



**BOX HILL  
CORPORATE  
CENTER**  
ABINGDON, MARYLAND 21009



# **PREMIER OFFICE SPACE: LEASING OPPORTUNITIES**

Harford County's Largest Mixed-Use Development





BOX HILL  
CORPORATE  
CENTER

# 3465 Box Hill Corporate Center Drive

Box Hill Corporate Center | Harford County's Largest Mixed-Use Development



CLASS A OFFICE BUILDING

3465 BOX HILL CORP. CTR. DR.  
CLASS A OFFICE BUILDING

387-UNIT LUXURY APARTMENT  
& TOWNHOME COMMUNITY

TARGET

the Y

Wegmans

Wawa

Katherine Academy

JCPenney

CLASS A OFFICE BUILDING

CLASS A OFFICE BUILDING

Park View  
at BOX HILL

Panera  
BREAD

JOE'S  
CRAB SHACK

PNC

KinderCare  
LEARNING CENTERS



# BOX HILL CORPORATE CENTER

# Site Plan

Box Hill Corporate Center | Abingdon, Maryland 21009

- A** LOT 8  
2-STORY OFFICE BUILDING  
20,000 SF
- B** LOT 9  
3-STORY OFFICE BUILDING  
34,605 SF
- C** LOT 10  
KIDDIE ACADEMY
- D** LOT 10A  
SOCIAL SECURITY ADMINISTRATION  
17,355 SF ±
- E** LOT 11  
MRA/GTA
- F** LOT 12  
SAIC BUILDING  
97,500 SF
- G** LOT 13  
OPTIMETRICS, INC.
- H** LOT 18  
YMCA





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## Available:

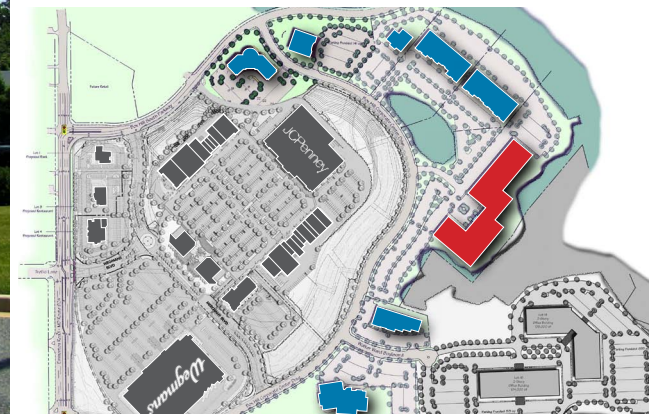
- 100% leased

## Year Built:

- 2003

## Highlights:

- 97,500 square foot building (Class 'A' Office Suites)
- Ideal location for medial office, defense contractors, etc.
- Less than 1 mile from I-95 & easy access to/from Aberdeen Proving Ground
- Located adjacent to Boulevard at Box Hill, which, when complete, will contain up to 360,000 sf of premium retail space and over 1,950 parking spaces





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**MACKENZIE**  
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**Tom Mottley**

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**Beetle Smith**

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# On-Site Amenities

Boulevard at Box Hill | Harford County's Premier Retail & Entertainment Destination

## Highlights:

- “Main Street” feel showcasing an eclectic mix of national, local and specialty retailers
- When complete, center will contain up to 360,000 SF of premium retail space and over 1,950 parking spaces
- Anchored by a 125,000 SF Wegmans and an 87,775 SF JCPenney department store
- 50,000 SF of restaurants, ranging from casual fare to specialty dining
- Two-way traffic and on-street parking introduce an urban component, though the tree-lined boulevard's overriding feature is its strong pedestrian orientation

## Current retailers include:

Wegmans JCPenney LOFT



Tom Mottley

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Beetle Smith

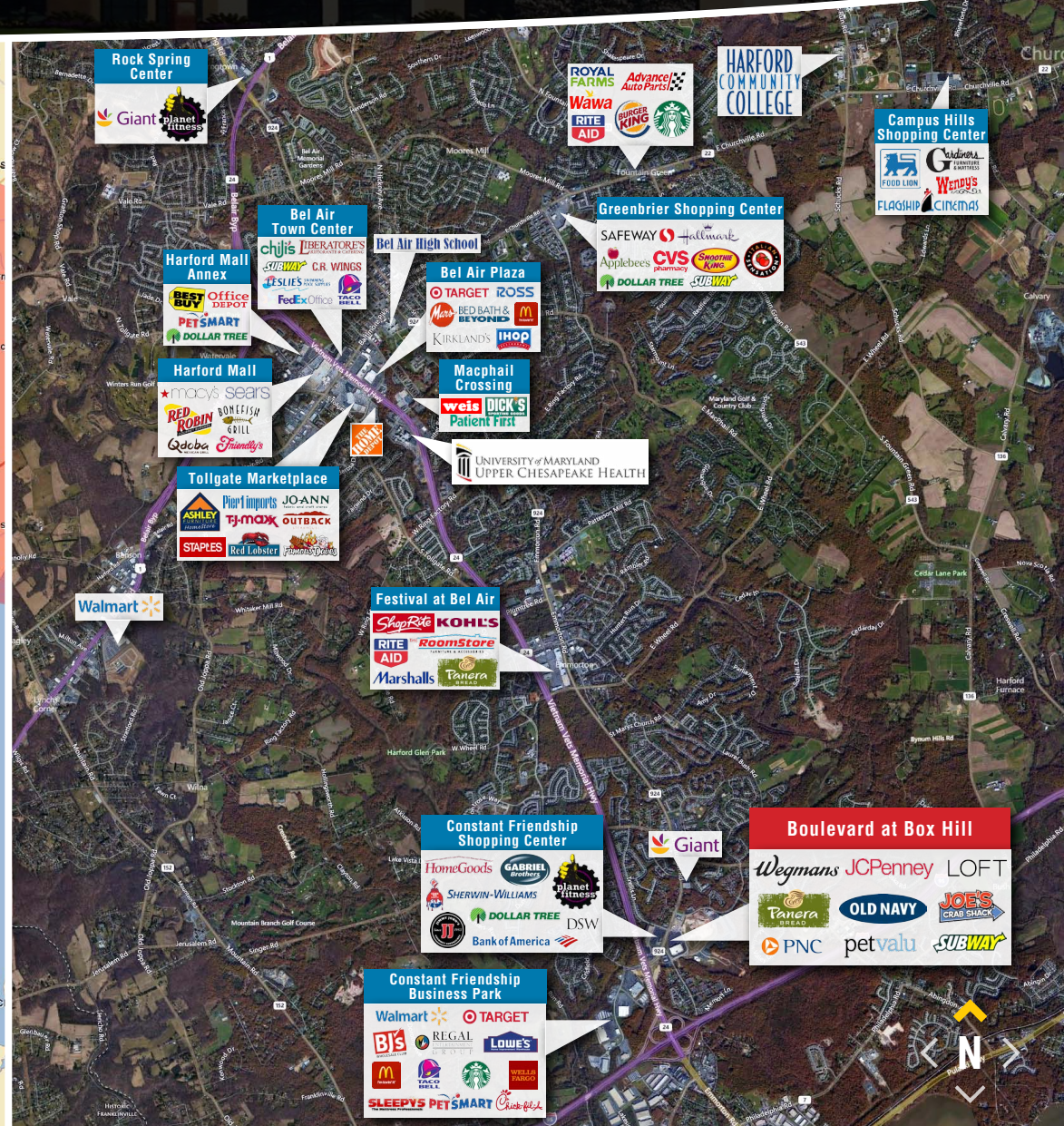
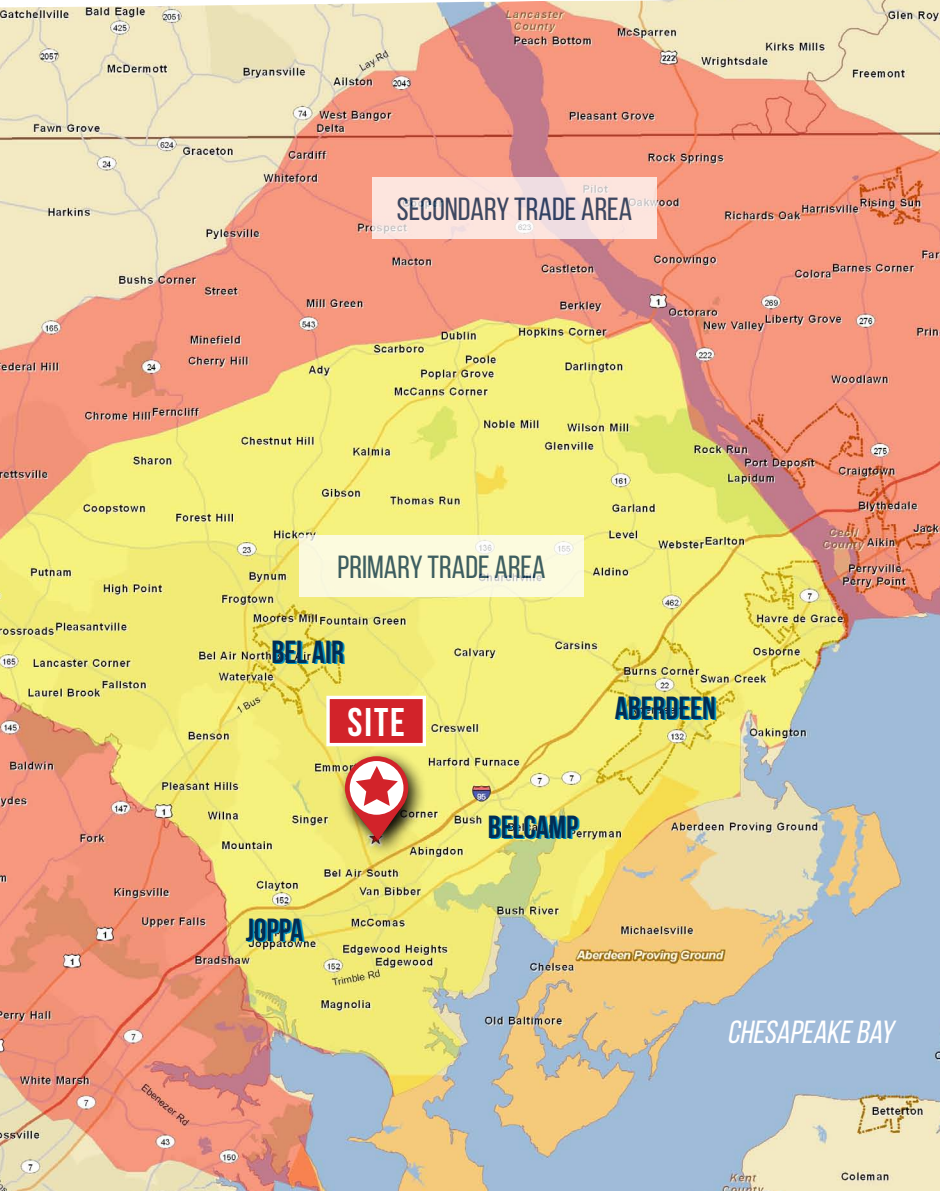
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# Location / Retail Trade Area

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# Lifestyles / Demographics

Box Hill Corporate Center | Abingdon, Maryland 21009

## Demographics

5 min. 10 min. 15 min.

Population

22,827 84,958 358,032

No. Households

8,872 31,787 137,496

Avg. HH Income

\$94,770 \$91,626 \$87,735

Daytime Employees

7,839 29,883 137,184

## Retail Expenditures

5 min. 10 min. 15 min.

Furniture + Home

\$12.4M \$42.8M \$175.8M

Entertainment + Recreation

\$38.2M \$132.2M \$547.8M

Fashion + Clothing

\$17.7M \$61.0M \$251.9M

Food + Drink

\$38.0M \$130.6M \$535.8M

## Dominant Lifestyles

5 min. drive time



### 32% Entertising Professionals



Average HH Size: 2.46  
Median Age: 34.8  
Median HH Income: \$77,000

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. They strive to stay youthful and healthy, and buy name brands and trendy clothes online.

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### 19% Soccer Moms



Average HH Size: 2.96  
Median Age: 36.6  
Median HH Income: \$84,000

Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. This affluent market favors time-saving devices, banking online or housekeeping services, and family-oriented pursuits.

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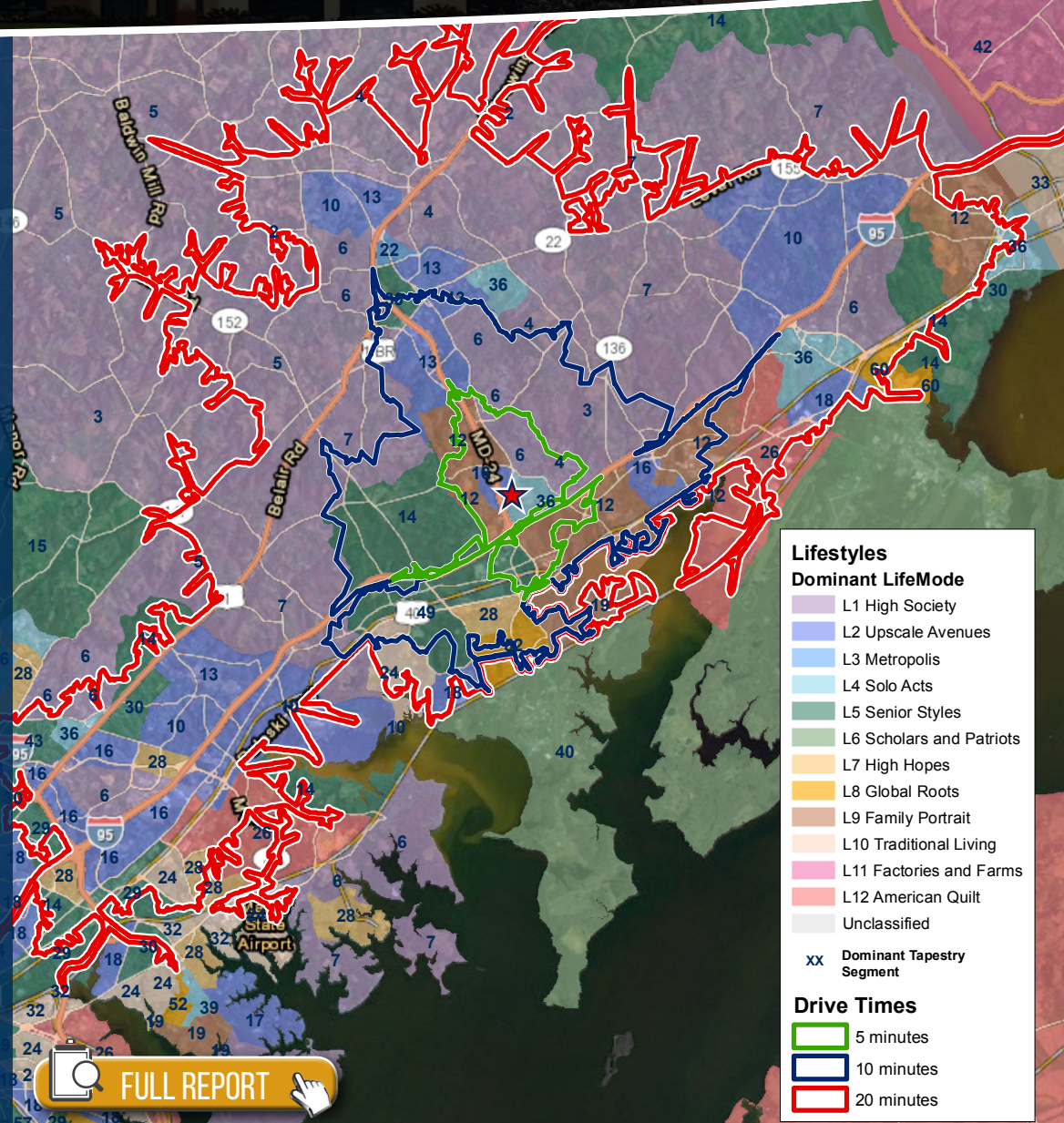
### 12% Old and Newcomers



Average HH Size: 2.11  
Median Age: 38.5  
Median HH Income: \$39,000

This market features singles' lifestyles, on a budget. Neighborhoods are populated by renters just beginning their careers or retiring. They are price aware and coupon clippers, but open to impulse buys.

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