



FOR LEASE

# 3400 BOX HILL CORPORATE CENTER DRIVE

ABINGDON, MARYLAND 21009



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Class A medical building in the Boulevard at Box Hill
- Join other premier medical practices including Kaiser Permanente and Chesapeake Pediatric Dental
- Close to many retail amenities including Wegmans, Panera Bread, PNC Bank, Old Navy, Hobby Lobby, and Wawa
- Easy access to I-95 and within minutes to White Marsh and Bel Air
- Elevator served

AVAILABLE:

2ND FLOOR: 5,000 SF ±

PARKING:

104 SPACES

TRAFFIC COUNT:

7,961 AADT (BOX HILL CORP CENTER DR)

ZONING:

CI

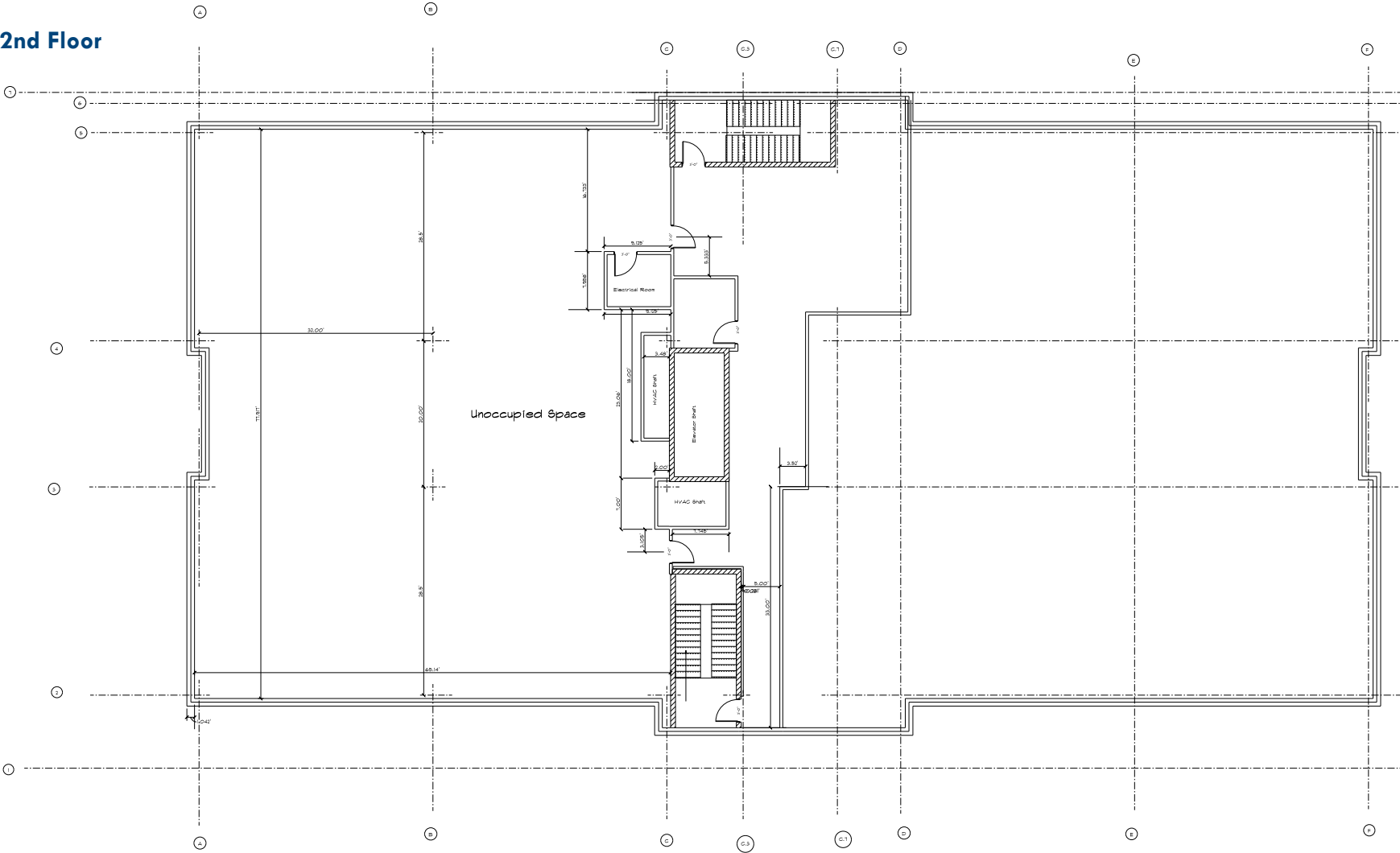
RENTAL RATE:

\$20.00/SF

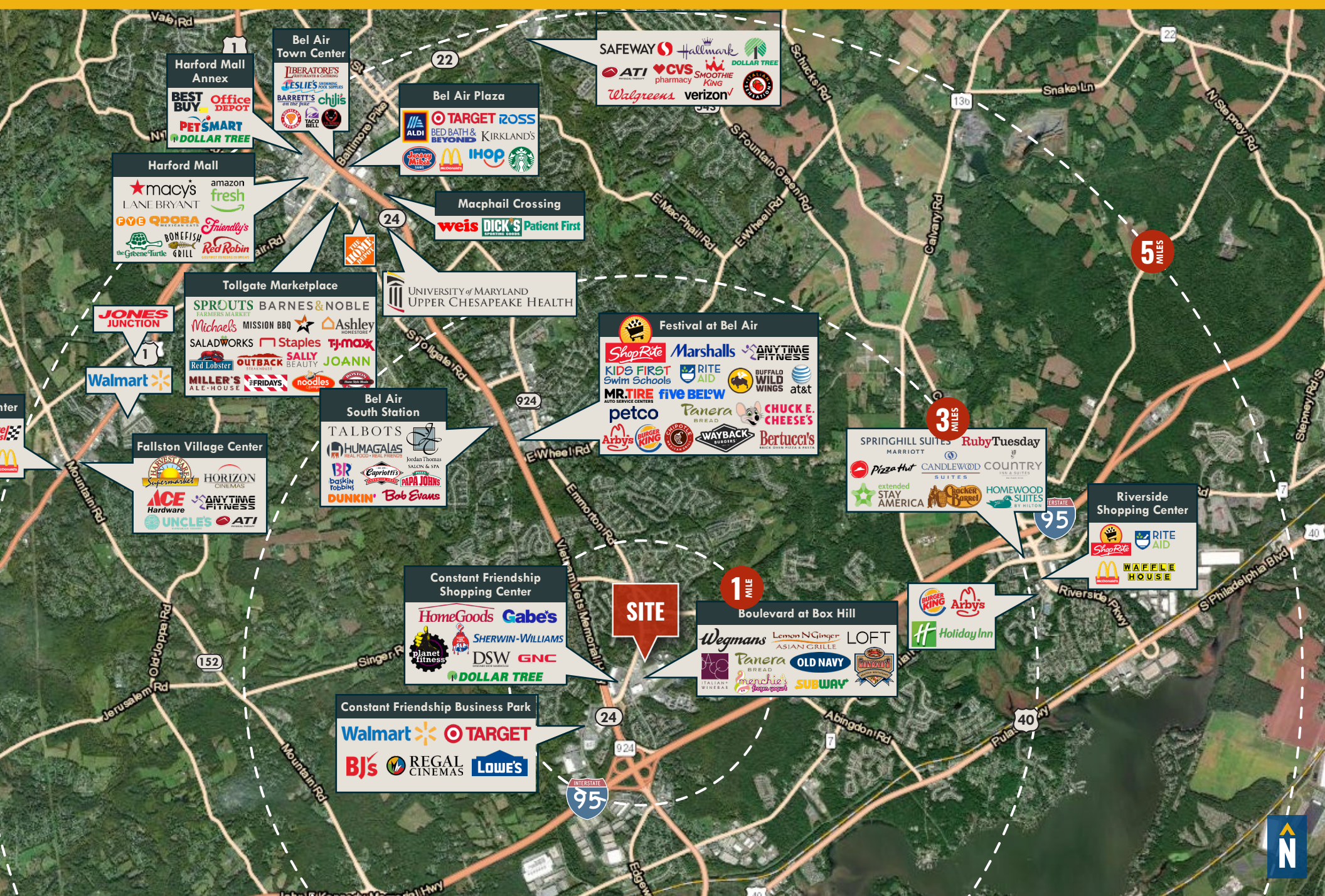


# FLOOR PLAN

## 2nd Floor



# MARKET AERIAL



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



10,084

58,004

124,871

## DAYTIME POPULATION



8,790

50,580

111,536

## AVERAGE HOUSEHOLD INCOME



\$109,678

\$123,510

\$125,806

## NUMBER OF HOUSEHOLDS



4,331

22,096

47,517

## MEDIAN AGE

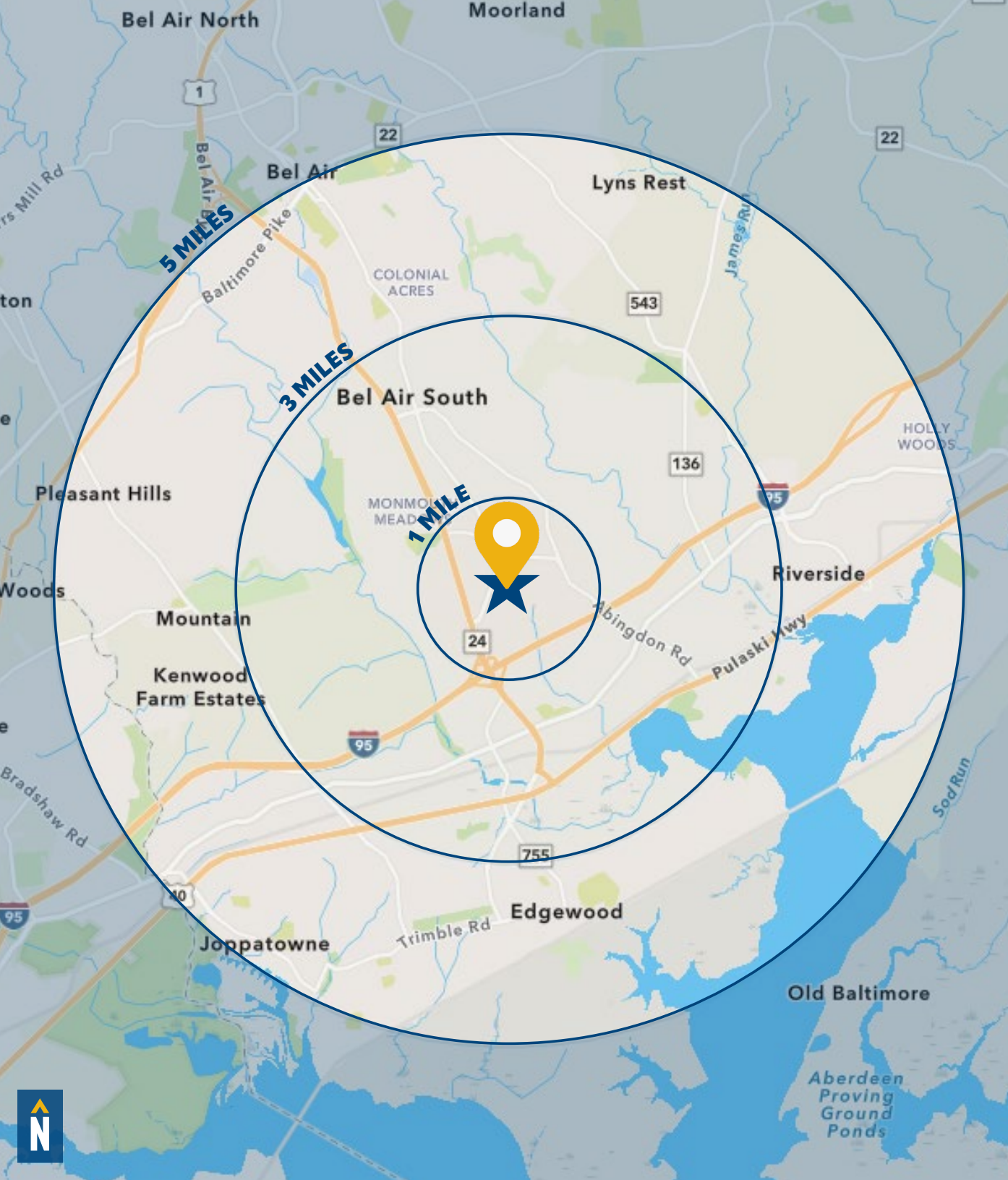


37.5

38.9

39.7

[FULL DEMOS REPORT](#)



# FOR MORE INFO CONTACT:



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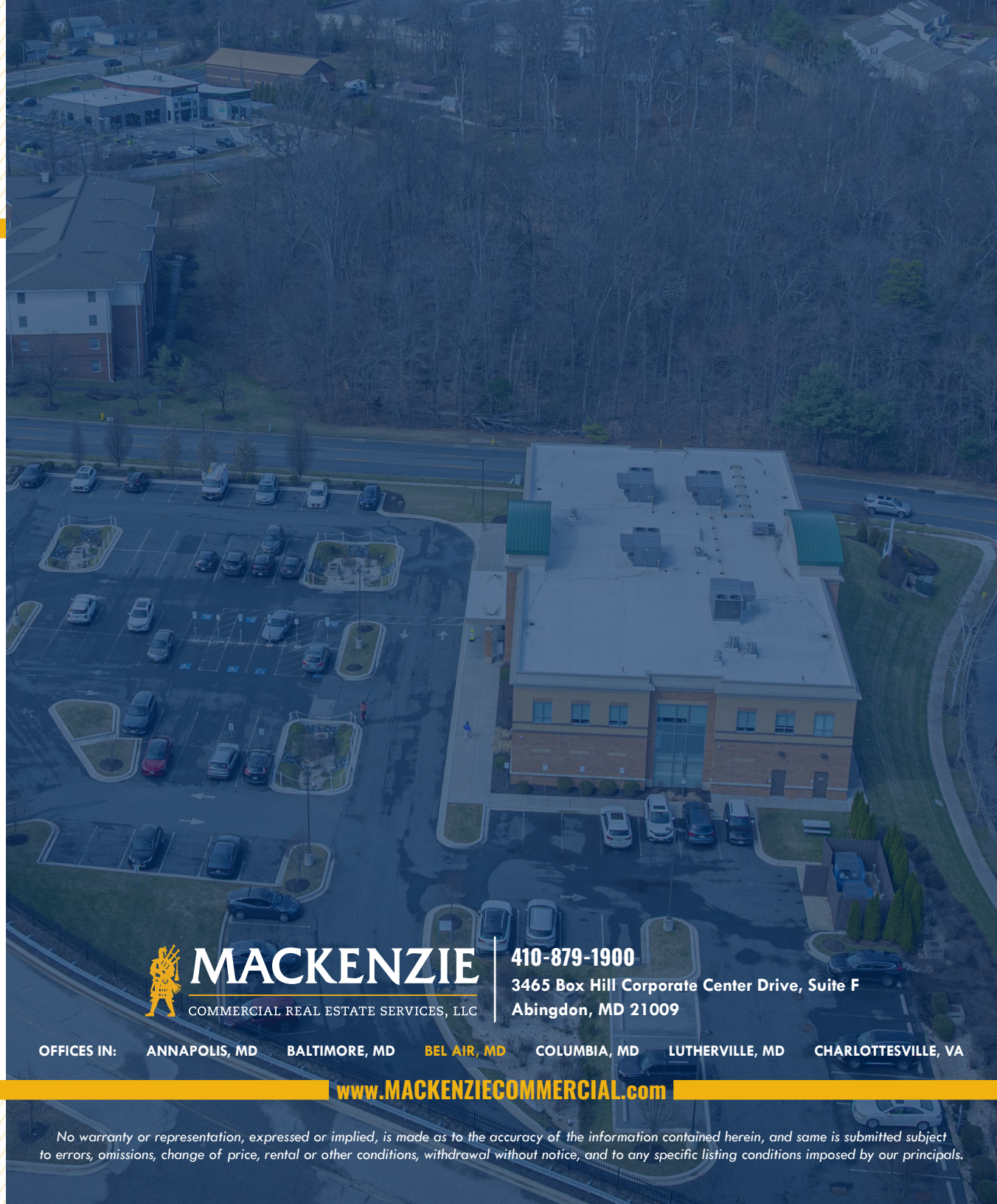


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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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