



# 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

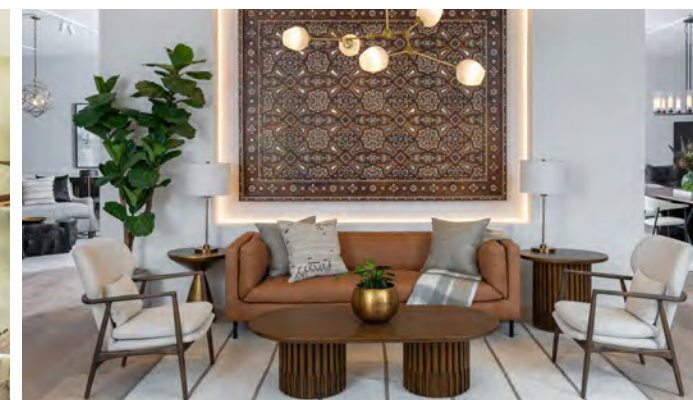
South Moon Under curates elevated essentials & on-trend fashion for women & men. From stylish swimsuits to chic dresses for every occasion, and premium denim in both classic and trendy styles, South Moon Under is your one-stop shop to cultivate your individuality and confidence.



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	\$140,959	\$126,025	\$109,753
Median Age	38.9	40.2	39.3
Population	100,772	322,589	780,807
Daytime Population	137,617	373,067	901,757
Bachelors Degrees or Higher	63%	52.6%	44%
Consumer Spending			
Apparel & Services	\$114.4 M	\$356.7 M	\$773.7 M
Food Away from Home	\$193 M	\$594.9 M	\$1.3 B
Household Goods (Furnishings, Equipment, Furnitures, etc.)	\$84.8 M	\$263.4 M	\$563.9 M
Personal Care Products & Services	\$27.5 M	\$86.9 M	\$189 M

# Primary Demographic Profiles

True Trade Area

Source: Placer.ai



## Booming w/ Confidence

Segment: 24.4%  
Mean Age: 51-65  
Prosperous, established couples in their peak earning years living in suburban homes.



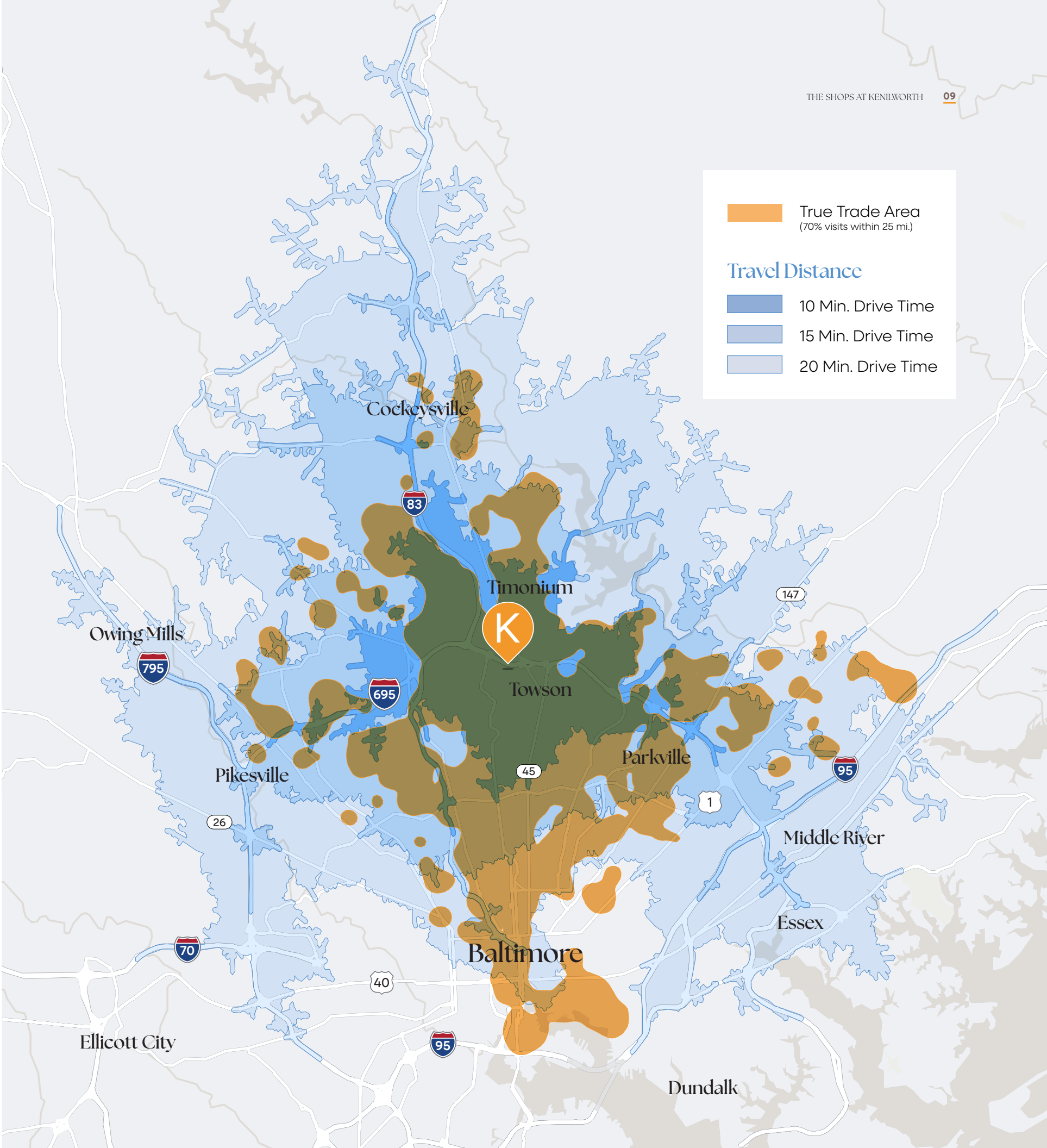
## Power Elite

Segment: 15%  
Median Age: 36-45  
The wealthiest households living in the most exclusive neighborhoods, and enjoying all that life has to offer.

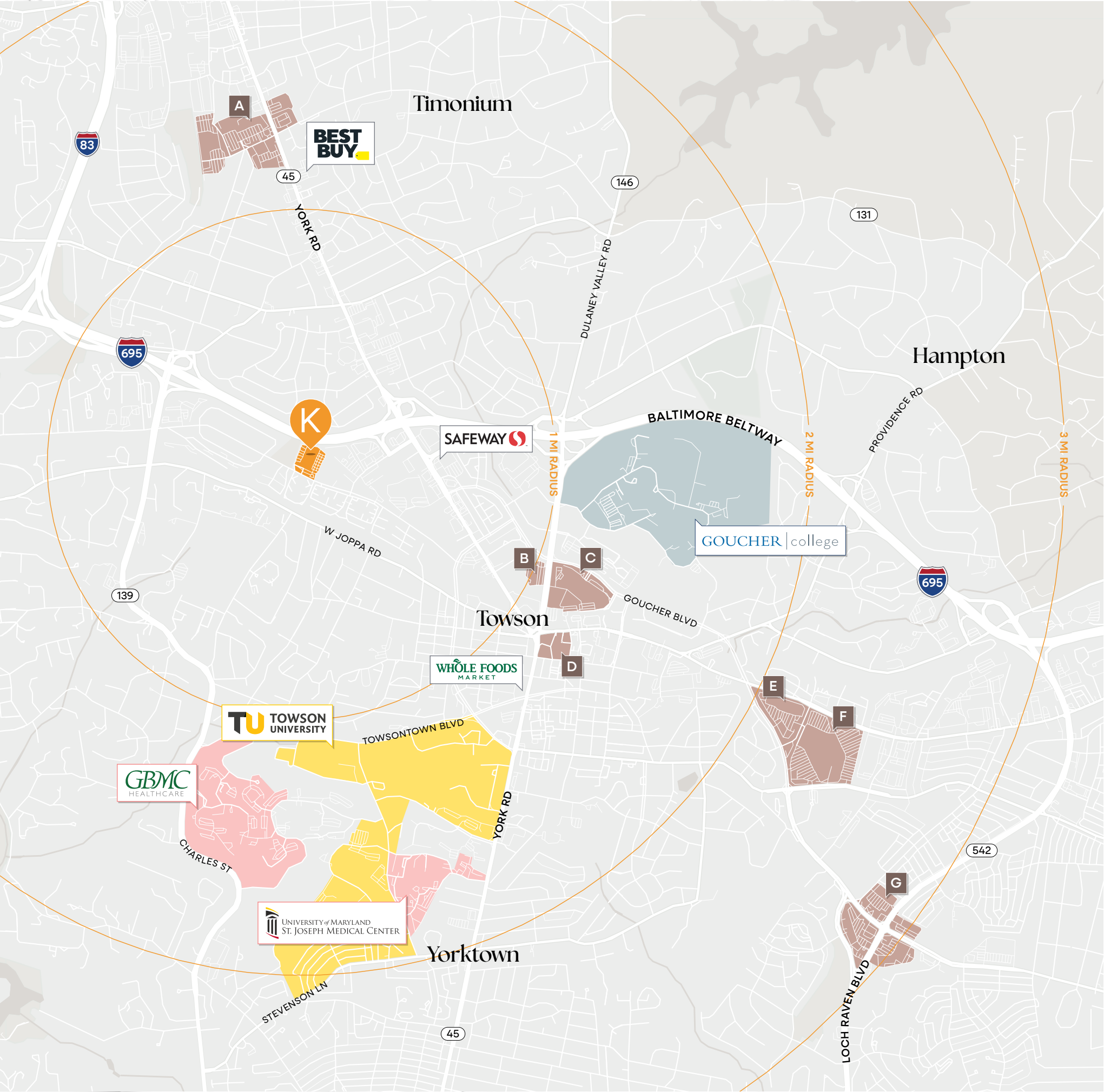


## Singles and Starters

Segment: 10.7%  
Median Age: 25-30  
Young singles starting out and some starter families living a city lifestyle



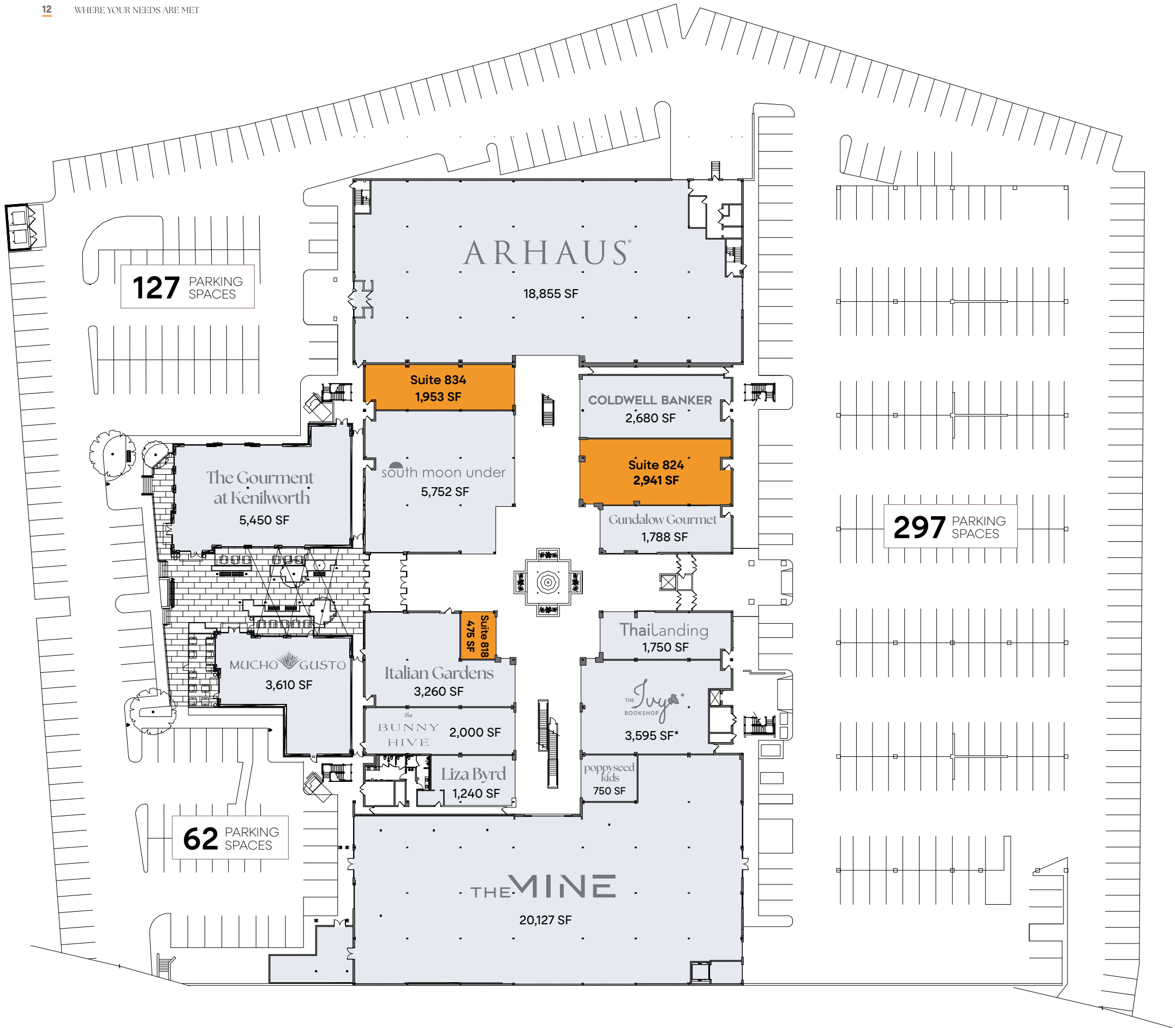




# Shopping Malls/Centers

- A** Lutherville Station, Yorkridge, and Ridgely Plaza Shopping Center  
ALDI, MOM'S Organic Market, Walgreens, F45, crumbl, KOHL'S, Starbucks, honeygrow, Michaels, ME Massage Envy
- B** Dulaney Plaza  
THE FRESH MARKET, SMOOTHIE KING, ATHLETA, Starbucks, LOFT, CHOPT, TREK
- C** Towson Town Center  
NORDSTROM, PANDORA, ZARA, J.CREW, LOVESAC, Apple, POTTERY BARN, BANANA REPUBLIC, ANTHROPOLOGIE
- D** Circle East  
URBAN OUTFITTERS, farmovement, ETHAN ALLEN, SHAKE SHACK, CINEMARK, drybar, pure barre, Nando's
- E** Goucher Commons  
SPROUTS, Kirkland's Home, HomeGoods, ULTA, CHIPOTLE, noodles, FIVE GUYS, Bowls
- F** Towson Place  
target, weis, TJ-maxx, Burlington, FIRST WATCH, Michaels, PETSMART, Panera, Red Robin, Lele Pizzeria
- G** Ravenwood, Loch Ravens Plaza, Pleasant Plains, and Hillendale Shopping Center  
Giant, ALDI, Walgreens, CVS, IHOP, McDonald's, Domino's





Lower Level

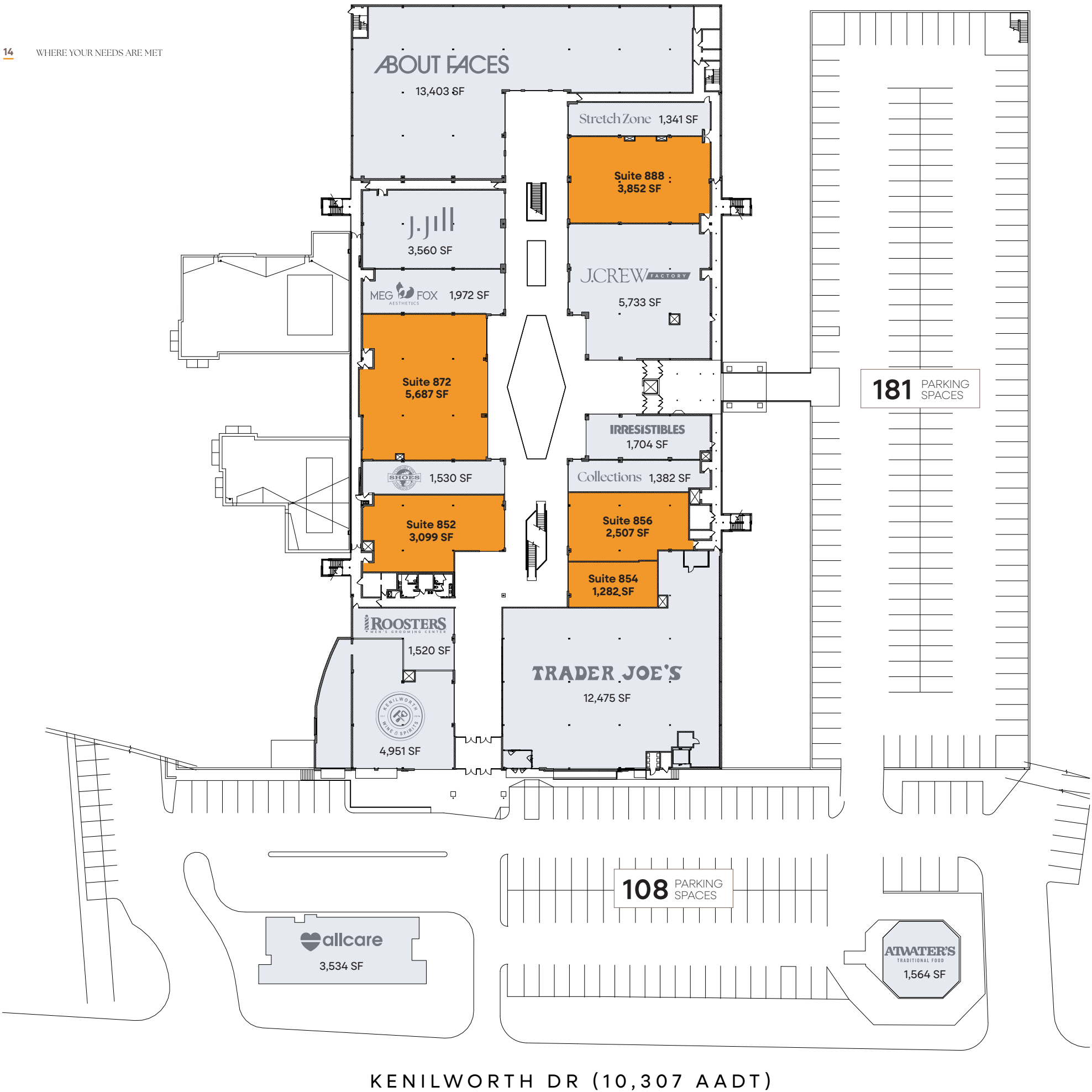
AVAILABLE		
Suite	Tenant	Size (SF)
802	The Mine	20,127
804	Poppyseed Kids	750
806	Liza Byrd	1,240
808	The Ivy Bookshop*	3,595
810	The Bunny Hive	2,000
814	Italian Gardens	3,260
816	Thai Landing	1,750
818	AVAILABLE	475
820	Gundalow Gourmet	1,788
822	South Moon Under	5,752
824	AVAILABLE	2,941
828	Coldwell Banker	2,680
834	AVAILABLE	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		
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	AVAILABLE	3,099
854	AVAILABLE	1,282
856	AVAILABLE	2,507
858	Collections	1,382
864	Comfort One Shoes	1,530
866	Irresistibles	1,704
872	AVAILABLE	5,687
876	Meg Fox Aesthetics	1,972
878	J. Crew	5,733
884	J.Jill	3,560
888	AVAILABLE	3,852
892	Stretch Zone	1,341
894	About Faces	13,403
900	AllCare	3,534

TOTAL PARKING SPACES 289





# THE SHOPS AT KENILWORTH

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