

# FOR SALE

 Harford County, Maryland

## BOX HILL OFFICE PARK

33-59 KENSINGTON PARKWAY | ABINGDON, MARYLAND 21009

### BUILDING SIZE

13,768 sf

### LOT SIZE

1.5 AC

### ZONING

B2 (Community Business District)

### SALE PRICE

\$2,500,000

### HIGHLIGHTS

- ▶ Single-story office building located just off Route 924
- ▶ Private suite entrances
- ▶ On-site parking
- ▶ Close proximity to several amenities including a post office, banking, food, and retail





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# BIRDSEYE

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# TRADE AREA

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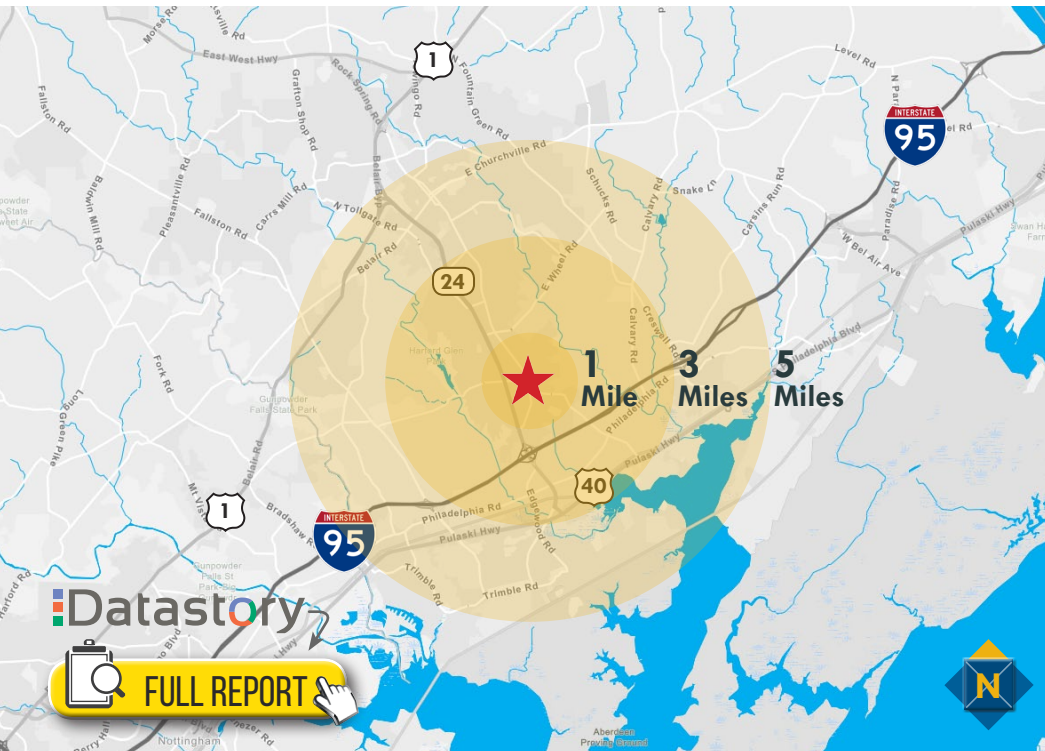


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# LOCATION/DEMOGRAPHICS

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**Datastory**  
FULL REPORT

<b>RESIDENTIAL POPULATION</b>  13,772 1 MILE 48,499 3 MILES 122,501 5 MILES	<b>NUMBER OF HOUSEHOLDS</b>  5,291 1 MILE 17,833 3 MILES 45,267 5 MILES	<b>AVERAGE HH SIZE</b>  2.60 1 MILE 2.71 3 MILES 2.69 5 MILES	<b>MEDIAN AGE</b>  36.8 1 MILE 38.4 3 MILES 38.3 5 MILES
<b>AVERAGE HH INCOME</b>  \$92,226 1 MILE \$103,815 3 MILES \$95,984 5 MILES	<b>EDUCATION (COLLEGE+)</b>  72.2% 1 MILE 71.6% 3 MILES 67.4% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b>  96.1% 1 MILE 95.6% 3 MILES 95.3% 5 MILES	<b>DAYTIME POPULATION</b>  8,817 1 MILE 38,794 3 MILES 114,211 5 MILES

**23%**  
ENTERPRISING PROFESSIONALS  
2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

**2.46**  
AVERAGE HH SIZE

**34.8**  
MEDIAN AGE

**\$77,000**  
MEDIAN HH INCOME

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**19%**  
SOCCER MOMS  
2 MILES

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

**2.96**  
AVERAGE HH SIZE

**36.6**  
MEDIAN AGE

**\$84,000**  
MEDIAN HH INCOME

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**11%**  
SAVVY SUBURBANITES  
2 MILES

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

**2.83**  
AVERAGE HH SIZE

**44.1**  
MEDIAN AGE

**\$104,000**  
MEDIAN HH INCOME

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**9%**  
PROFESSIONAL PRIDE  
2 MILES

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

**3.11**  
AVERAGE HH SIZE

**40.5**  
MEDIAN AGE

**\$127,000**  
MEDIAN HH INCOME

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