

# THE GALLERY

BALTIMORE, MARYLAND





## THE LOCATION

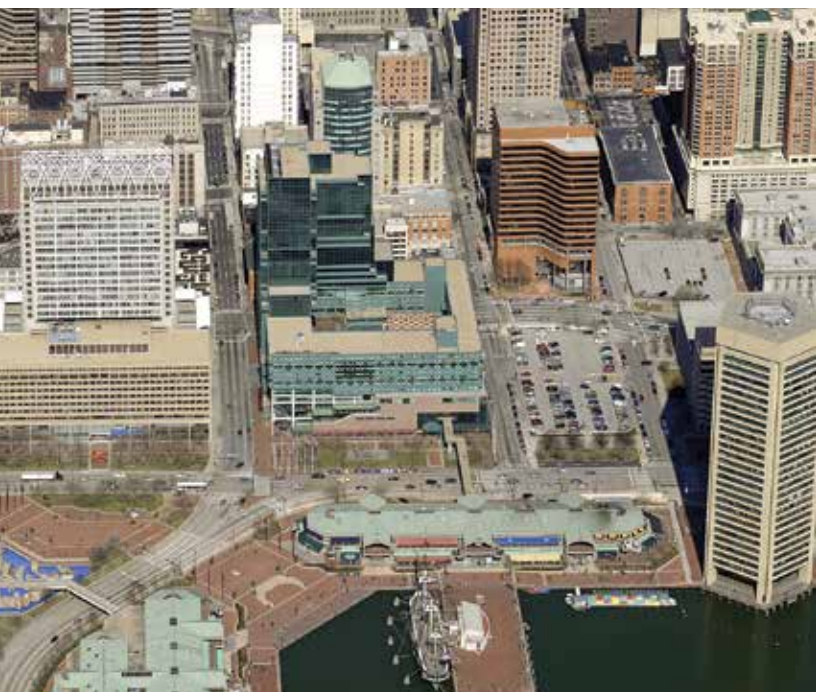
- The Gallery is a four-story glass enclosed center, featuring a mix of retail, the attached 620-room Renaissance Harborplace Hotel, 265,000 square feet of Class A office space and a 1,200-space parking garage.
- Serving as downtown Baltimore's largest retail hub, The Gallery is located at the heart of downtown and is part of the gateway to Baltimore's famed Inner Harbor Promenade.
- The Inner Harbor area draws more than 14 million visitors annually and features an exciting mix of retail, restaurants and entertainment destinations, including Bubba Gump Shrimp Co., The Cheesecake Factory, BRIO Tuscan Grille, H&M, Urban Outfitters and Ripley's Believe It or Not Odditorium.

## THE MERCHANDISING

- The Gallery includes such destination retailers as Michael Kors, PANDORA, Brooks Brothers, Ann Taylor, Banana Republic, Coach, Johnston & Murphy, Forever 21 and francesca's.

## THE MARKET

- Among the Top 25 Largest U.S. Metro Areas, greater Baltimore is ranked 20<sup>th</sup>.
- Greater Baltimore ranks 4<sup>th</sup> nationally among metro areas in percentage of residents with advanced degrees (master's degrees and above) and 8<sup>th</sup> in the percentage of residents with bachelor's degrees.
- Over \$9 billion in the past 10 years has been invested in economic anchors, including universities, transportation assets and state and federal facilities.
- U.S. Census ranks Maryland #1 in wealth (\$72,999 median income).
- Hospital expansions, biopark construction and new jobs arriving because of the Base Realignment and Closure (BRAC) will create 17,000 new jobs and spin-off economic revenue of more than \$3 billion.



## TOP THREE PERFORMING CATEGORIES

- Women's apparel
- Specialty apparel
- Apparel and accessories

## MALL INFORMATION

LOCATION: Intersection of Light and Pratt Streets, with direct access from I-95, I-83 and I-295.

MARKET: Downtown Baltimore

- The Gallery draws 34% of its traffic from tourists visiting the downtown Baltimore area. The other 66% of shoppers is comprised of a combination of downtown office workers and residents.
- There are over 7,830 hotel rooms within eight blocks of The Gallery. Twenty-eight attractions are within walking distance, including the Baltimore Convention Center, USS Constellation, Maryland Science Center, M&T Bank Stadium, National Aquarium in Baltimore, Oriole Park at Camden Yards, American Visionary Arts Museum and the Baltimore Visitors Center.
- Over 600 new residential units are under construction within five blocks of The Gallery. The units are scheduled to open by 2016.
- In 2012, Baltimore's total leisure travel reached 9.6 million and visitor spending topped \$5 billion.

TOTAL RETAIL SQUARE FOOTAGE: 130,839

PARKING SPACES: 33,400 parking spaces located in a one-mile radius, with 1,200 located in The Gallery Garage.

OPENED: 1987

## BALTIMORE-TOWSON, MD (CBSA)

2013 POPULATION 2,743,793

2018 PROJECTED POPULATION 2,821,512

2013 HOUSEHOLDS 1,052,890

2018 PROJECTED HOUSEHOLDS 1,083,611

2013 MEDIAN AGE 38.5

2013 AVERAGE HOUSEHOLD INCOME \$88,670

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$103,461

## 1 - MILE RADIUS

2013 POPULATION 40,270

2018 PROJECTED POPULATION 41,103

2013 HOUSEHOLDS 18,346

2018 PROJECTED HOUSEHOLDS 18,872

2013 MEDIAN AGE 31.8

2013 AVERAGE HOUSEHOLD INCOME \$65,237

2018 PROJECTED AVERAGE HOUSEHOLD \$76,553

## DAYTIME EMPLOYMENT

1 - MILE RADIUS 109,687

2 - MILE RADIUS 166,437

Source: Esri 2013