



# Kings Contrivance

Columbia, MD

Baltimore-Columbia-Towson (MD)



**Skylar Jones**  
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AERIAL



GROSS LEASABLE AREA (GLA)	119,117 SF
PARKING SPACES	522

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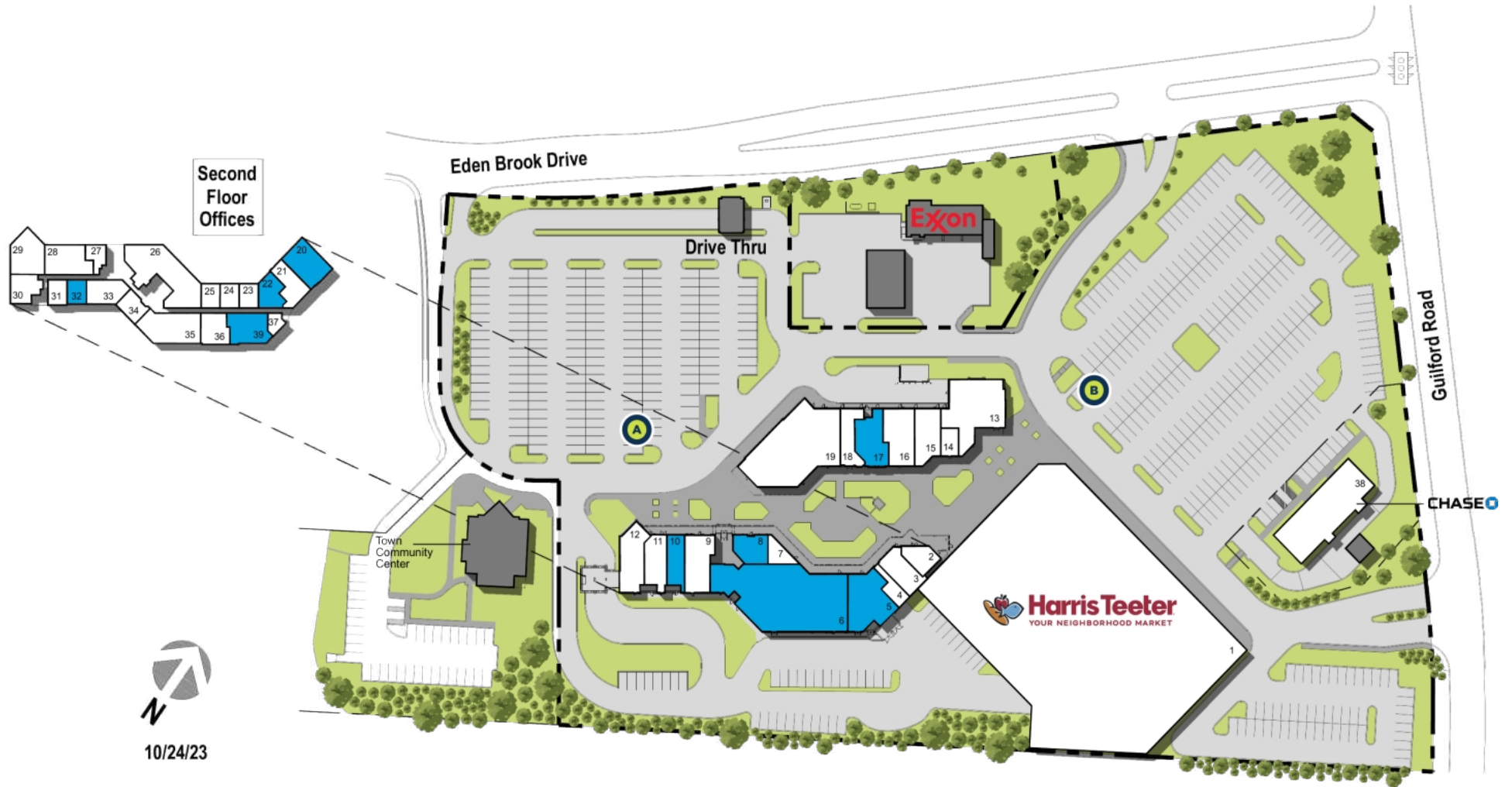
DENSITY AERIAL

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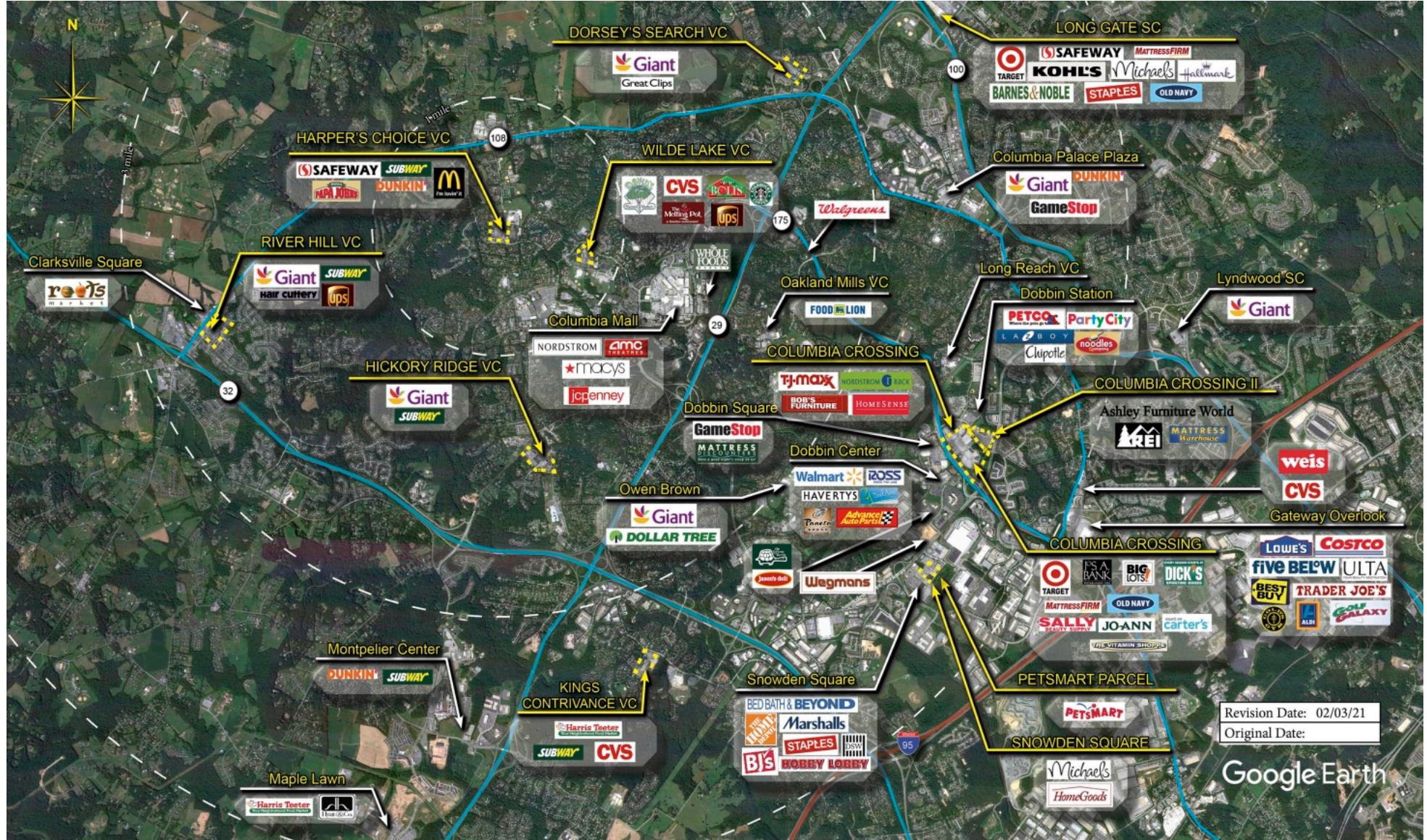


■ Available ■ Non-Controlled ● Curbside Pick-up

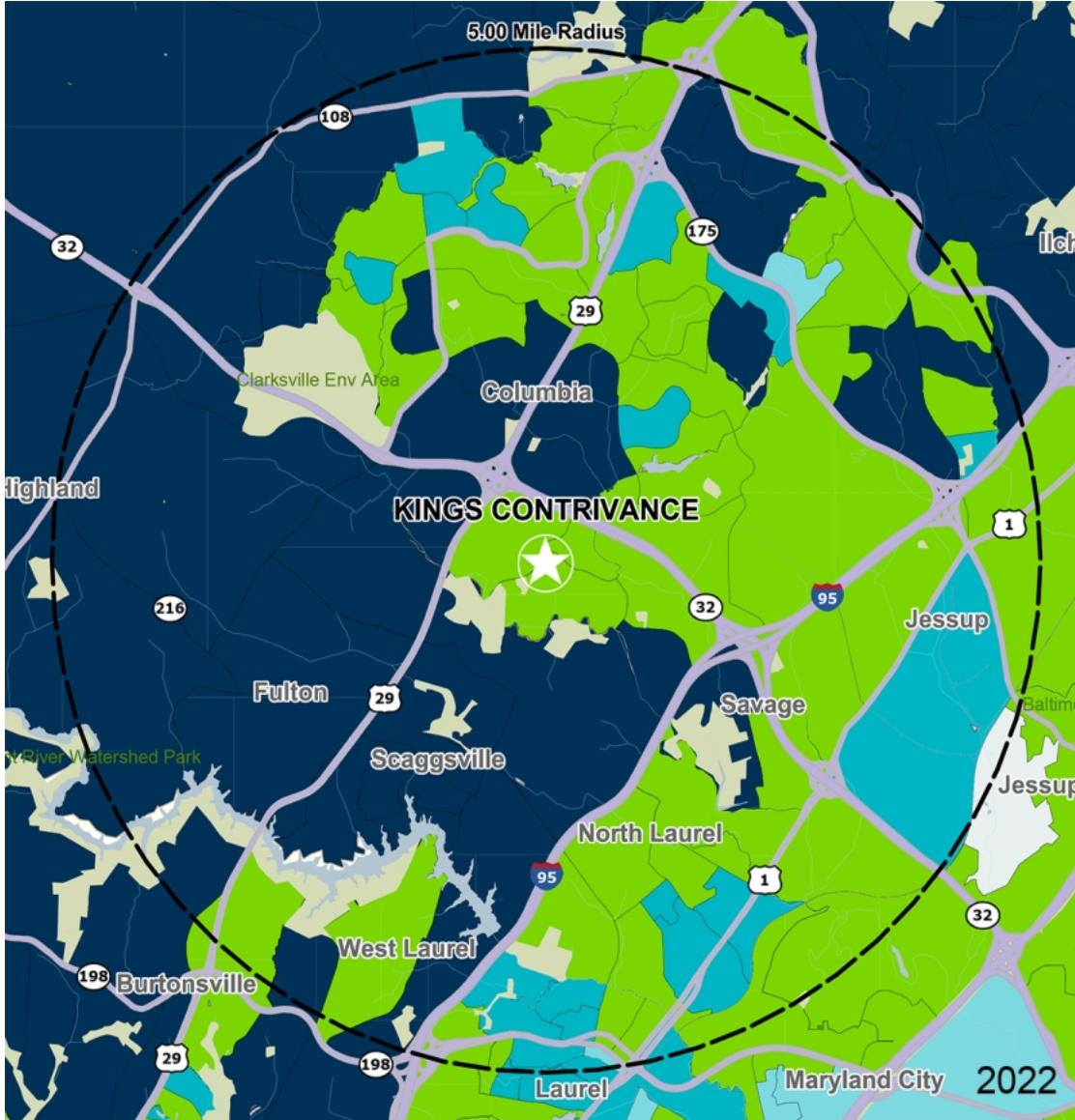


TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Harris Teeter	56,905	14 Kings Cobbler	550	27 Pink & Rose Beauty Bar	516
2 Rita's Ices, Cones & Shakes	766	15 Best Hunan	1,472	28 Keith E. Karas DDS	1,597
3 Glamour Salon	1,209	16 Trattoria E Pizzeria	1,845	29 Columbia Mental Health Service	1,526
4 Master Barber	564	17 Available (Former Restaurant)	1,635	30 Lisa M Ott	968
5 Available	2,370	18 The UPS Store	1,086	31 KCS Construction	561
6 Available	8,260	19 The Corner Stable	6,075	32 Available	535
7 Kings Contrivance Jewelers	565	20 Available	1,440	33 Heall Well	1,040
8 Available	982	21 Ambr Enterprises	1,071	34 Accountaxstic	704
9 STEMtree of Columbia	1,780	22 Available	968	35 All Clear Dentistry	2,149
10 Available (Former Restaurant)	946	23 Allstate Insurance	535	36 Spedden Farmers Insurance	1,030
11 Sushi Nari	1,244	24 Cherapy	544	37 Warrior Pose Consulting	330
12 M&T Bank	1,796	25 Goldstein Valuation	543	38 Chase Bank	4,740
13 Kings Contrivance Liquor	3,609	26 SD Salon Studios	3,275	39 Available	1,386

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



COMPETITION MAP



by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	7,964	66,966	202,966
Daytime Pop	15,922	103,098	271,681
Households	3,297	24,795	77,122
Average HH Income	\$134,919	\$159,178	\$140,242
Median HH Income	\$113,073	\$131,168	\$115,434
Per Capita Income	\$55,944	\$59,234	\$53,517

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



# Kings Contrivance

Guilford Rd. & Eden Brook Dr., Columbia, MD



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