

BOX HILL SQUARE

2905-2943 EMMORTON ROAD
ABINGDON, MARYLAND 21009



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Mackenzie Commercial Real Estate Services, LLC • 410-879-1900 • 3465 Box Hill Corporate Center Drive, Suite F | Abingdon, Maryland 21009 • www.MACKENZIECOMMERCIAL.com

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FOR LEASE



Harford County, Maryland

BOX HILL SQUARE

2905-2943 EMMORTON ROAD | ABINGDON, MARYLAND 21009

AVAILABLE

Suite P: 2,400

ZONING

B2 (Community Business District)

TRAFFIC COUNT

20,371 AADT (Emmorton Rd)

RENTAL RATE

\$19.50 psf, NNN

HIGHLIGHTS

- ▶ Great 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 Health-Care, Accurate Personnel Services and StateFarm Insurance



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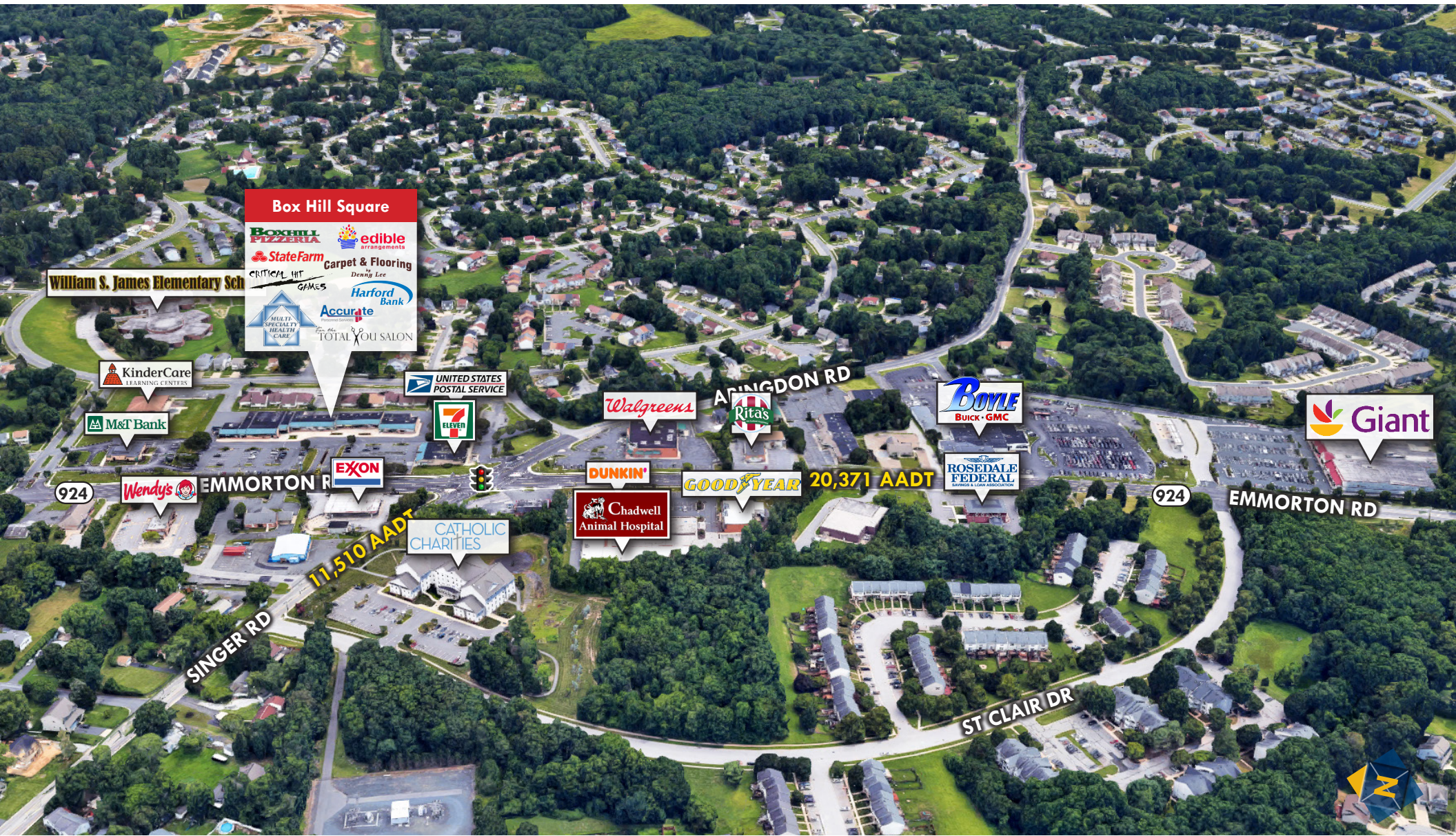
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BIRDSEYE

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SITE PLAN

BOX HILL SQUARE | 2905-2943 EMMORTON ROAD | ABINGDON, MARYLAND 21009

- 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 Edible Arrangements
- N StateFarm Insurance
- O Carpets & Flooring by Denny Lee
- P Available: 2,400 sf
- Q Multi-Specialty Health Care



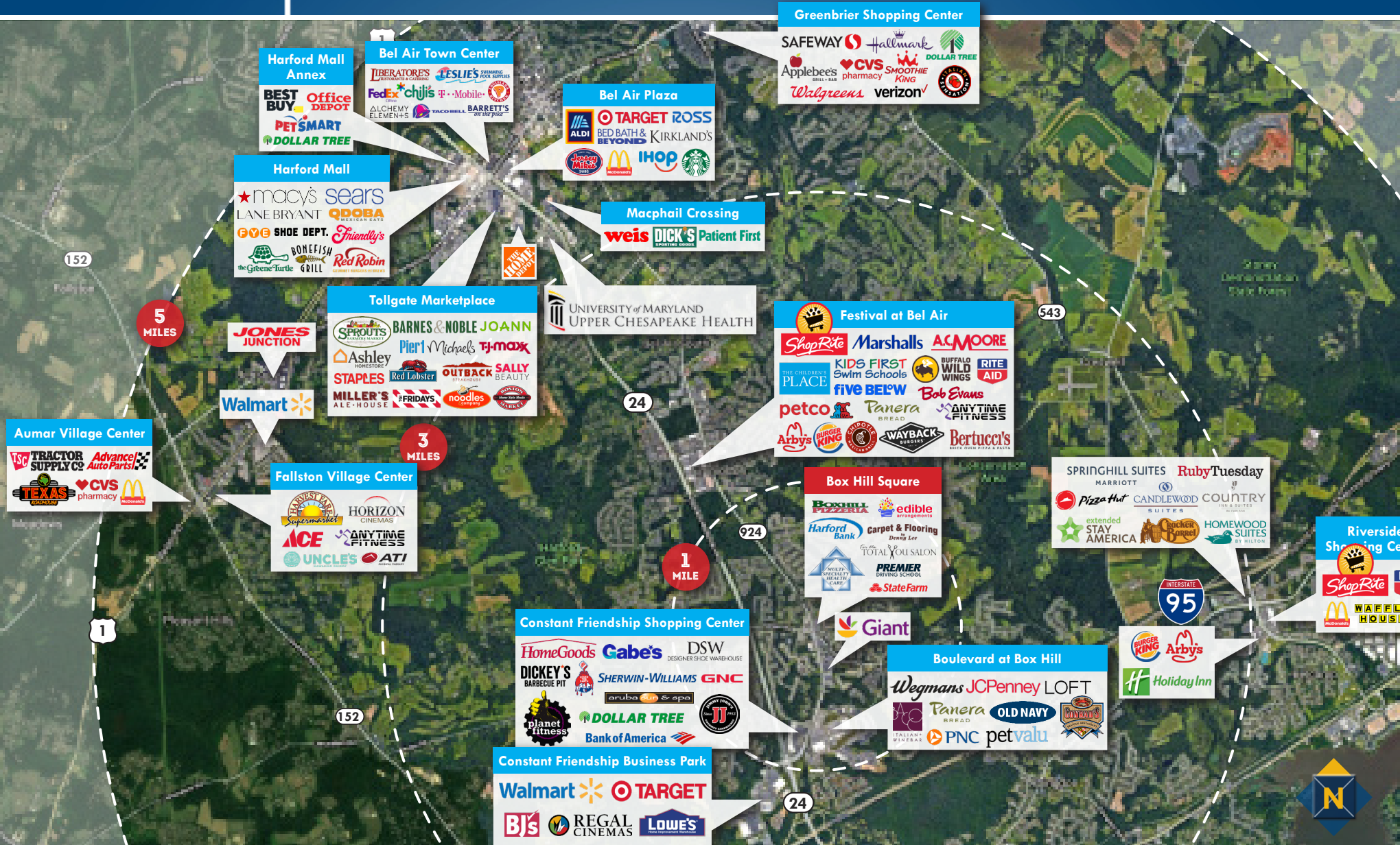
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Harford County, Maryland

TRADE AREA

BOX HILL SQUARE | 2905-2943 EMMORTON ROAD | ABINGDON, MARYLAND 21009

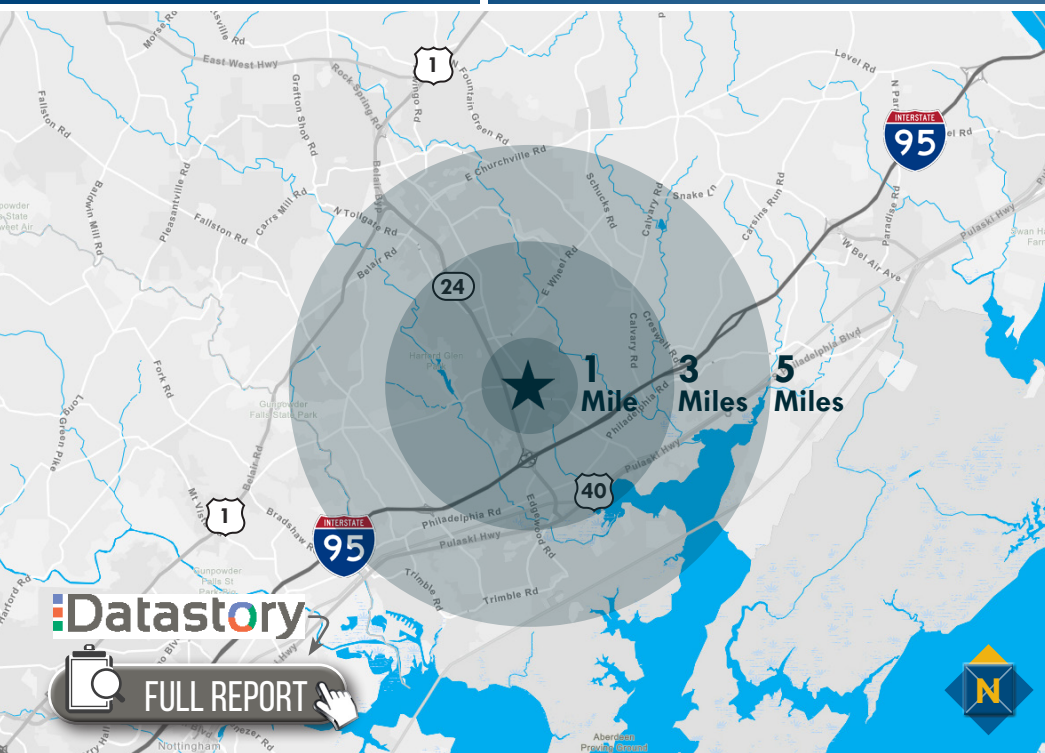


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LOCATION / DEMOGRAPHICS

BOX HILL SQUARE | 2905-2943 EMMORTON ROAD | ABINGDON, MARYLAND 21009



RESIDENTIAL POPULATION

14,637
1 MILE
48,969
3 MILES
123,308
5 MILES

NUMBER OF HOUSEHOLDS

5,887
1 MILE
18,175
3 MILES
45,857
5 MILES

AVERAGE HH SIZE

2.49
1 MILE
2.68
3 MILES
2.67
5 MILES

MEDIAN AGE

36.8
1 MILE
38.4
3 MILES
38.3
5 MILES

AVERAGE HH INCOME

\$96,092
1 MILE
\$113,183
3 MILES
\$102,817
5 MILES

EDUCATION (COLLEGE+)

68.6%
1 MILE
70.7%
3 MILES
67.8%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

96.9%
1 MILE
96.6%
3 MILES
96.4%
5 MILES

DAYTIME POPULATION

11,292
1 MILE
41,747
3 MILES
118,293
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.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

LEARN MORE

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.

2.97
AVERAGE HH SIZE

37.0
MEDIAN AGE

\$90,500
MEDIAN HH INCOME

LEARN MORE

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.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

LEARN MORE

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.

3.13
AVERAGE HH SIZE

40.8
MEDIAN AGE

\$138,100
MEDIAN HH INCOME

LEARN MORE



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