



# BOX HILL SQUARE

2905-2943 EMMORTON ROAD | ABINGDON, MARYLAND 21009

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- High visibility location on Emmorton Road: 21,152 AADT
- Recent facade renovations
- Ideal location near I-95
- Rare vacancy in one of Bel Air's popular retail centers
- Ample on-site parking
- Co-tenants include M&T Bank, Harford Bank, Box Hill Pizzeria, Edible Arrangements, Szechuan Express, Multi-Specialty HealthCare, Accurate Personnel Services, and StateFarm Insurance

AVAILABLE:	1,000 SF ±
BUILDING SIZE:	35,000 SF ±
PARKING:	10/1,000 SF
TRAFFIC COUNT:	21,152 AADT (EMMORTON RD)
ZONING:	B2 (COMMUNITY BUSINESS DISTRICT)
RENTAL RATE:	\$20.00/SF, NNN



GOOGLE STREET VIEW



# SITE PLAN

- A** M&T Bank
- B** Harford Bank
- C** Sunny Dry Cleaners
- D** Critical Hit Games
- E** Box Hill Pizzeria
- F** Box Hill Pizzeria
- G** Family Dentistry
- H** Box Hill Barber Shop
- I** Accurate Personnel Services
- J** For the Total You Salon
- K** Szechuan Express II
- L** C.T Nails
- M** Available: 1,000 SF
- N** StateFarm Insurance
- O** Carpets & Flooring by Denny Lee
- P** Bruster's Real Ice Cream
- Q** Multi-Specialty Health Care



# LOCAL BIRDSEYE



Box Hill Square

**Boxhill Pizzeria**  
**State Farm**  
CRITICAL HIT  
GAMES  
edible arrangements  
Carpet & Flooring  
Denny Lee  
Harford Bank  
Accurate  
TOTAL YOU SALON

William S. James Elementary Sch

KinderCare  
LEARNING CENTERS

M&T Bank

UNITED STATES  
POSTAL SERVICE

ELEVEN

Walgreens

Rita's

BOYLE  
BUICK · GMC

924

Wendy's

EMMORTON RD

EXXON



DUNKIN'

Chadwell  
Animal Hospital

GOODYEAR

20,371 AADT

ROSEDALE  
FEDERAL  
SAVINGS & LOAN ASSOCIATION

924

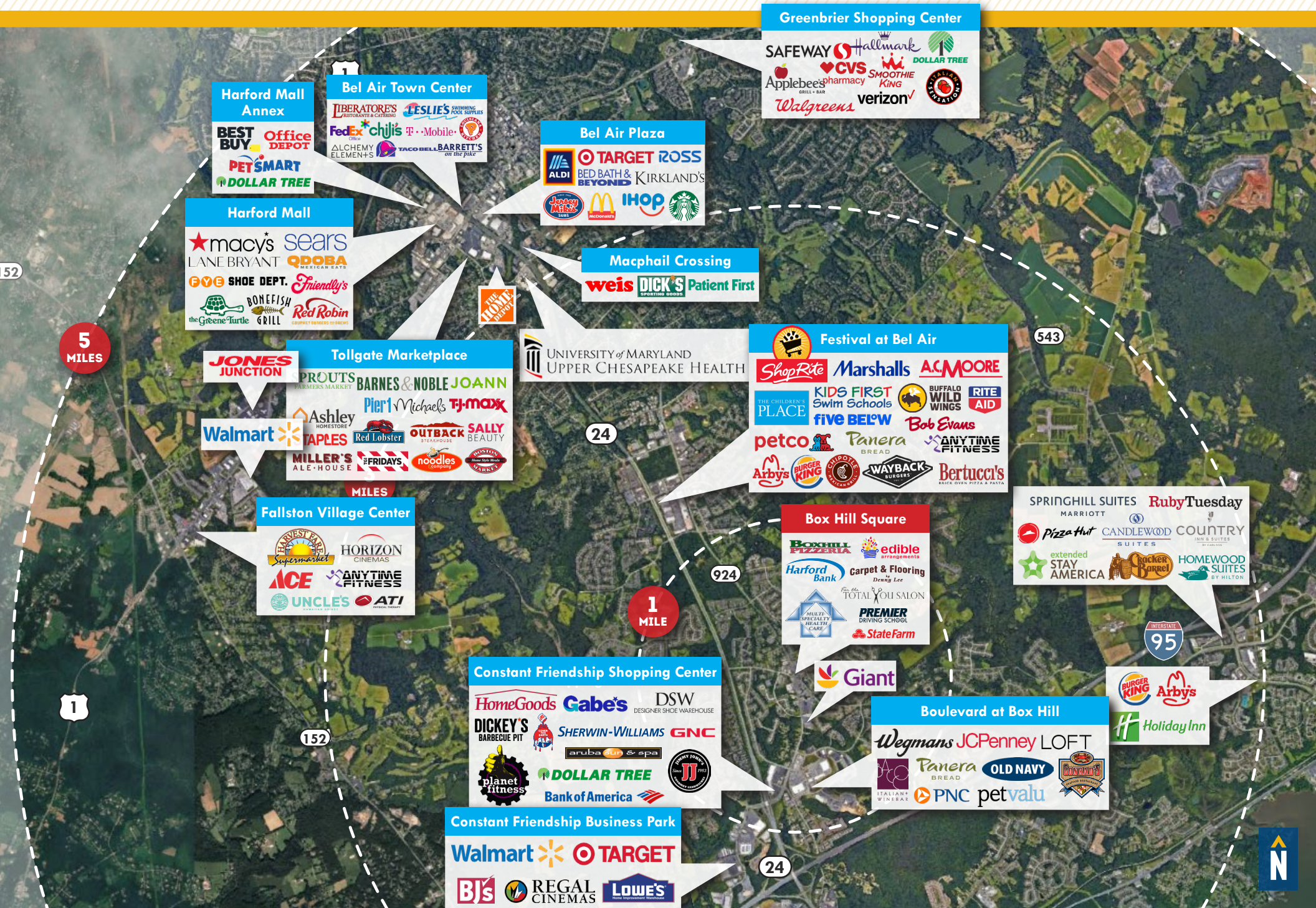
SINGER RD

11,510 AADT

CATHOLIC  
CHARITIES

ST CLAIR DR

# MARKET AERIAL



## Greenbrier Shopping Center

SAFeway Hallmark DOLLAR TREE  
 Applebees CVS pharmacy SMOOTHIE KING  
 Walgreens verizon

## Harford Mall Annex

BEST BUY Office DEPOT  
 PET SMART DOLLAR TREE

## Bel Air Town Center

LIBERATORE'S RESTAURANTS & CATERING LESLIE'S SWIMMING POOL SUPPLIES  
 FedEx chijis T-Mobile  
 ALCHEMY ELEMENTS TACOBELL BARRETT'S on the pike

## Bel Air Plaza

ALDI TARGET ROSS  
 BED BATH & BEYOND KIRKLAND'S  
 JOJO'S MANGOES McDonald's IHOP Starbucks

## Harford Mall

macy's sears  
 LANE BRYANT QDOBA  
 FIVE SHOE DEPT. Friendly's  
 the Greene Turtle BONEFISH GRILL Red Robin

## Macphail Crossing

weis DICK'S Sporting Goods Patient First

5 MILES

## Tollgate Marketplace

JONES JUNCTION PROUTS FARMERS MARKET BARNES & NOBLE JOANN  
 Ashley Michaels TJ-MAXX  
 Walmart APLES Red Lobster OUTBACK STEAKHOUSE BEAUTY  
 MILLER'S ALE-HOUSE FRIDAYS noodles

UNIVERSITY OF MARYLAND UPPER CHESAPEAKE HEALTH

## Festival at Bel Air

ShopRite Marshalls A.C. MOORE  
 THE CHILDREN'S PLACE KIDS FIRST Swim Schools BUFFALO WILD WINGS RITE AID  
 five BELOW Bob Evans  
 petco Panera ANYTIME FITNESS  
 Arby's BURGER KING CHOPPOLE WAYBACK BURGERS Bertucci's

1 MILES

## Fallston Village Center

HARVEST FARM Supermarket HORIZON CINEMAS  
 ACE ANYTIME FITNESS  
 UNCLE'S AT!

1 MILE

## Box Hill Square

BoxHILL PIZZERIA edible arrangements  
 Harford Bank Carpet & Flooring  
 THE TOTAL YOU SALON  
 PREMIER DRIVING SCHOOL  
 State Farm

SPRINGHILL SUITES MARRIOTT Ruby Tuesday  
 Pizza Hut CANDLEWOOD SUITES COUNTRY INN & SUITES  
 extended STAY AMERICA DUCKER BARCEL HOMEWOOD SUITES BY HILTON

## Constant Friendship Shopping Center

HomeGoods Gabe's DSW DESIGNER SHOE WAREHOUSE  
 DICKEY'S BARBECUE PIT SHERWIN-WILLIAMS GNC  
 aruba sun & spa planet fitness DOLLAR TREE  
 Bank of America

## Giant

## Boulevard at Box Hill

Wegmans JCPenney LOFT  
 Panera BREAD OLD NAVY  
 PNC petvalu

BURGER KING Arby's  
 Holiday Inn

## Constant Friendship Business Park

Walmart TARGET  
 BJs REGAL CINEMAS LOWE'S



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



13,155

53,718

128,183

## DAYTIME POPULATION



9,467

46,399

123,772

## AVERAGE HOUSEHOLD INCOME



\$115,593

\$135,190

\$125,052

## NUMBER OF HOUSEHOLDS



5,173

20,406

48,964

## MEDIAN AGE



38.2

40.0

39.9

FULL DEMOS REPORT



**DOMINANT LIFESTYLES: 2 MILE RADIUS**

[MORE INFO](#)

23%

FLOURISHING FAMILIES



MEDIAN

AGE: 39.0

HH INCOME: \$111,751

Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

14%

SAVVY SUBURBANITES



MEDIAN

AGE: 44.0

HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

11%

MODERN MINDS



MEDIAN

AGE: 34.6

HH INCOME: \$91,039

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

# FOR MORE INFO **CONTACT:**



## **TOM MOTTLEY**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**443.573.3217**

**TMOTTLEY@mackenziecommercial.com**



## **BEETLE SMITH**

*SENIOR VICE PRESIDENT*

**443.573.3219**

**BSMITH@mackenziecommercial.com**



# **MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-879-1900**

**3465 Box Hill Corporate Center Drive, Suite F  
Abingdon, MD 21009**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD **BEL AIR, MD** COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

**[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)**



**VISIT PROPERTY PAGE FOR MORE INFORMATION.**



*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.*