



KINGS CONTRIVANCE

GUILFORD ROAD & EDEN BROOK DRIVE | COLUMBIA, MD 21046



PLEASE CONTACT

Austin Hersh
240.482.3613

ahersh@hrretail.com

Ray Schupp
240.482.3611

rschupp@hrretail.com

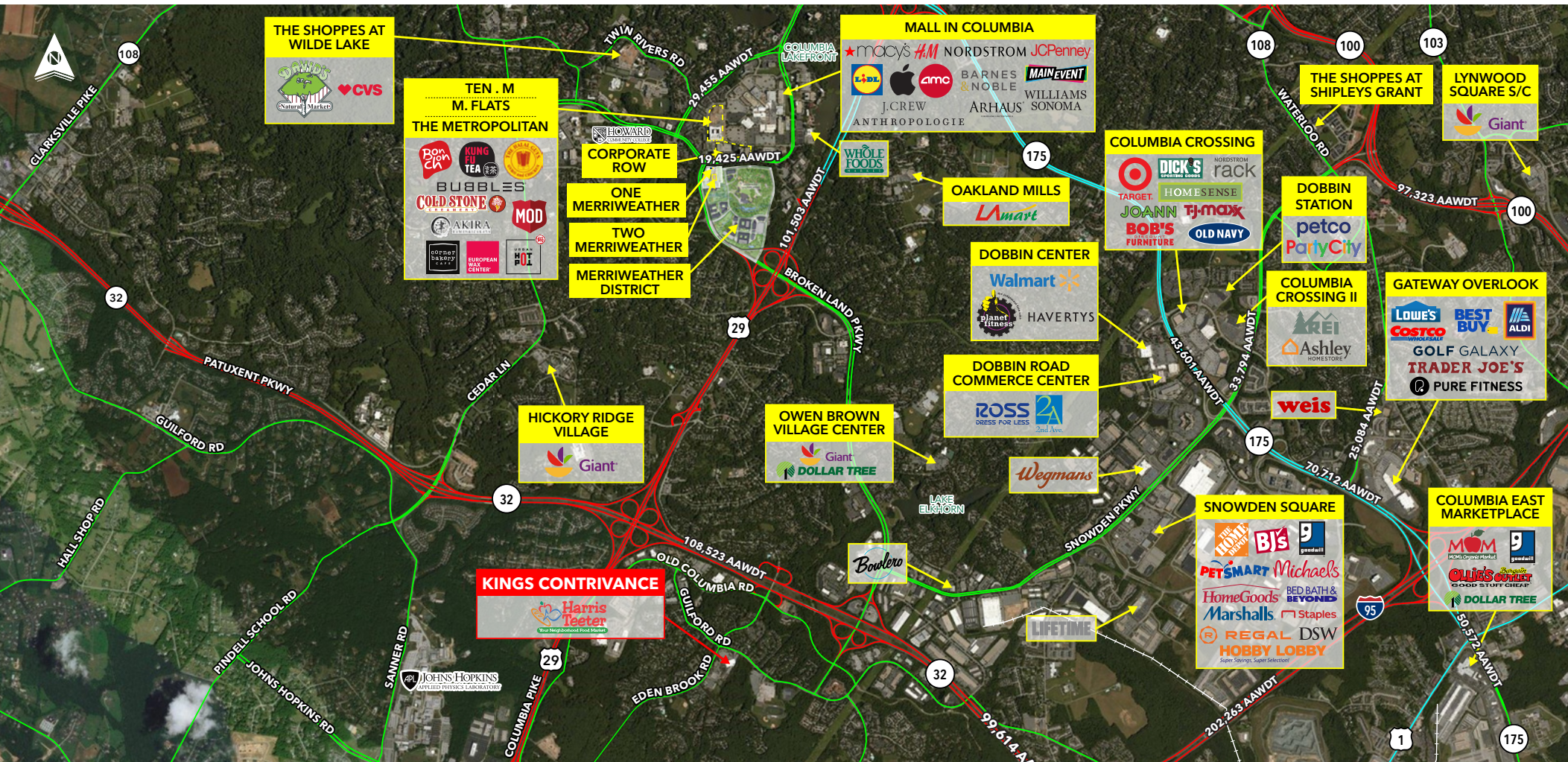
Harper Sigman
240.441.2367

hsigman@hrretail.com

FOR LEASE
946 - 8,260 SF SPACE AVAILABLE

WWW.HRRETAIL.COM

KINGS CONTRIVANCE | COLUMBIA, MD



PROPERTY HIGHLIGHTS

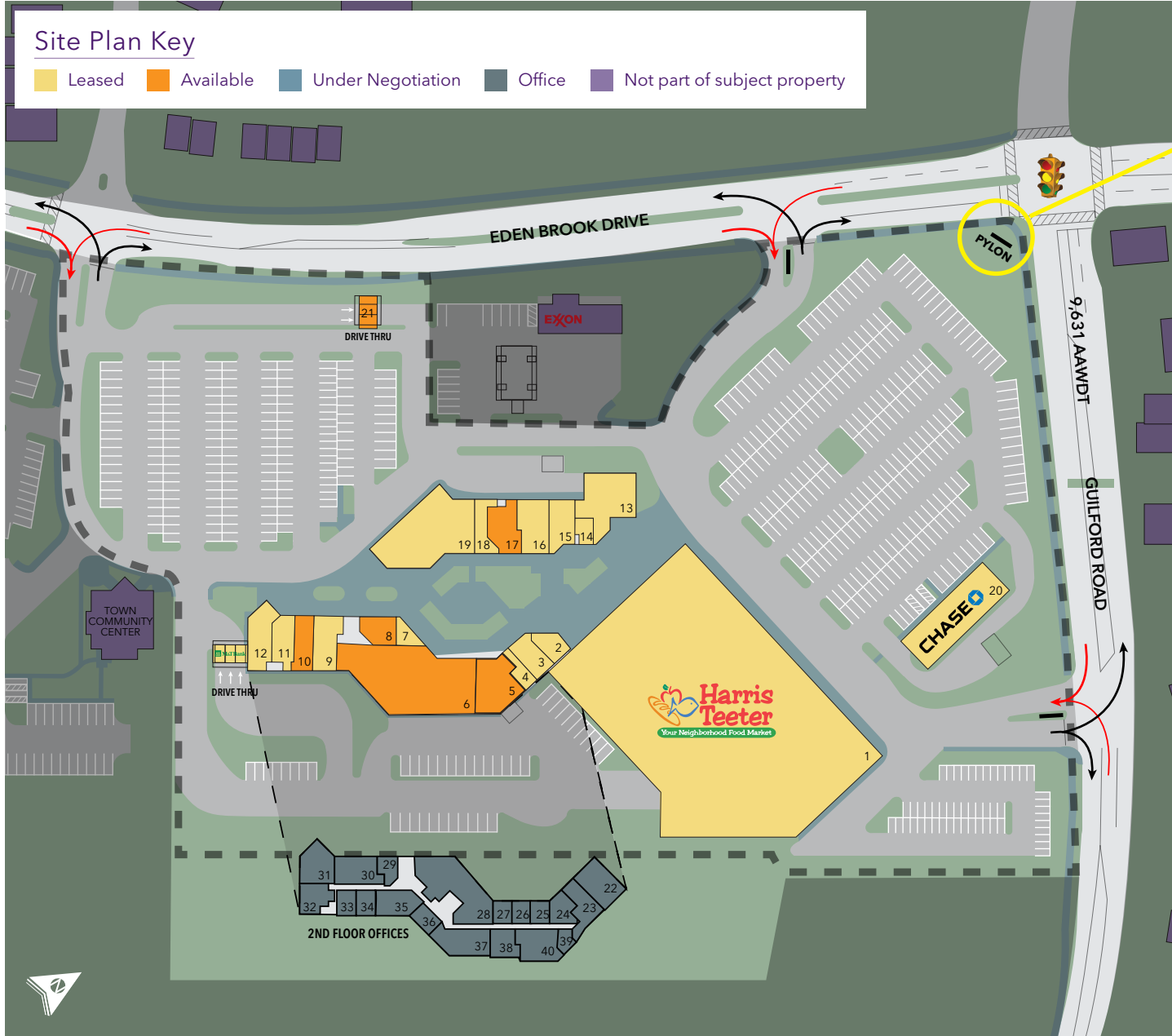
- Anchored by **Harris Teeter**
- Drive-thru opportunity for bank or coffee user
- Retail and restaurant opportunities
- Household incomes over \$100,000 within one mile
- 108,158 square feet of retail GLA and an additional 20,718 square feet of office to add to the daytime traffic

DEMOGRAPHICS

	POPULATION	HH INCOME	EMPLOYEES	HOUSEHOLDS
1 MILE	9,811	\$161,708	6,843	4,007
3 MILES	71,466	\$190,844	48,182	26,264
5 MILES	211,121	\$164,289	135,379	78,705

Site Plan Key

Leased Available Under Negotiation 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	AVAILABLE	2,370
6	AVAILABLE	8,260
7	Kings Contrivance Jewelers	565
8	AVAILABLE	982
9	Stemtree	1,780
10	AVAILABLE	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	1,086
19	The Corner Stable	6,075
20	Chase Bank	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.

