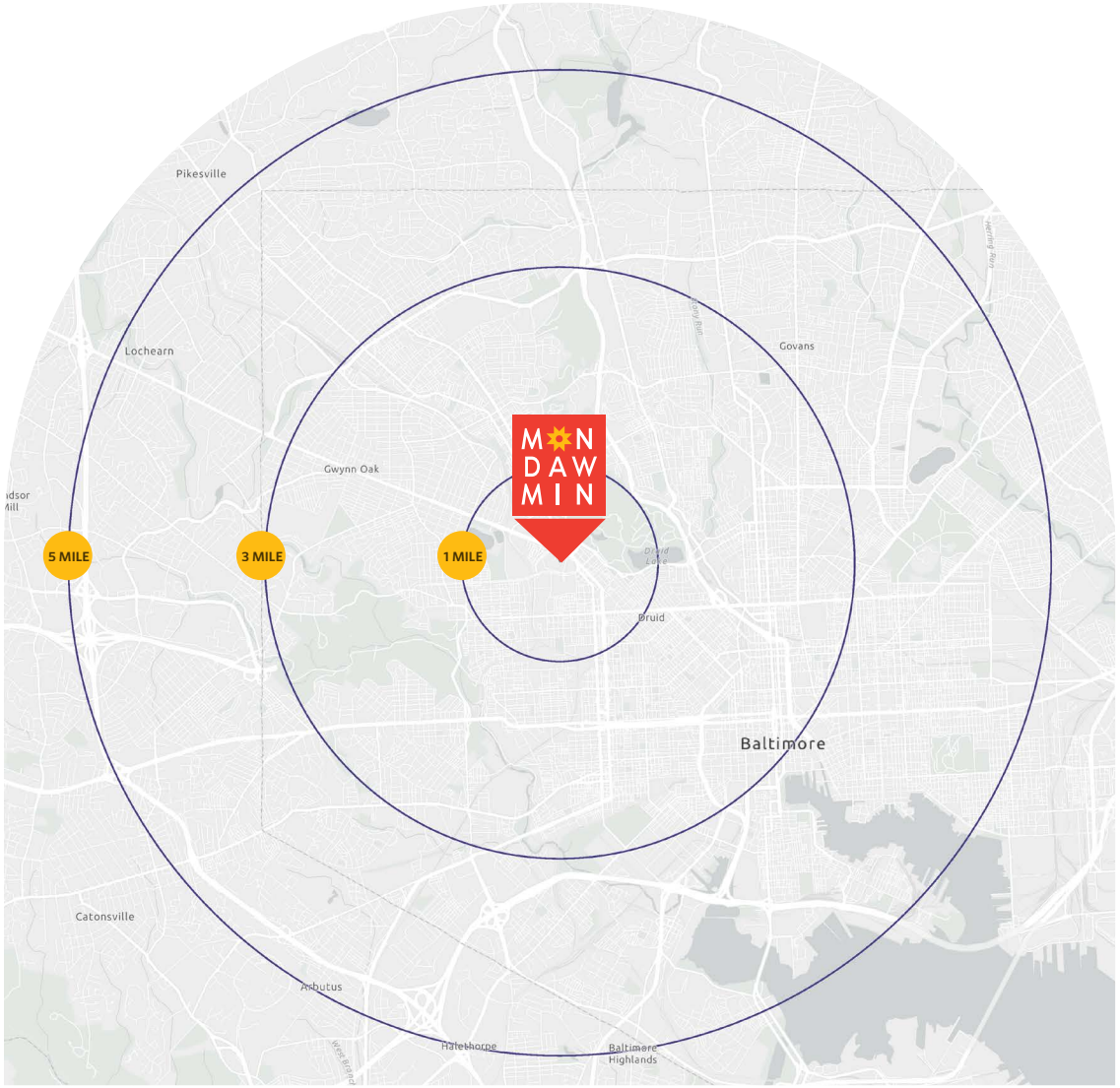


Owned & Managed by: Brookfield Properties

Retail Leasing by: klnb

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Location & Demographics

2026 Demographics	1 Mile	3 Miles	5 Miles
Population	20,988	231,987	550,582
Daytime Population	20,347	277,421	550,582
Households	9,311	107,800	245,594
Average HH Income	$65,238	$86,781	$101,662

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

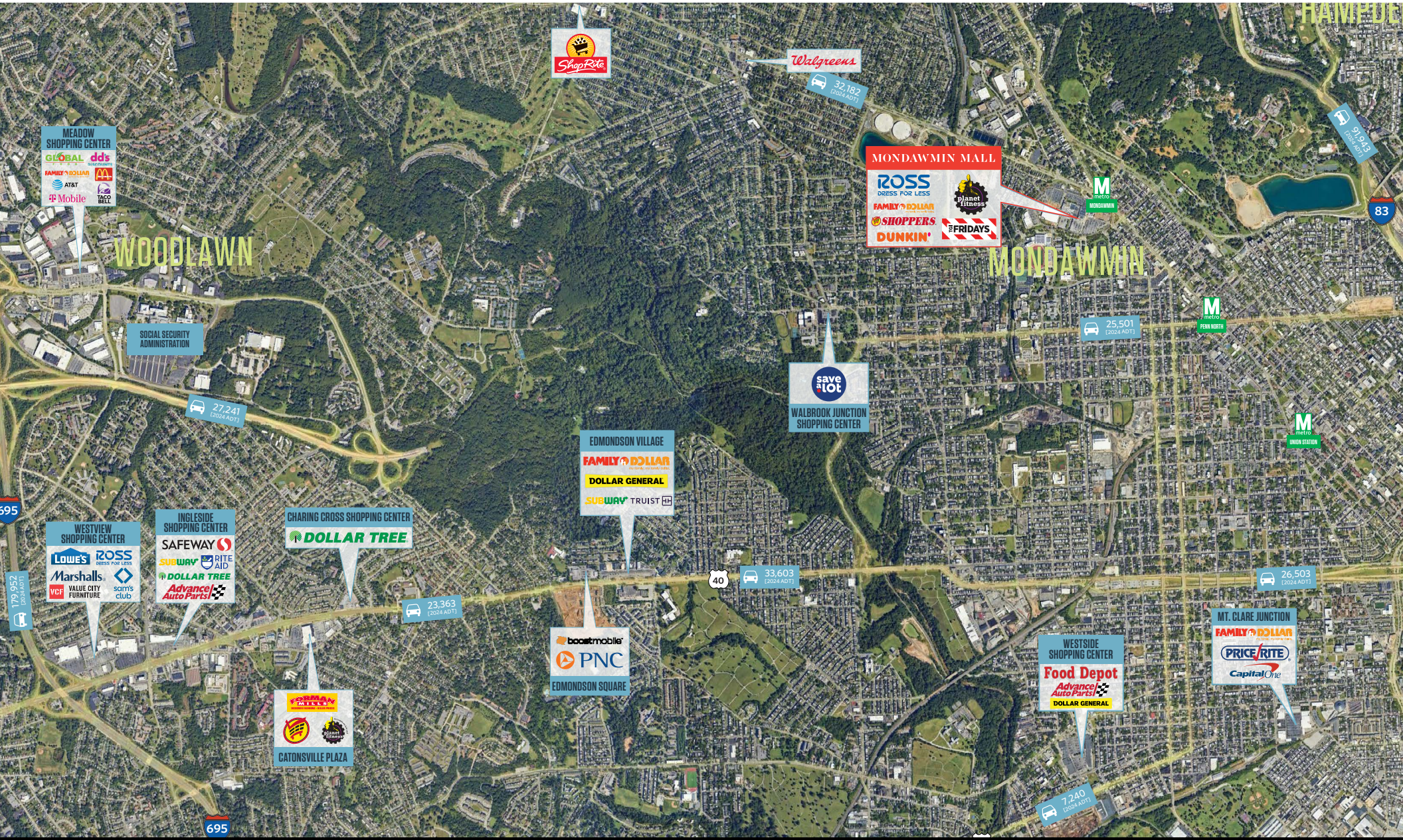
Traffic Counts

Liberty Heights Ave	32,093 ADT
Reisterstown Rd	17,023 ADT

Situated at 2401 Liberty Heights Avenue in West Baltimore's Mondawmin neighborhood - a diverse, historic area bounded by Gwynns Falls Parkway, Liberty Heights Avenue, Fulton Avenue, and North Avenue. The nearby Mondawmin Metro Subway Station serves as a major transit hub with the metro hub and over nine bus routes.

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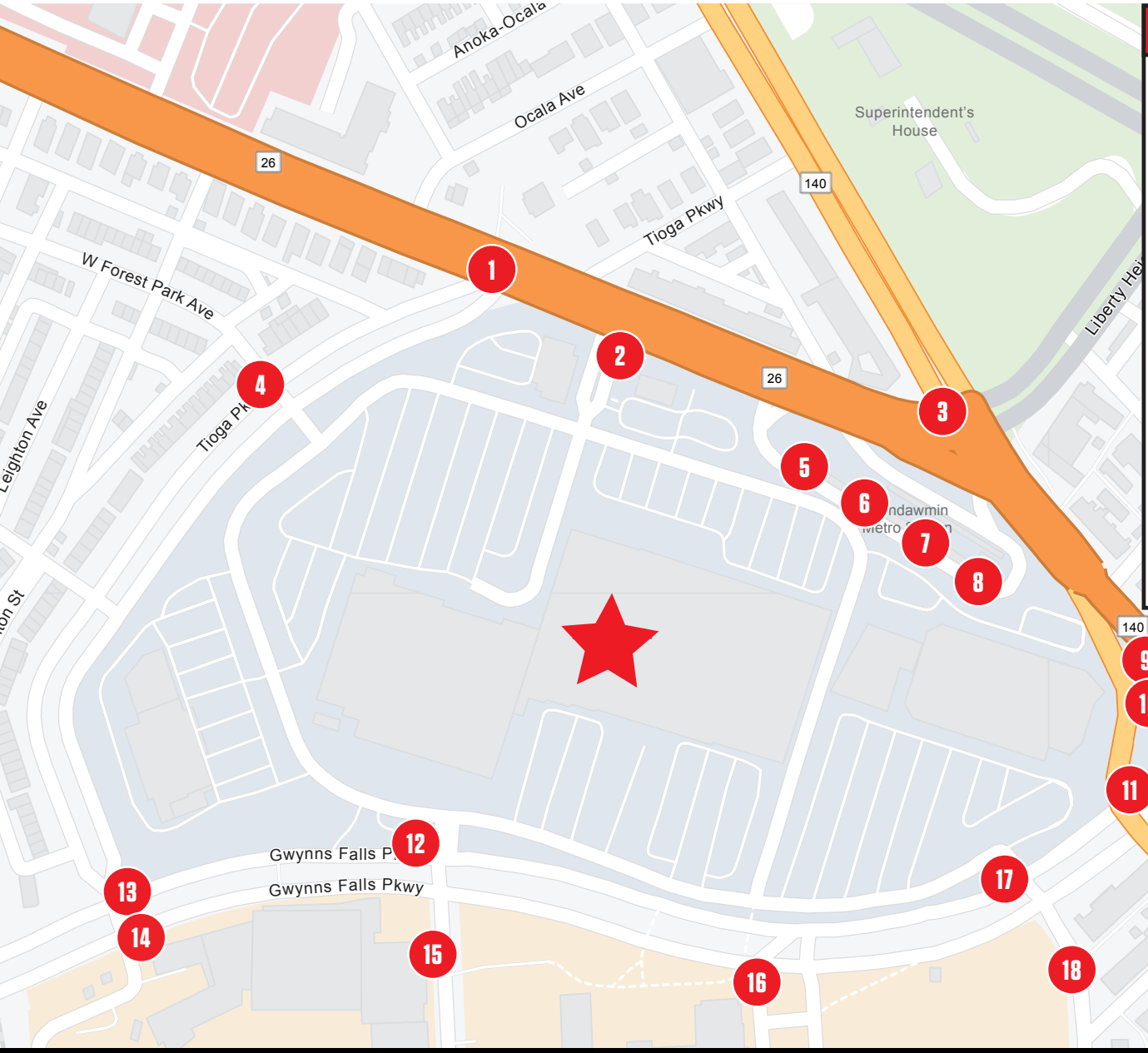
Market Aerial



Close-Up Aerial



Surrounding Bus Ridership



#	Bus Stop Location	Stop ID	Ridership (Daily)	Ridership (Annual)
1	Liberty Heights Ave & Tioga Pkwy	5245	135	49,275
2	Liberty Heights Ave & Mondawmin Mall	6393	333	121,545
3	Liberty Heights Ave & Reisterstown Rd (fs, WB)	13833	436	159,140
4	Tioga Pkwy & Forest Park Ave	163	36	13,140
5	Mondawmin Metro Station Bay 3	13523	1,103	402,595
6	Mondawmin Metro Station Bay 9	13529	980	357,700
7	Mondawmin Metro Station (Bus Bay 2)	13522	1,020	372,300
8	Mondawmin Metro Station Bay 7	13527	397	144,905
9	Reisterstown Rd & Gwynns Falls Pkwy (fs, NB)	1058	291	106,215
10	Reisterstown Rd & Gwynns Falls Pkwy	8553	174	63,510
11	Gwynns Falls Pkwy & Reisterstown Rd	159	161	58,765
12	Gwynns Falls Pkwy & Warwick Ave	161	167	60,955
13	Gwynns Falls Pkwy & Tioga Pkwy	4290	67	24,455
14	Gwynns Falls Pkwy & Tioga Pkwy (eb, fs)	14200	9	3,285
15	Warwick Ave & Gwynns Falls Pkwy (fs)	10325	36	13,140
16	Frederick Douglass High School	758	28	10,220
17	Gwynns Falls Pkwy & Pulaski St	160	107	39,055
18	Pulaski St & Bryant Ave (mb, SB)	6395	55	20,075
	Total- 18 stops		**5,535**	**2,020,275**

Lower Level Floor Plan



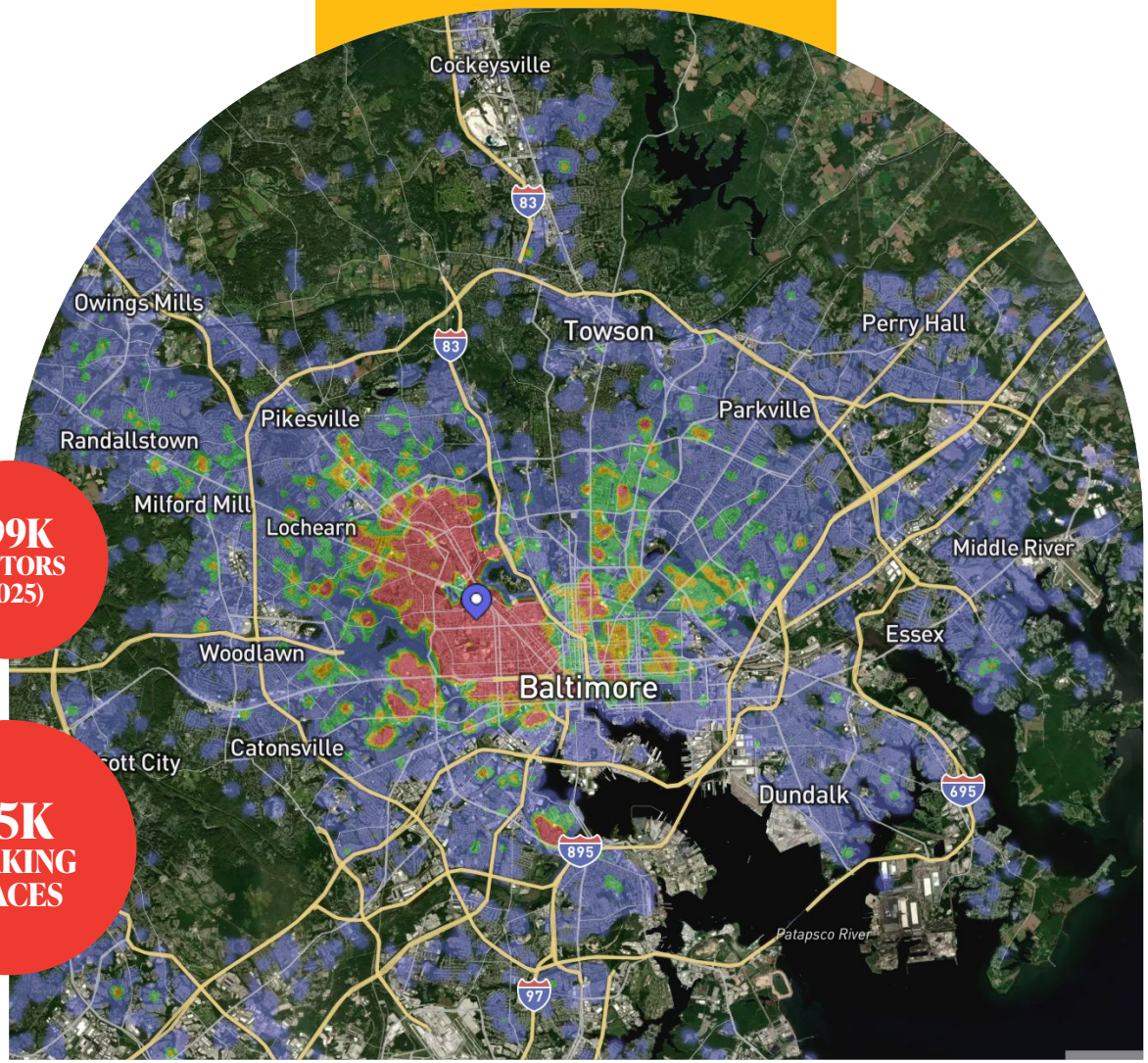
Upper Level Floor Plan



Trade Area Analysis

Mondawmin Mall's trade area primarily draws visitors from a 3 - 5 mile radius within West Baltimore, with strong foot traffic driven by its proximity to a major transit hub. Visitor patterns show frequent short-duration trips, suggesting opportunity for tenants offering quick services or community-focused experiences. Demographics indicate a working-class, adult population, supporting demand for practical retail, dining, and essential services.

Placer.ai



399K VISITORS (2025)

3.1M VISITS (2025)

500K GLA (SQ. FT)

1.5K PARKING SPACES

Nearby Redevelopment

The new Village at Mondawmin development has revitalized the mall by transforming that space into a vibrant community hub. Anchored by a 17,000 sq ft Health Village offering primary care, dental, and mental health services, it will boost foot traffic and expand access to essential care. With tenants like CareFirst by BlueCross BlueShield and University of Maryland Health and TouchPoint Baltimore.



The Village
AT MONDAWMIN



Lower Level Entrances









Lower Level Interior









Upper Level Entrances









Upper Level Interior









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