



KLEIN ENTERPRISES

DEVELOPMENT • ACQUISITIONS • BROKERAGE • MANAGEMENT

Generations of experience, decades of success.

February 2016

Growing Forward

Setting Our Sites on New Development in 2016



St. Mary's Marketplace

California, Maryland will soon be home to St. Mary's Marketplace. The 100,000 sf shopping center will be anchored by Harris Teeter, with approximately 40,000 sf of additional retail space; located at the intersection of Routes 235 and 4. Harris Teeter is projected to open summer 2017.



THE PARK AT WINTERS RUN

The Park at Winter's Run, a 288-apartment complex in Bel Air, Maryland, is currently under construction with first apartments expected to be available in April. The Park at Winters Run is located minutes from Interstate 95 and Routes 1 and 40; residences are accessible yet tranquil, and close to dining, shopping and entertainment.



OVERLOOK AT FRANKLIN SQUARE

Scheduled to break ground in April, Overlook at Franklin Square is a 356 unit Class "A" rental apartment community. The community is situated on 22+ acres, located at Rossville Blvd & Franklin Square Drive in Baltimore County, MD, near Franklin Square Hospital (½ mile). The community will consist of eight, separate apartment buildings.

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www.KleinEnterprises.com

Featured Lease Signings in 2015:

Kiddie Academy and Physiotherapy Associates will be opening new locations this month in the Village at Odenton Station, opposite the Odenton MARC Rail Station. Ruth's Chris Steak House is opening an 8,600-sf restaurant, with private banquet rooms in June!

The All American Steakhouse and Sports Theater, a 6,200-sf casual dining steakhouse, opened last November, representing the first phase of the Meade Center development, in Odenton. Phase two, to be completed in early 2017, will include a 2-story, 20,000-sf, retail/office building.

Mattress Discounters and Wells Fargo opened last fall on Fleet Street, in the The Marketplace at Fells Point. Kippo Ramen and Sammy's Enoteca are slated to open later this month.

CSL Plasma has opened its first Mid-Atlantic location in Maryland in the Cromwell Field Shopping Center, opposite the Cromwell Light Rail Station in Glen Burnie.

Blue Moon Cafe opened its second location on Light Street, in Federal Hill last September. Himalayan Bistro is scheduled to open in the same property later this month.

Fisher Auto Parts opened at Triangle Business Center last year, on Joh Avenue, in Baltimore City.

Unwined Candle Company opened its facility at Deer Park Center in Randallstown. We recommend you try the soy candles, made from recycled wine and spirits bottles. www.unwinedcandles.com



Southerly Square



The Marketplace at Fells Point

Construction began last September on Southerly Square, a 175-unit apartment complex located in the heart of Towson, on Southerly Road. Construction is expected to be completed in spring 2017.

AVAILABLE RETAIL SPACE AT MARKETPLACE AT FELLS POINT: FROM 1,566 SF - 3,312 SF

PROPERTY FOR LEASE/SALE	GLA	SF AVAILABLE	AGENT	PROPERTY TYPE/DESCRIPTION
Cherryvale Plaza - Reisterstown Reisterstown Rd & Cherry Valley Rd	81,425 sf	1,200 SF Retail	Patricia Palumbo Paul Weinberg	Office Depot, ALDI, Hair Cuttery, Aaron's Rents, Papa John's, Rainbow Apparel, Liberty Tax...
Cherry Valley Plaza - Reisterstown Reisterstown Rd & Cherry Valley Rd	85,297 sf	5,100 SF Retail NEXT TO GIANT	Patricia Palumbo Paul Weinberg	Giant, Domino's, M&T Bank, Yama Sushi, H&R Block, Modern Medical Supply, MetroPCS...
Commerce Center - Pikesville Reisterstown Road & I-695	157,450 sf	OFFICE & RETAIL From 575 - 4,537 SF	Patricia Palumbo Paul Weinberg	Ruth's Chris, Yoga Works, Weiner Home Health Care, Allstate, Kassimir Physical Therapy, Janet, Jenner & Suggs...
Cron dall Corner - Owings Mills Owings Mills Boulevard & Cron dall Lane	40,000 sf	100% LEASED	Patricia Palumbo Paul Weinberg	Steve's Deli, Krav Maga, Papa Gil's, Parsonizing Cleaners, CosmoProf...
Deer Park Center - Randallstown 9631-9637 Liberty Road	171,140 sf	1,950 - 3,900 SF	Patricia Palumbo Paul Weinberg	Industrial/Flex Park: four, separate buildings. Raimondi's, Active Day, Mattei, Coastec...
Dumbarton Square - Pikesville Old Court Road	40,000 sf	2,000 - 4,012 SF RETAIL	Patricia Palumbo Paul Weinberg	Gourmet Again, Susquehanna Bank, Ruxton Cleaners, Oscar Scherr Jewelers, Q-Nails
40 West - Catonsville Catonsville / Rt. 40 & Rolling Road	120,000 sf	1,500-4,750 SF Retail	Patricia Palumbo Paul Weinberg	Starbucks, H-Mart, Gamestop, FedEx Kinkos, Peepers, Sweet Frog Yogurt, Faders, Wells Fargo, America's Best Wings...
Hammershire Square - Reisterstown Reisterstown Road & Cherry Valley Rd	7,350 sf	1,050 SF Retail & 1,839 SF w/ Drive-thru Freestanding Building	Patricia Palumbo Paul Weinberg	One-Stop Convenience, Davidus Cigar, Rita's Italian Ice...
Patapsco Village - Baltimore City/ County Annapolis Road & Patapsco Avenue	159,000 sf	3,740 SF	Patricia Palumbo Paul Weinberg	Food King, Roses, Shoe City, Rainbow, Shoe Show, M&T Bank & Rent-a-Center...
Rossville Station - Essex/Middle River Rossville Boulevard & Kelso Drive	15,000 sf	100% Leased	Patricia Palumbo Paul Weinberg	Electrolux, Bello Vito's, Signs In One Day, Beauty Loft
Security Station - Woodlawn/Windsor Mill North Rolling Rd (Opposite Security Mall)	32,672 sf	1,525 SF & 1,495 SF RETAIL	Patricia Palumbo	Octapharma Plasma, Danish Market, Peru a la Brasa...

PROPERTY FOR LEASE/SALE	GLA	SF AVAILABLE	AGENT	PROPERTY TYPE/DESCRIPTION
Triangle Business Park - Baltimore 1500-1506 Joh Avenue	74,429 sf	1,920 - 13,686 sf	Patricia Palumbo Paul Weinberg	Home Fix, Fisher Auto Parts, Xquisite Catering...
2110 E. Monument Street - Baltimore City	1,100± sf	1,100± sf	Barbara Goldberg	Street level retail space available
2112-2114 E. Monument Street - Baltimore City	3,000 sf	3,000 sf	Barbara Goldberg	Street level retail space available
Northwest Plaza-Baltimore City Northern Parkway & Wabash Avenue	221,105 sf	96,910 SF ANCHOR	Patricia Palumbo Paul Weinberg	Food King, Rite Aid, BB&T, Advanced Auto, Security Plus Credit Union, Subway...
Marketplace at Fells Point - Baltimore S. Broadway & Fleet Streets	27,000 sf	1,566 SF - 3,312 SF	Patricia Palumbo Paul Weinberg	Urban, mixed use retail/residential. Unleashed, Smashburger, Mattress Discounters, Wells Faro, Kippo Ramen, Sammy's Enoteca...
Midtown Marketplace - Baltimore City Howard & W. 20 th Street	38,844 sf	100% Leased	Patricia Palumbo	Sav-A-Lot, Spin Cycle, Advanced Auto, China Chef, B1-BBQ & Dunkin Donuts
Cromwell Field - Glen Burnie Baltimore Annapolis Boulevard	234,000 sf	2,400 - 13,145 SF	Patricia Palumbo Paul Weinberg	Roses, Giant, Hair Cuttery, Dollar General, House of Tropicals, McDonalds, BB&T, Alpha Veterinary Center, Games & Stuff...
Meade Center-Odenton 1502 Annapolis Road & Berger Street MIXED USE - BRAC ZONE!	35,000 sf	RETAIL/OFFICE 1,000 - 6,000 sf	Patricia Palumbo	Mixed-use: retail, restaurant & office. All American Steakhouse & Sports Theater NOW OPEN. Phase II delivering Q1 2017
Mission Place - Jessup 8160 Washington Boulevard	23,000 sf	1,321 - 7,500 SF RETAIL/OFFICE 1.9-Acre PAD FOR SALE	Patricia Palumbo	Mixed-use; retail/office Anytime Fitness, Mission Nails & Allstate Insurance, iFix, Mission Pharmacy...
Mountain Marketplace - Pasadena 350 Mountain Road	100,000 sf	1,564 SF & 1,986 SF	Patricia Palumbo Paul Weinberg	Food Lion, Dollar Tree, Mr. Tire, Dunkin Donuts, Bella Napoli, McDonald's...
The Village at Odenton Station Odenton Town Center - Odenton Town Center Boulevard & Duckens St.	57,000 sf	±754 SF - 4,350 SF	Patricia Palumbo	Mixed Use: Ruth's Chris Steak House, Kiddie Academy, Physiotherapy Associates, MediSpa, Global Pharmacy, Odenton Station Dental...
St. Mary's Marketplace - California, MD Three Notch Rd (RT 235) & RT 4	95,000 sf	1,200-6,000 RETAIL PAD SITES	Patricia Palumbo Paul Weinberg	Harris Teeter-anchored strip center, delivering retail space Q1 2017



Klein Enterprises enjoyed a team building outing last summer, volunteering for Habitat for Humanity of the Chesapeake. We were proud to play a role, working together, to help restore abandoned homes, in the Woodbourne-McCabe neighborhood of Baltimore City.



Klein Enterprises Wins 2015 Urban Land Institute WaveMaker Award

Klein Enterprises, and development partner, the Dolben Company, were honored with a WaveMaker award for the Marketplace at Fells Point at the Baltimore District Council of The Urban Land Institutes (ULI) seventh annual WaveMaker Awards last October.

ULI Baltimore's annual WaveMaker Awards recognize outstanding local real estate development projects, as well as Lifetime Achievement and Leadership Award winners. The projects were selected based on a Sense of Place and Quality, Sustainability and Visionary; among other criteria.

VISIT US AT BOOTH # 813
ICSC MID-ATLANTIC CONFERENCE & DEAL MAKING
 March 17 – 18, 2016



Property Spotlight: Triangle Business Center

- Total Square Feet: 74,429
- Parking Spaces: 333 (4.47:1,000)
- Zoning: M-1-1 and ML (Industrial & manufacturing Light)
- ADT 10,000+ on Joh Avenue
- ADT 195,000+ on I-95
- Conveniently located near ramps for I-95, I-695, I-195, and MD 295
- Up to 15' ceiling height
- Dock and drive-in loading available
- Available space ranging from: 1,920 SF - 13,686 SF



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