



Kings Contrivance Village Center

Columbia, MD

Baltimore-Columbia-Towson (MD)



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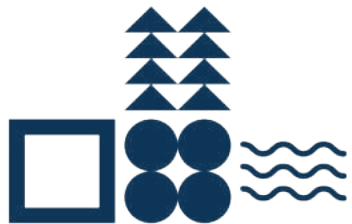
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www.kimcorealty.com/102120



AERIAL



GROSS LEASABLE AREA (GLA)

119,117 SF

PARKING SPACES

522

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DENSITY AERIAL



Property Overview

Kings Contrivance is a Harris Teeter anchored mixed-use center with retail and 2nd floor offices. Two opposite rows of retail overlook a landscaped courtyard that features a popular summer concert series. In addition to serving the residential neighborhoods nearby, there is a nearby business park which provides daytime visitors. The center, which opened in 1986, is Columbia's southernmost retail center and is located 1/2 mile south of Rt. 32 at Eden Brook Drive and Guilford Road.

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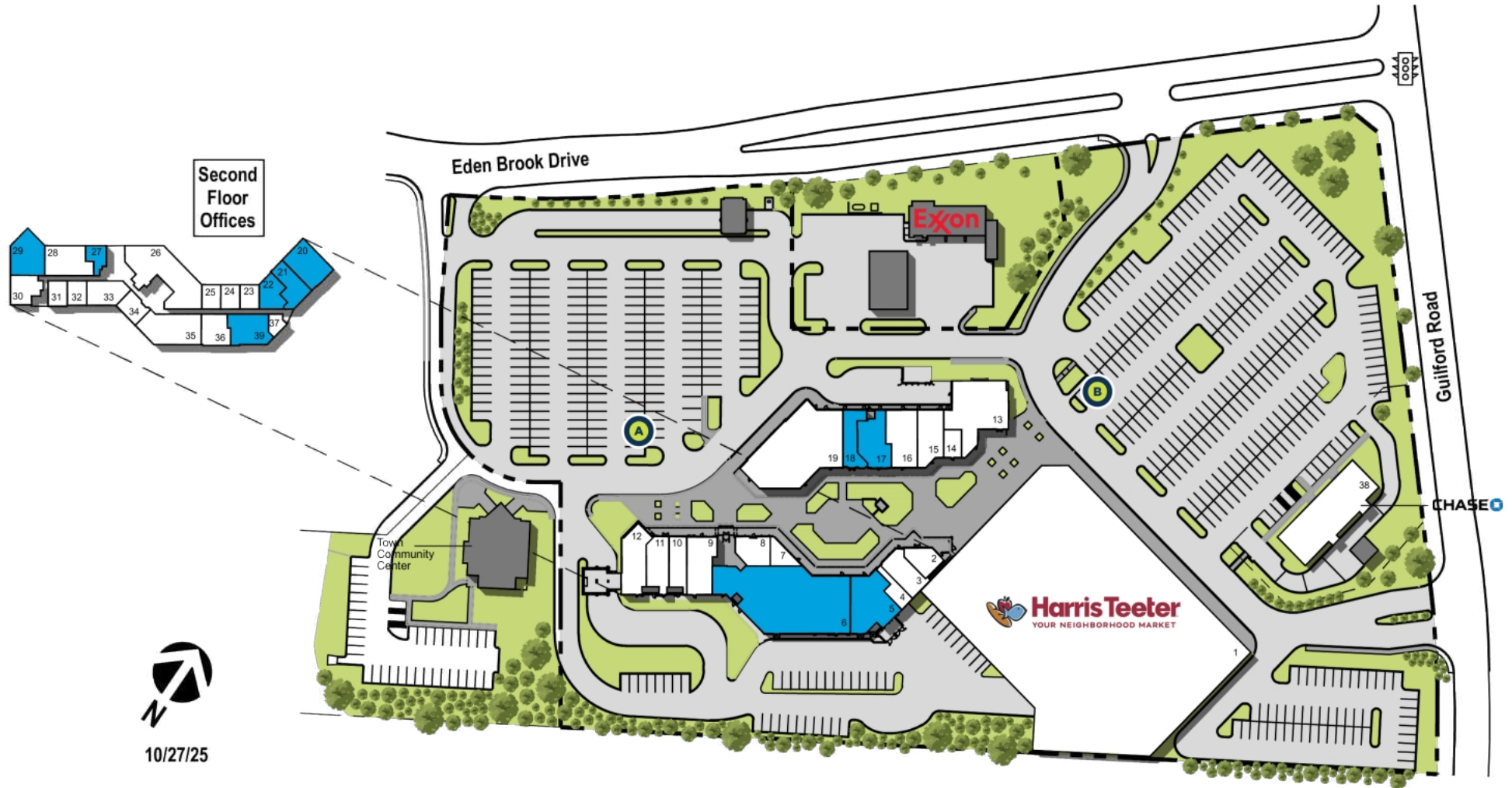


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■ Available ■ Non-Controlled ● A Curbside Pick-up



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KIMCO
REALTY

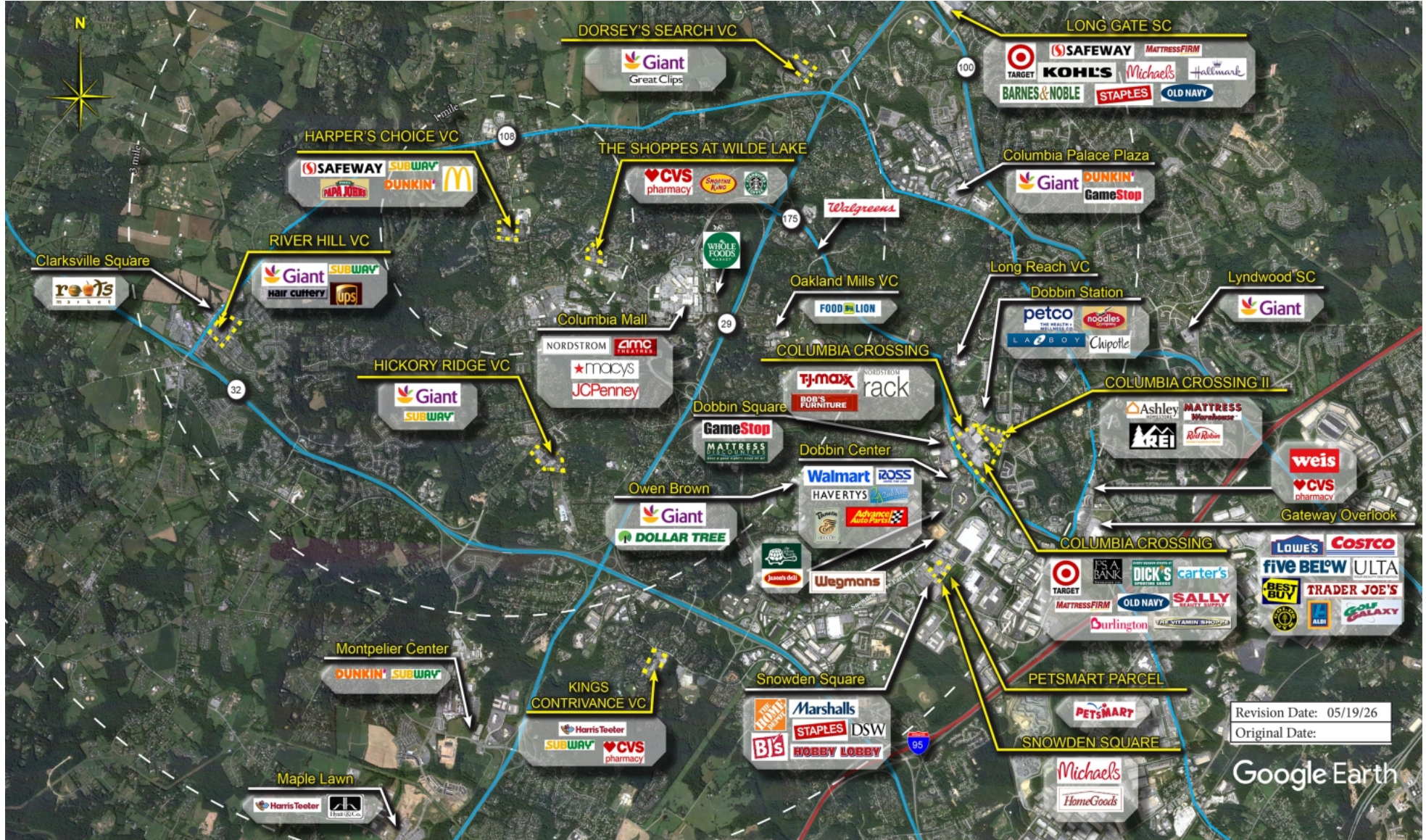
TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Harris Teeter	56,905	14 Kings Cobbler	550	27 Available	516
2 Rita's Ices, Cones & Shakes	766	15 Best Hunan	1,472	28 Gates & Associates, LLC	1,597
3 Aurora Nails	1,209	16 Trattoria E Pizzeria	1,845	29 Available	1,526
4 Master Barber	564	17 Available (Former Restaurant)	1,635	30 Lisa M Ott	968
5 Available	2,370	18 Available	1,086	31 KCS Construction	561
6 Available	8,260	19 The Corner Stable	6,075	32 Columbia Mental Health Services	535
7 Kings Contrivance Jewelers	565	20 Available	1,440	33 Heall Well	1,040
8 SD Salon Studios	982	21 Available	1,071	34 Accountaxstic	704
9 STEMtree of Columbia	1,780	22 Available	968	35 All Clear Dentistry	2,149
10 Nina's Cookie Explosion	946	23 Allstate Insurance	535	36 Spedden Farmers Insurance	1,030
11 Sushi Nari	1,244	24 Veva Beauty	544	37 Warrior Pose Consulting	330
12 M&T Bank	1,796	25 Huey Health	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.

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COMPETITION MAP

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2025 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	7,777	67,854	204,125
Population Density	2,478	2,402	2,602
Daytime Pop	13,036	98,094	251,142
Households	3,116	24,689	76,029
Average HH Income	\$172,081	\$201,657	\$172,856
Median HH Income	\$144,002	\$163,749	\$139,464
Per Capita Income	\$69,021	\$73,644	\$64,739

Popstats, 4Q 2025, Kalibrate

Average Household Income



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8620 Guilford, Columbia, MD



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