



THE SHOPS AT  
KENILWORTH

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800 Kenilworth Dr | Towson, MD 21204

# urban Oasis

## in Towson, Maryland

Dive into a world of convenience and discover a place where all your needs are met, at The Shops at Kenilworth. A vibrant mix of local and national retailers, offering a one-stop shopping experience from home decor essentials to trendy finds and delicious local dining awaits you. Find yourself browsing unique collections from local boutiques, or grab the familiar comfort of your favorite national brands – The Shops at Kenilworth has something for every taste and style. The Shops at Kenilworth is a convenient and welcoming destination to meet all your needs.



### Property Overview

- 154,000 S.F. shopping and community gathering place
- Ideally situated in affluent Towson, MD., right off I-695 (exit 26) with visibility by more than 200,000 vehicles per day from I-695
- Anchored by Trader Joe's & Arhaus





## Fitness

# THE MINE

This innovative health & wellness club combines a state-of-the-art open gym with FIVE specialized, immersive studio experiences under one roof: Ride+, Barre, Yoga, The Yard, and Form.

# where your needs are met.

Step into a world of convenience and discover everything you need at The Shops at Kenilworth. Our two-level haven offers a curated selection of local gems and national favorites, ensuring a satisfying shopping experience every time. Whether you're seeking trendy

outfits from a local boutique or everyday essentials from a trusted brand, The Shops at Kenilworth has you covered. Come explore our diverse stores, grab a bite to eat at one of our cafes, and enjoy a stress-free shopping experience that caters to all your needs.

## Shop

# J.CREW FACTORY

J.Crew Factory brings timeless style to your everyday. Explore their collections of elevated essentials and on-trend pieces for women, men, and kids. You'll find high-quality designs at amazing prices, with fresh arrivals hitting the floor weekly.



## Dine

# ATWATER'S TRADITIONAL FOOD

Since 1999, Atwater's has been making traditional food crafted by hand. It began in a small bakery making only one kind of bread and grew to the current Baltimore shops that specialize in soup, sandwiches, salad, cheese, coffee, scottish pies, jam, and more.



## Selfcare

# ABOUT FACES DAY SPA & SALON

Since 1970, About Faces has been Maryland's Choice for exclusive Day Spa and Salon services and products. Treat yourself, or those you love, to massage treatments, hair services, nail services, bridal services, or any of our other spa services.



# meet your neighbors

## Tenant Highlights



Locally owned and operated Mucho Gusto celebrates fresh flavors with a modern twist featuring delicious Mexican and Latin-inspired and specialty cocktails.



### south moon under

South Moon Under curates elevated essentials & on-trend fashion for women & men. From stylish swimsuits to chic dresses for every occasion, and premium denim in both classic and trendy styles, South Moon Under is your one-stop shop to cultivate your individuality and confidence.



Maryland's premier provider of cutting-edge non-surgical cosmetic procedures that produce natural-looking results for a med spa experience unlike any other.

# ARHAUS®

Founded in 1986 on a simple idea: Furniture and décor should be sustainably sourced, lovingly made, and built to last. Today, they partner with artisans around the world who share their vision, creating beautiful, heirloom-quality pieces that can be used—and loved—for generations.



# charm, culture, community

Towson, Maryland

The Shops at Kenilworth is located in Towson, Maryland, a vibrant community just north of Baltimore with a unique mix of densely populated affluent neighborhoods and two major institutions with over 24,000 students. This mix of neighborhood residential density and a bustling student body, injects a youthful dynamic and diverse demographic into the area.

Beyond its residents, Towson boasts a convenient location. Major highways like I-695 and I-83 provide easy access, making Towson a popular destination for people from surrounding areas.

Towson is a place where people love to live, work, and shop and The Shops at Kenilworth is located in the heart of this regional trade area.



Towson combines suburban charm with urban convenience, featuring a rich history, a thriving arts scene, and the vibrant Towson University community.

## Demographic Snapshot

Source: esri

DRIVE DISTANCE	10 MIN.	15 MIN.	20 MIN.
Avg. HH. Income	\$148,845	\$125,562	\$108,544
Median Age	41.2	40.7	39.3
Population	110,148	358,878	844,646
Daytime Population	137,617	373,067	901,757
Bachelors Degrees or Higher	63%	51%	43%
Consumer Spending			
Apparel & Services	\$129.7 M	\$380.1 M	\$794.9 M
Food Away from Home	\$217.7 M	\$634.9 M	\$1.3 B
Household Goods (Furnishings, Equipment, Furnitures, etc.)	\$222.3 M	\$641.6 M	\$1.3 B
Personal Care Products & Services	\$57.2 M	\$166.1 M	\$343.4 M

## Primary Demographic Profiles

True Trade Area

Source: Placer.ai



### Booming w/ Confidence

Segment: 24.6%  
Mean Age: 51-65

Prosperous, established couples in their peak earning years living in suburban homes.



### Power Elite

Segment: 18.2%  
Median Age: 36-45

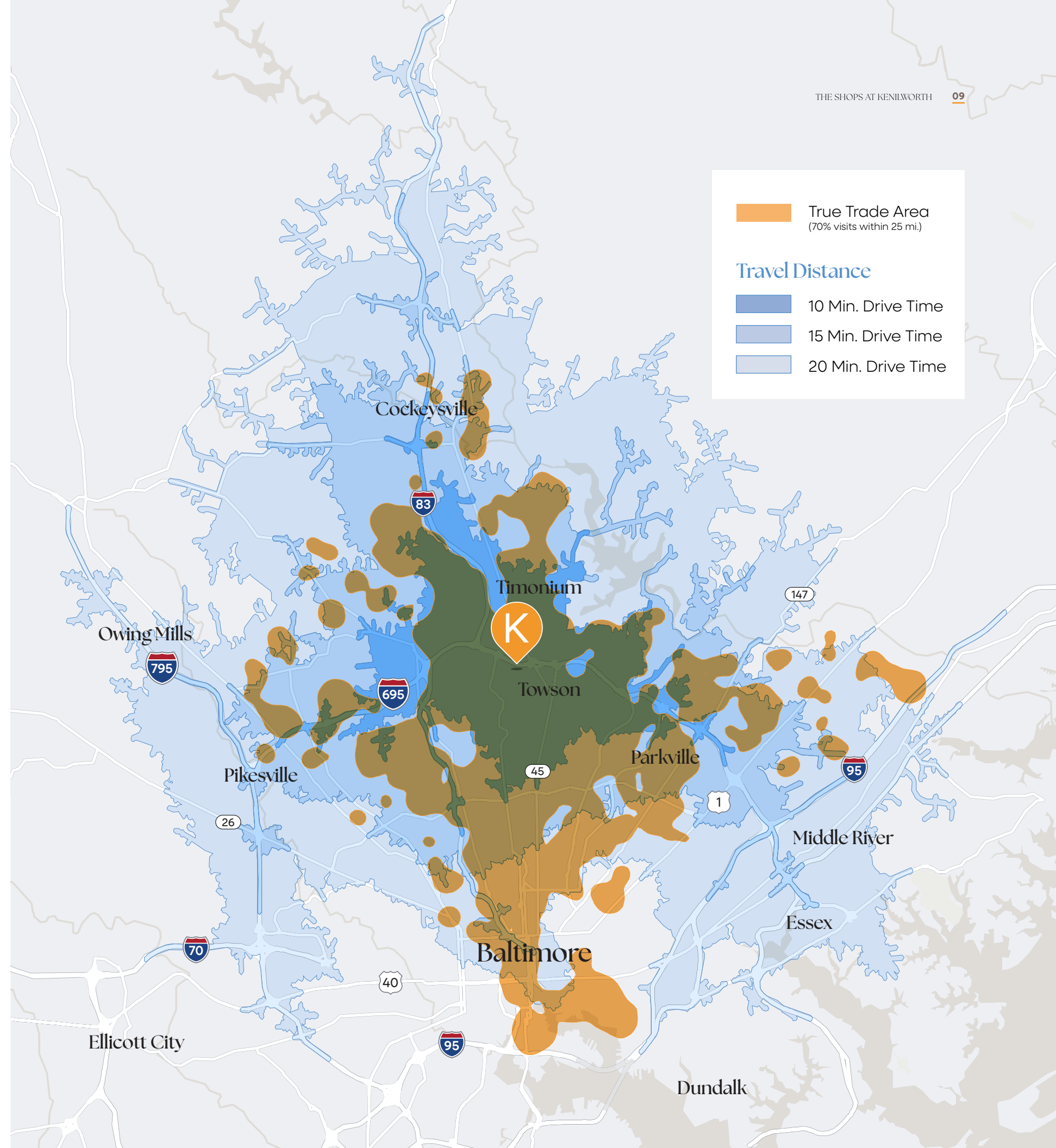
The wealthiest households living in the most exclusive neighborhoods, and enjoying all that life has to offer.

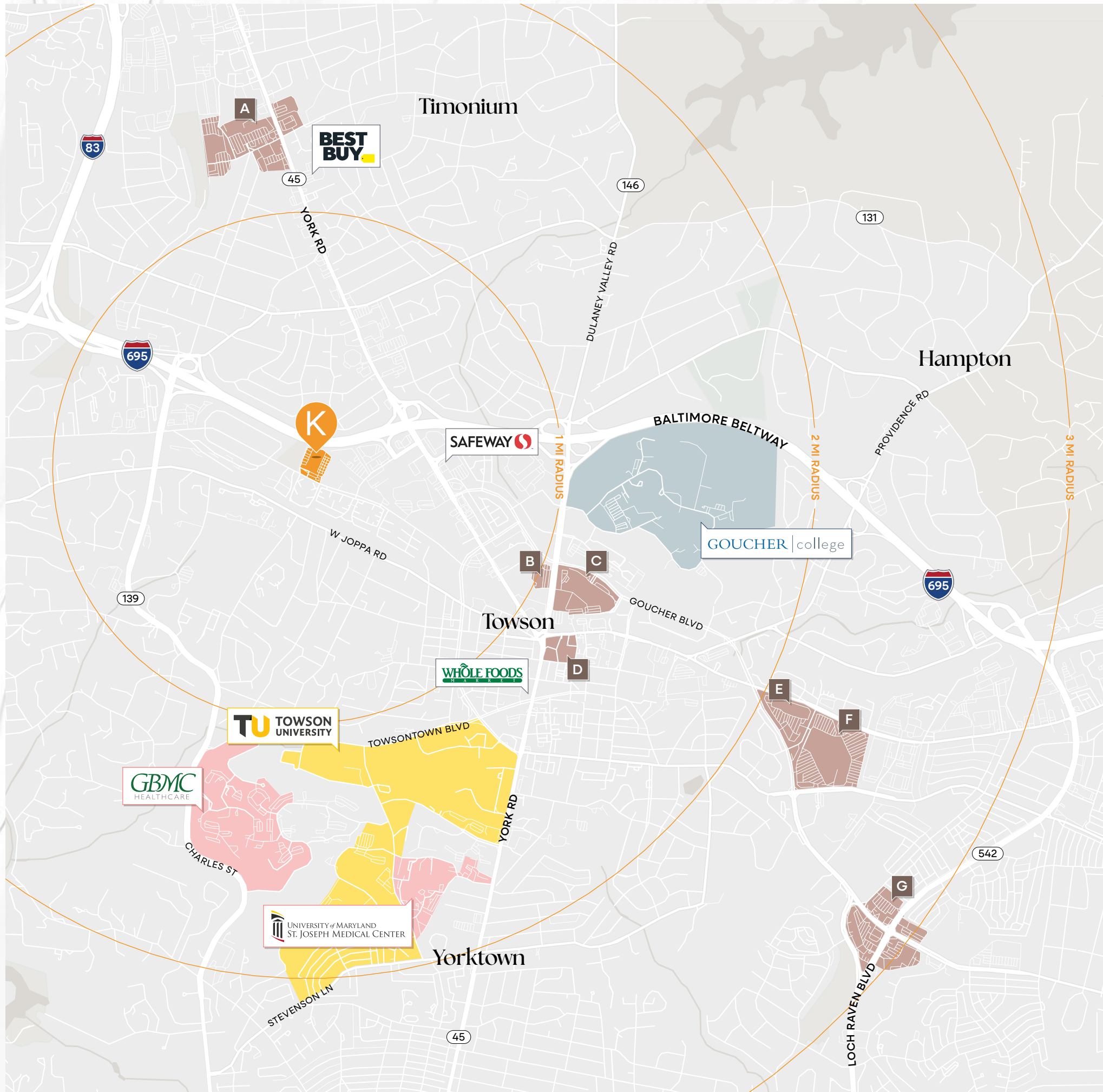


### Singles and Starters

Segment: 11.5%  
Median Age: 25-30

Young singles starting out and some starter families living a city lifestyle





## Shopping Malls/Centers

**A** Lutherville Station, Yorkridge, and Ridgely Plaza Shopping Center



**B** Dulaney Plaza



**C** Towson Town Center



**D** Circle East



**E** Goucher Commons

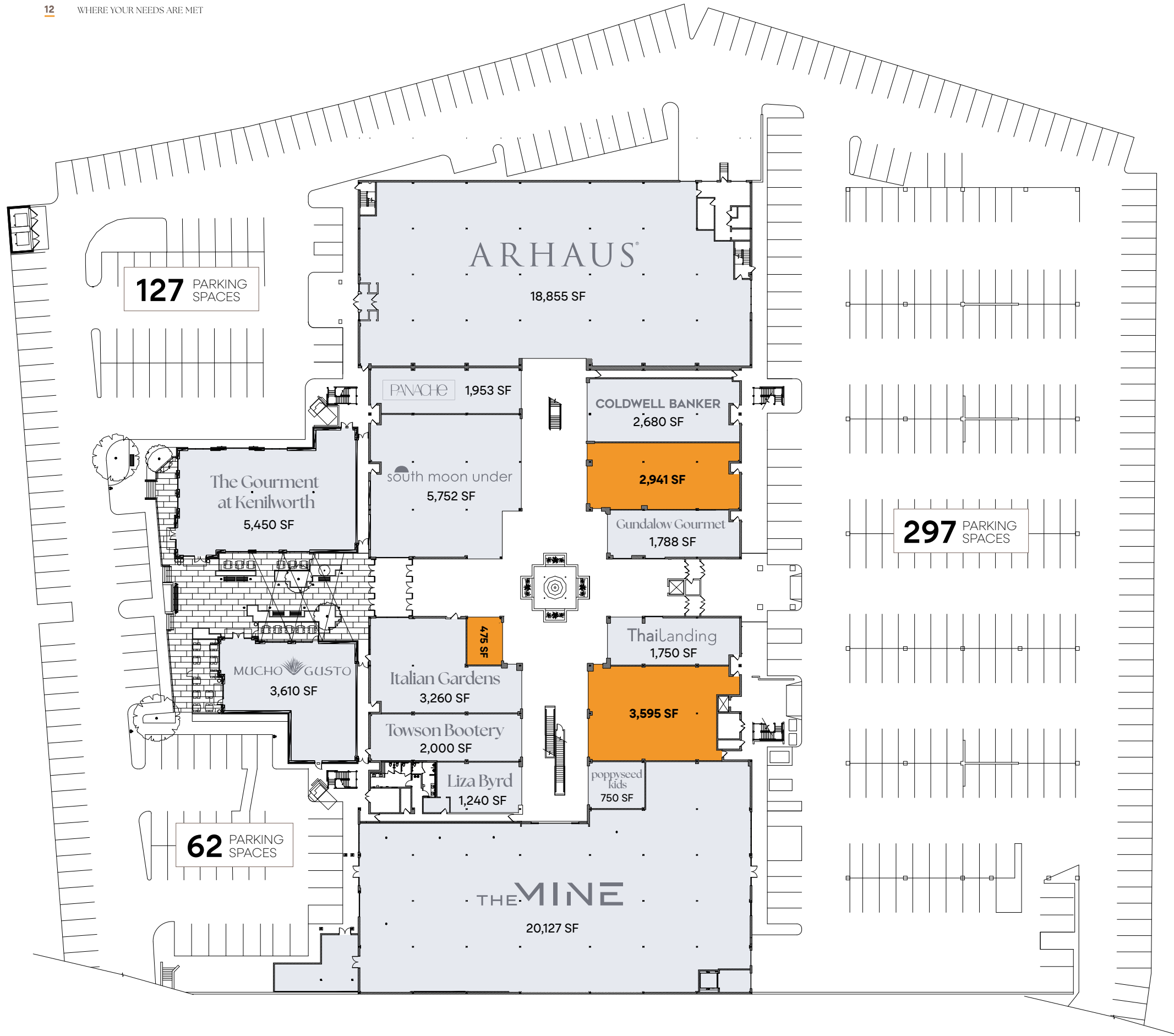


**F** Towson Place



**G** Ravenwood, Loch Ravens Plaza, Pleasant Plains, and Hillendale Shopping Center





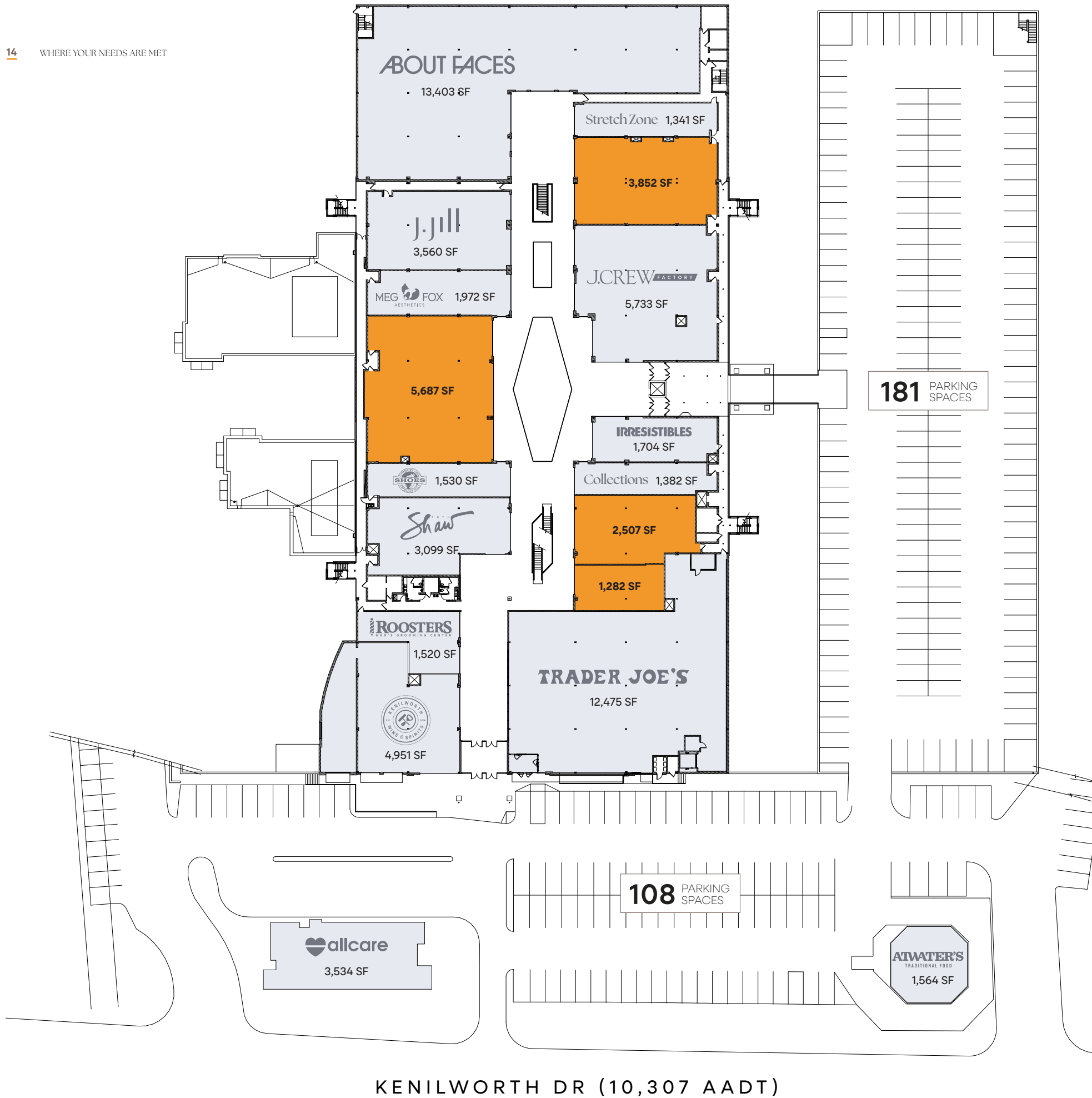
## Lower Level

AVAILABLE		AT LEASE	
Suite	Tenant	Size (SF)	
802	The Mine	20,127	
804	Poppyseed Kids	750	
806	Liza Byrd	1,240	
<b>808</b>	-	<b>3,595</b>	
810	Towson Bootery	2,000	
814	Italian Gardens	3,260	
816	Thai Landing	1,750	
<b>818</b>	-	<b>475</b>	
820	Gundalow Gourmet	1,788	
822	South Moon Under	5,752	
<b>824</b>	-	<b>2,941</b>	
828	Coldwell Banker	2,680	
834	Panache	1,953	
842	Mucho Gusto	3,610	
846	The Gourmet at Kenilworth	5,450	
850	Arhaus	18,855	

TOTAL PARKING SPACES **486**







## Upper Level

Suite	Tenant	Size (SF)
798	Atwater's	1,564
850A	Trader Joe's	12,475
850B	Kenilworth Wine & Spirits	4,951
850C	Roosters Men's Grooming	1,520
852	Ruth Shaw	3,099
<b>854</b>	-	<b>1,282</b>
<b>856</b>	-	<b>2,507</b>
858	Collections	1,382
864	Comfort One Shoes	1,530
866	IRRESISTIBLES	1,704
<b>872</b>	-	<b>5,687</b>
876	Meg Fox Aesthetics	1,972
878	J. Crew	5,733
884	J.Jill	3,560
<b>888</b>	-	<b>3,852</b>
892	Stretch Zone	1,341
894	About Faces	13,403
900	AllCare	3,534

TOTAL PARKING SPACES **289**



# THE SHOPS AT KENILWORTH

For leasing inquiries, contact:

**JENNIFER PRICE**

[jprice@klnb.com](mailto:jprice@klnb.com) | 202.420.7768

**RACHEL KLEIN**

[rklein@klnb.com](mailto:rklein@klnb.com) | 443.632.2087

[CLICK HERE FOR PROPERTY WEBSITE](#)



[ggcommercial.com](http://ggcommercial.com) | 410.559.2500



[klnb.com](http://klnb.com) | 410.321.0100

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