



THE SHOPS AT KENILWORTH

800 Kenilworth Dr | Towson, MD 21204



JENNIFER PRICE
jprice@klnb.com | 202.420.7768

RACHEL KLEIN
rklein@klnb.com | 443.632.2087

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

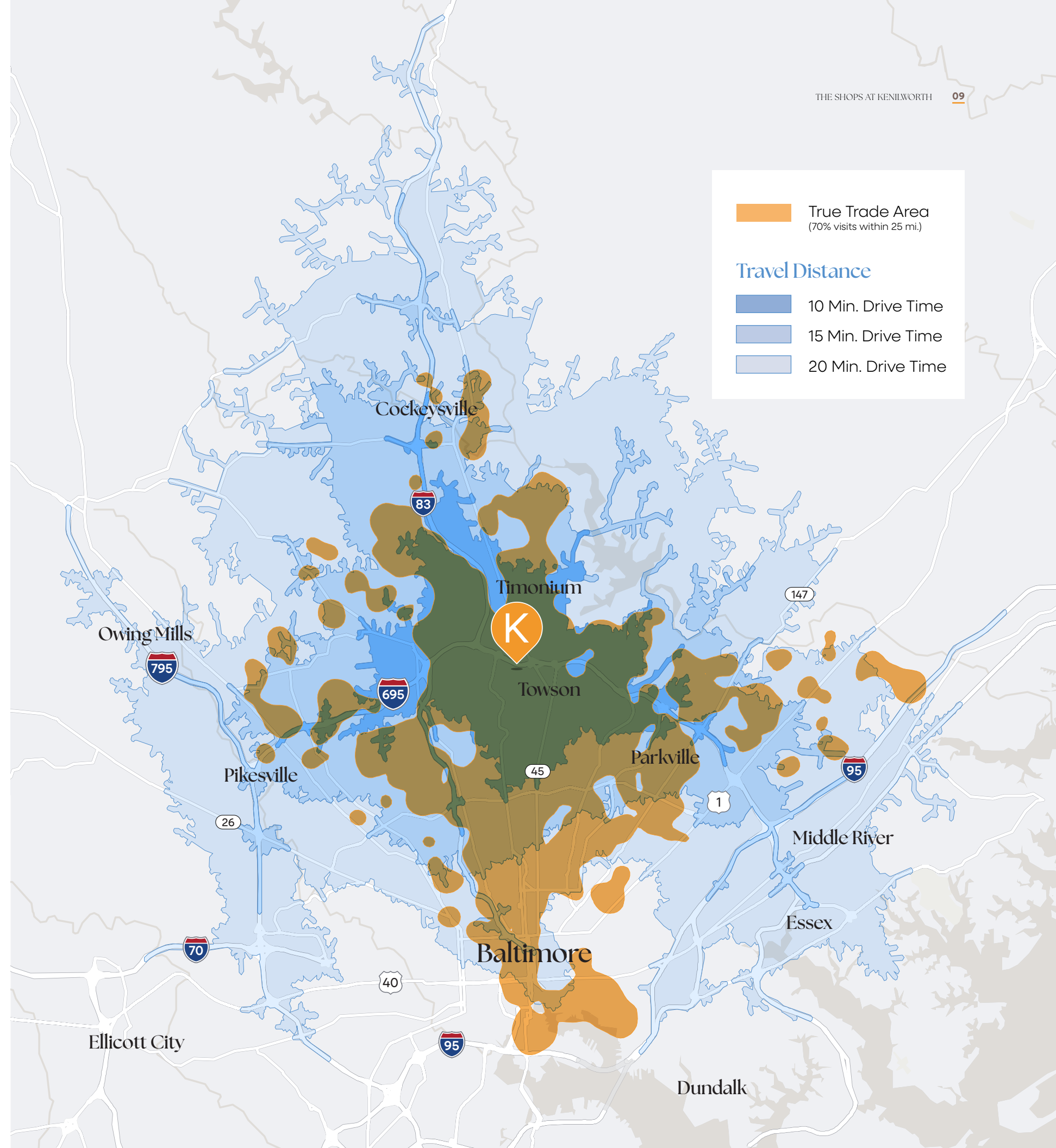
The wealthiest households living in the most exclusive neighborhoods, and enjoying all that life has to offer.

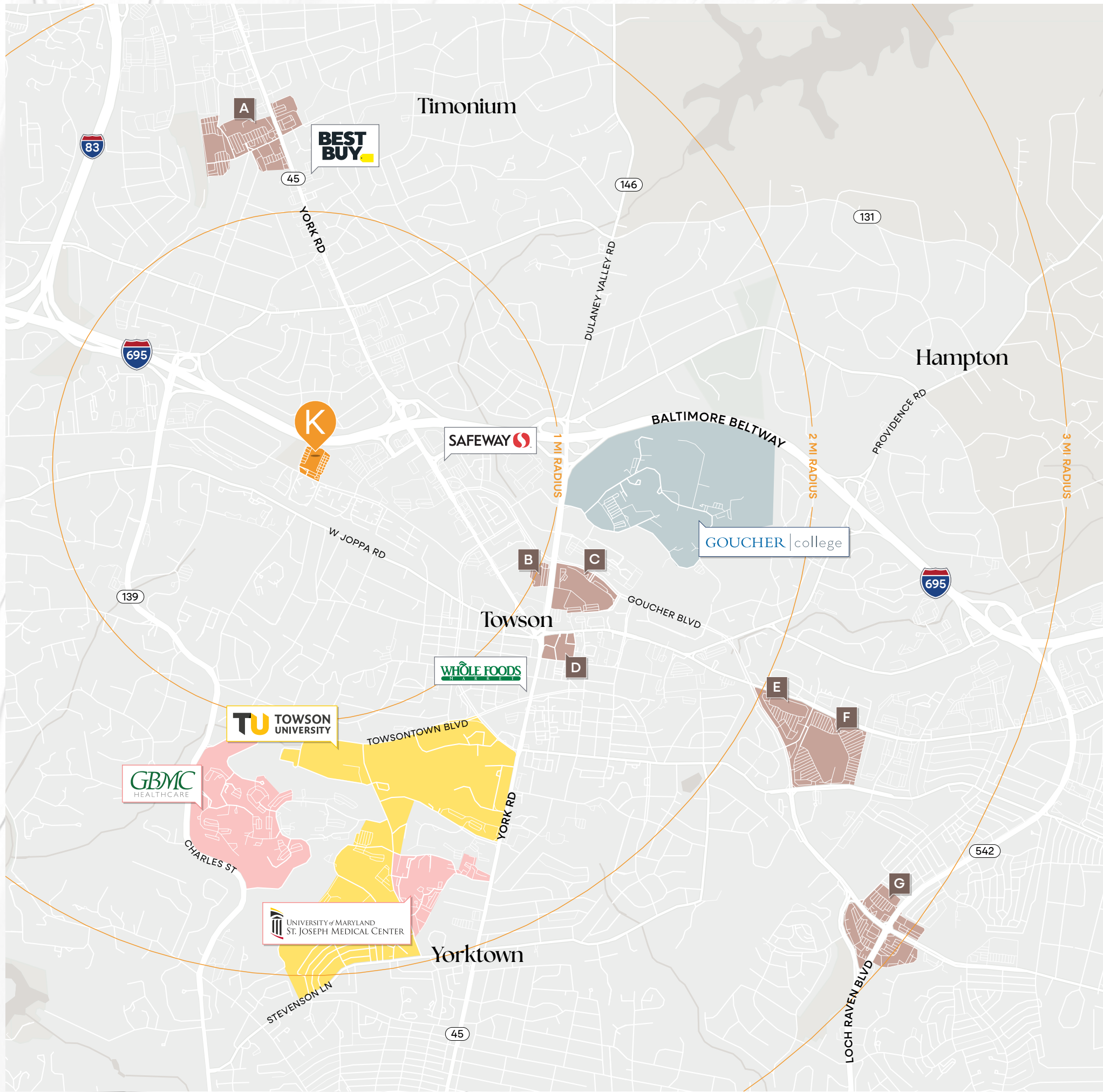


Singles and Starters

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

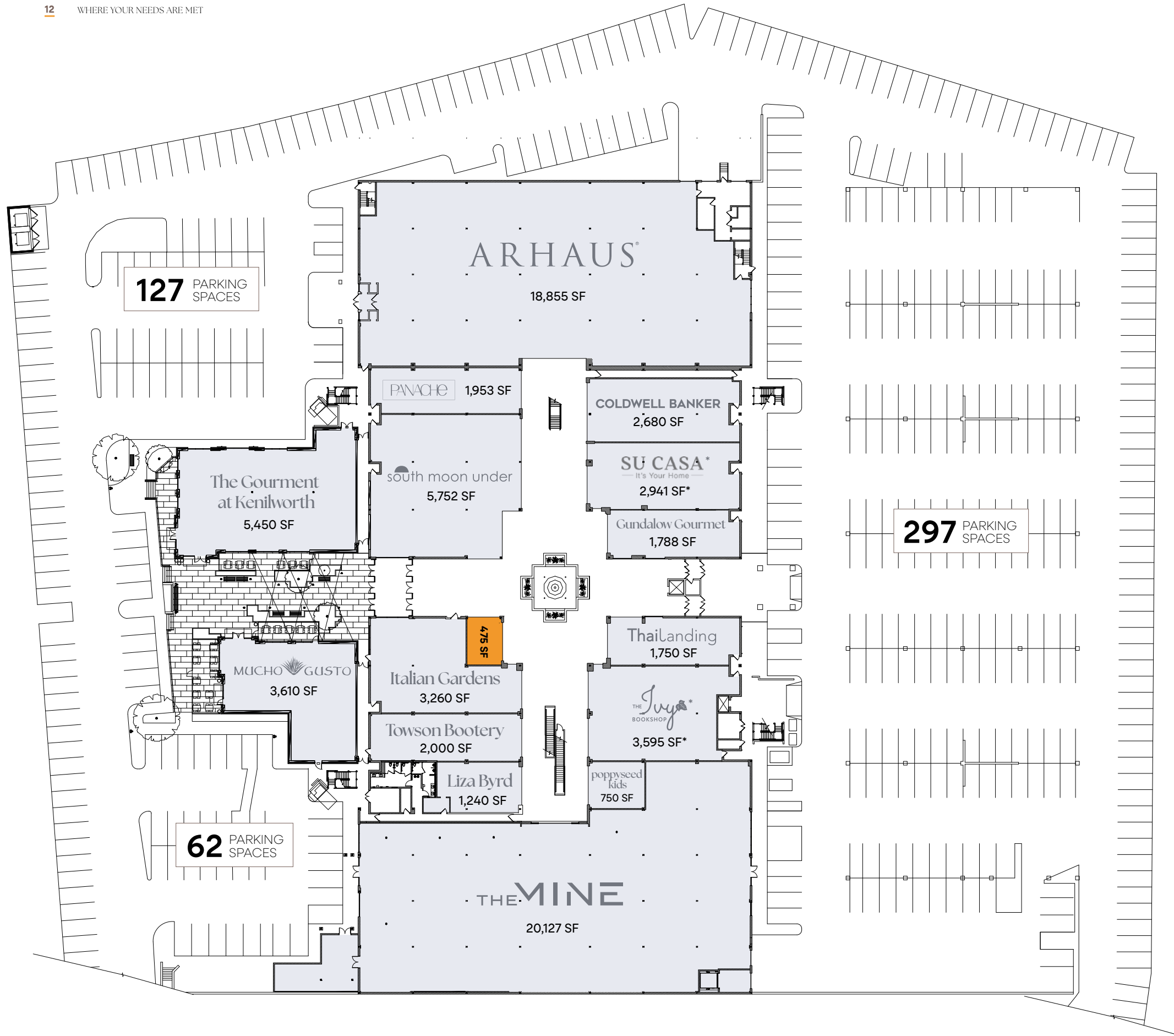


F Towson Place



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





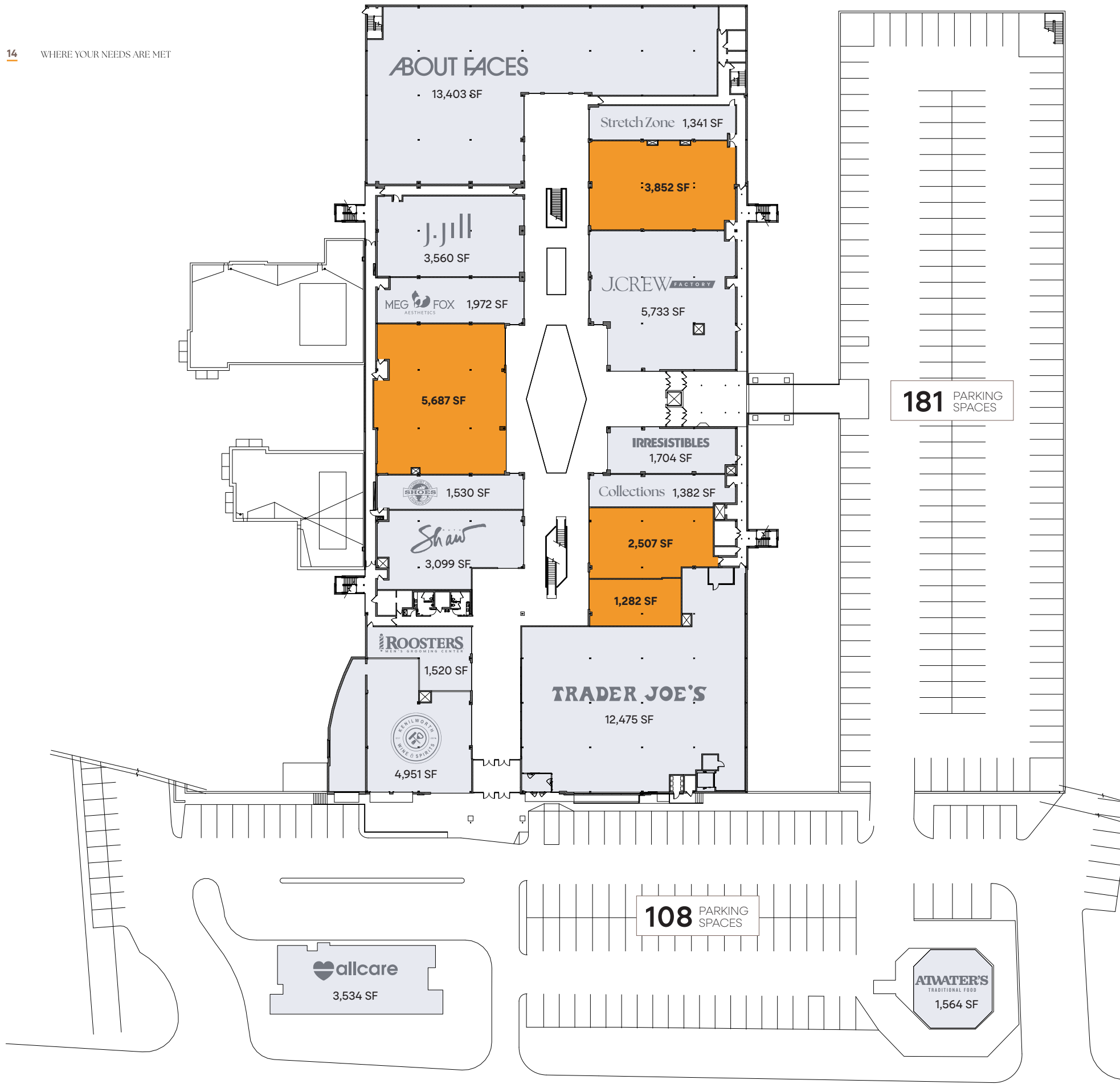
Lower Level

	AVAILABLE	AT LEASE
Suite	Tenant	Size (SF)
802	The Mine	20,127
804	Poppyseed Kids	750
806	Liza Byrd	1,240
808	The Ivy Bookshop*	3,595
810	Towson Bootery	2,000
814	Italian Gardens	3,260
816	Thai Landing	1,750
818	-	475
820	Gundalow Gourmet	1,788
822	South Moon Under	5,752
824	Su Casa*	2,941
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

*Indicates Landlord can recapture.

TOTAL PARKING SPACES **486**





Upper Level

AVAILABLE AT LEASE

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
854	-	1,282
856	-	2,507
858	Collections	1,382
864	Comfort One Shoes	1,530
866	IRRESISTIBLES	1,704
872	-	5,687
876	Meg Fox Aesthetics	1,972
878	J. Crew	5,733
884	J.Jill	3,560
888	-	3,852
892	Stretch Zone	1,341
894	About Faces	13,403
900	AllCare	3,534

TOTAL PARKING SPACES **289**



KENILWORTH DR (10,307 AADT)

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For leasing inquiries, contact:

JENNIFER PRICE

jprice@klnb.com | 202.420.7768

RACHEL KLEIN

rklein@klnb.com | 443.632.2087

[CLICK HERE FOR PROPERTY WEBSITE](#)



ggcommercial.com | 410.559.2500

klnb

klnb.com | 410.321.0100

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