

MONDAWMIN MALL

2401 LIBERTY HEIGHTS AVE | BALTIMORE, MD 21215



Michael Ginsburg
mginsburg@klnb.com
443-632-2041

Mason Bernstein
mbernstein@klnb.com
443-632-2089

Matt Copeland
mcoeland@klnb.com
443-632-2051

klnb

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



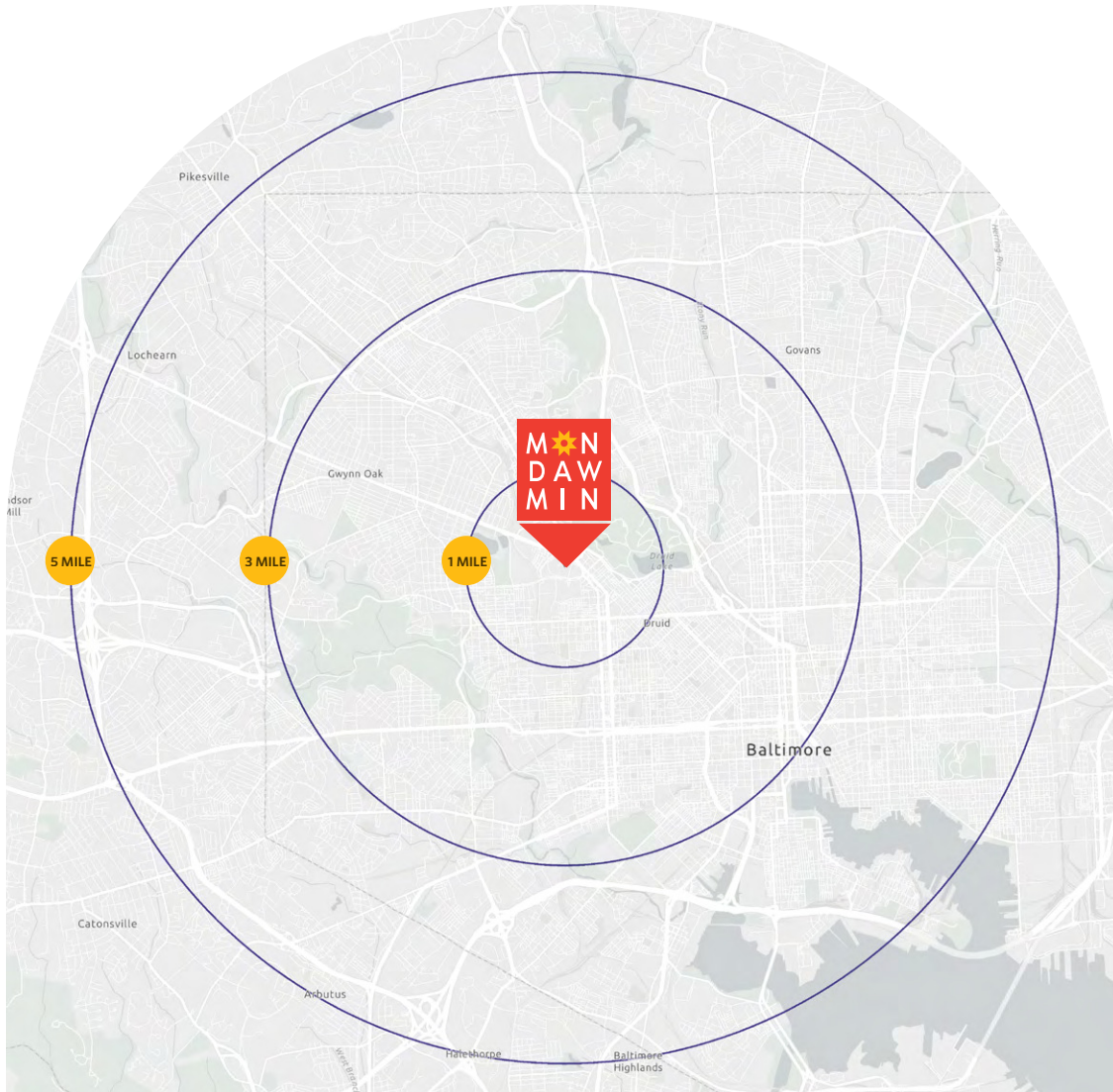
Owned & Managed by:
Brookfield
Properties





Retail Leasing by:
klnb

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Location & Demographics



2025 Demographics	1 Mile	3 Miles	5 Miles
 Population	21,177	234,564	553,420
 Daytime Population	20,001	285,038	655,275
 Households	9,118	105,963	241,111
 Average HH Income	\$59,774	\$79,964	\$96,875

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Traffic Counts

Liberty Heights Ave	32,182 ADT
Reisterstown Rd	15,562 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.

Market Aerial

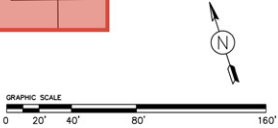
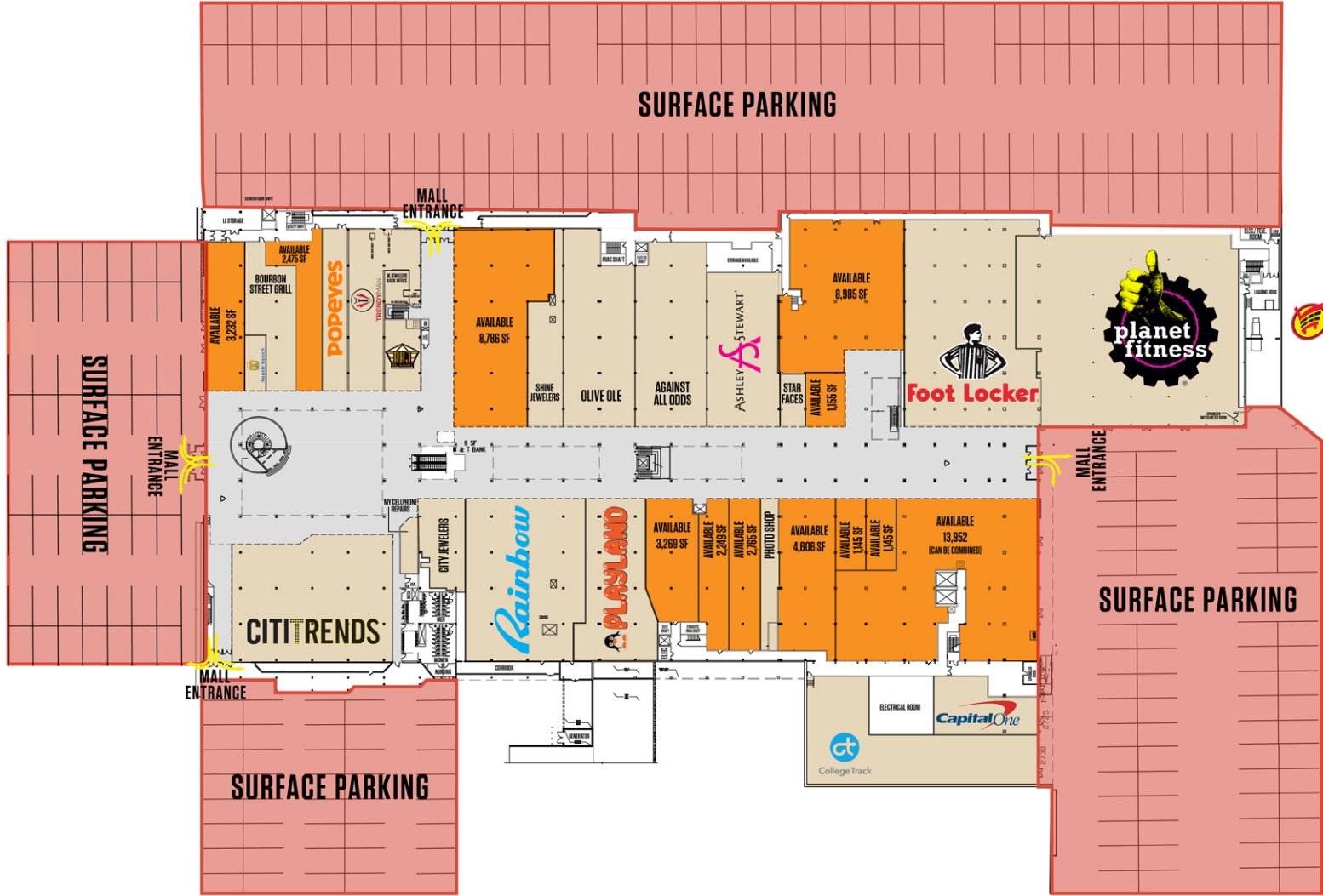


Close-Up Aerial

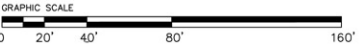


COPPIN STATE UNIVERSITY
8,000+ STUDENTS

Lower Level Floor Plan

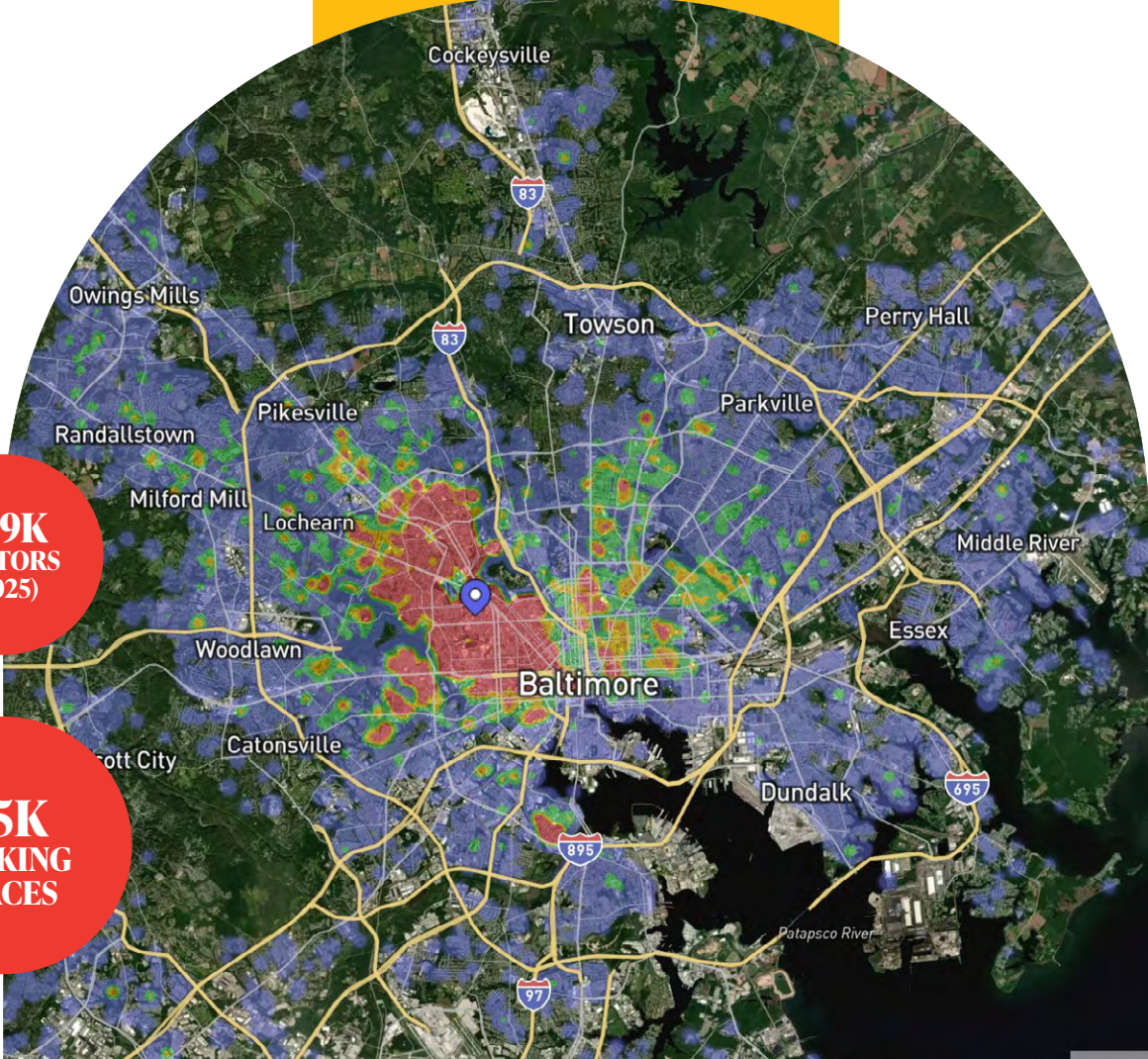


Upper Level Floor Plan



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.



500K
GLA
(SQ. FT)

3.1M
VISITS
(2025)

399K
VISITORS
(2025)

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.



Lower Level Entrances



Lower Level Interior



Upper Level Entrances



Upper Level Interior



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For More Information, Please Contact:

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100 West Road, Suite 505
Towson, MD 21204
klnb.com

klnb