



KINGS CONTRIVANCE

GUILFORD ROAD & EDEN BROOK DRIVE | COLUMBIA, MD 21046



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PROPERTY HIGHLIGHTS

- Anchored by **Harris Teeter**
- Drive-thru opportunity for bank or coffee user
- Retail and restaurant opportunities
- Household incomes over \$100,000 within one mile
- 108,158 square feet of retail GLA and an additional 20,718 square feet of office to add to the daytime traffic

DEMOGRAPHICS

	POPULATION	HH INCOME	EMPLOYEES	HOUSEHOLDS
1 MILE	6,904	\$133,389	8,292	2,907
3 MILES	71,689	\$160,091	78,057	26,564
5 MILES	202,338	\$141,411	213,557	75,654

Site Plan Key

Leased Available Office Not part of subject property



Space # [Tenant]	GROSS FLOOR AREA (SF)
	Street Level
1. [Harris Teeter]	56,905
2. [Rita's Ice, Cones & Shakes]	766
3. [Glamour Salon]	1,209
4. [Master Barber]	564
5. [Kings Contrivance Cleaners]	2,370
6. [CVS Pharmacy]	8,260
7. [Kings Contrivance Jewelers]	565
8. [Kings Contrivance Formal Wear]	982
9. AVAILABLE	1,780
10. [Subway]	946
11. [Sushi Nari]	1,244
12. [M&T Bank]	1,796
13. [Kings Contrivance Liquor]	3,609
14. [Kings Cobbler]	550
15. [Best Hunan]	1,472
16. [Trattoria E Pizzeria]	1,845
17. AVAILABLE	1,635
18. [The UPS Store]	1,0845
19. [The Corner Stable]	6,075
20. [McDonalds]	4,740
21. AVAILABLE	0
TOTAL	108,158

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.



Space #9



Space #17



Space #21