

FOR LEASE

Harford County, Maryland

BOX HILL SQUARE

2900 EMMORTON ROAD | ABINGDON, MARYLAND 21009

AVAILABLE

2913 Emmorton Road: 6,400 sf

ZONING

B2 (Community Business District)

TRAFFIC COUNT

21,152 AADT (Emmorton Rd)

RENTAL RATE

\$20.00 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, Premier Driving School and StateFarm Insurance



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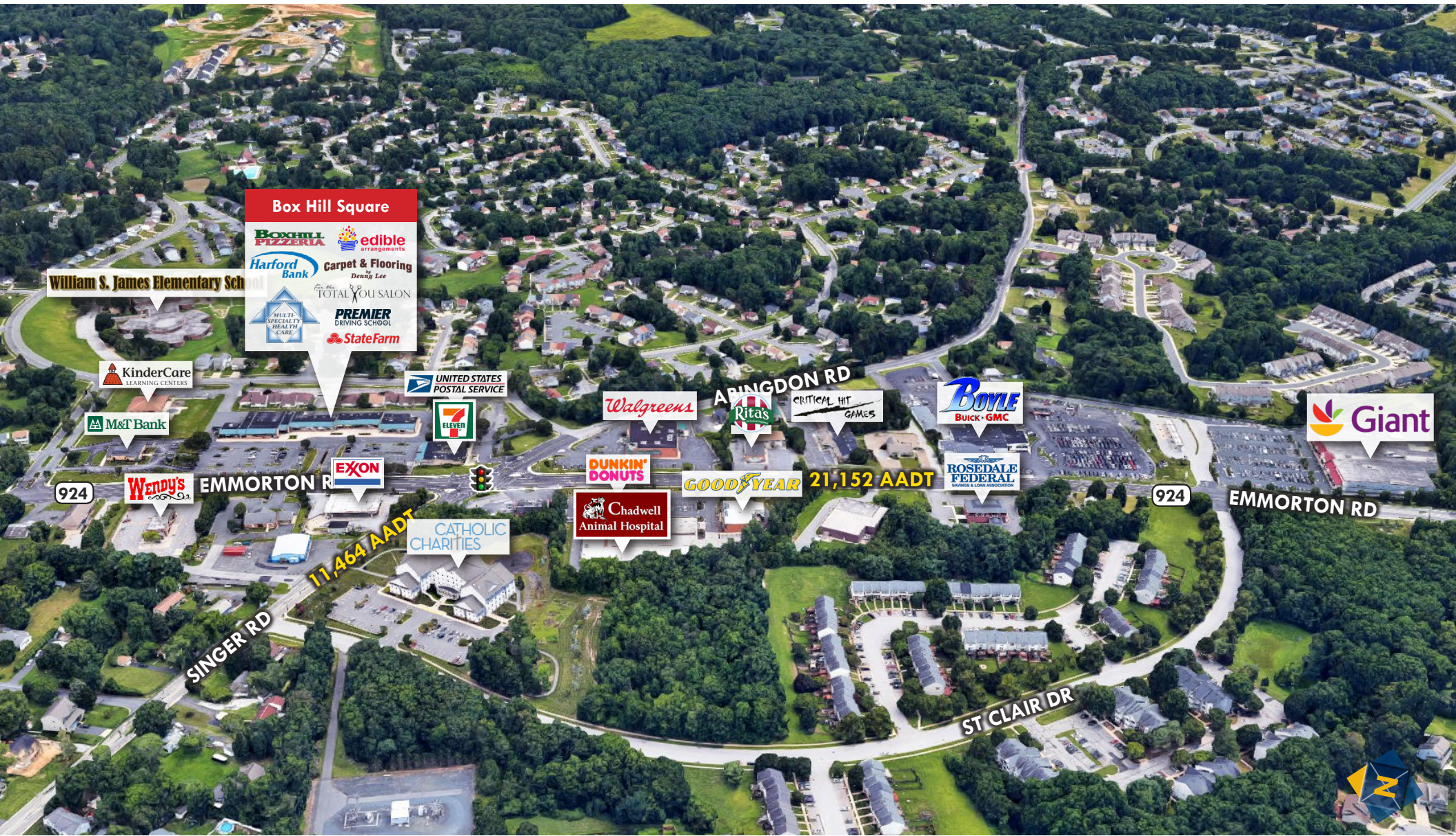
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BIRDSEYE

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



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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 AVAILABLE: 6,400 sf
- E Box Hill Pizzeria
- F Family Dentistry
- G Box Hill Barber Shop
- H Premier Driving School
- I For the Total You Salon
- J Szechuan Express II
- K C.T Nails
- L Edible Arrangements
- M StateFarm Insurance
- N Carpets & Flooring by Denny Lee
- O Chesapeake Capital Management
- P Multi-Specialty Health Care



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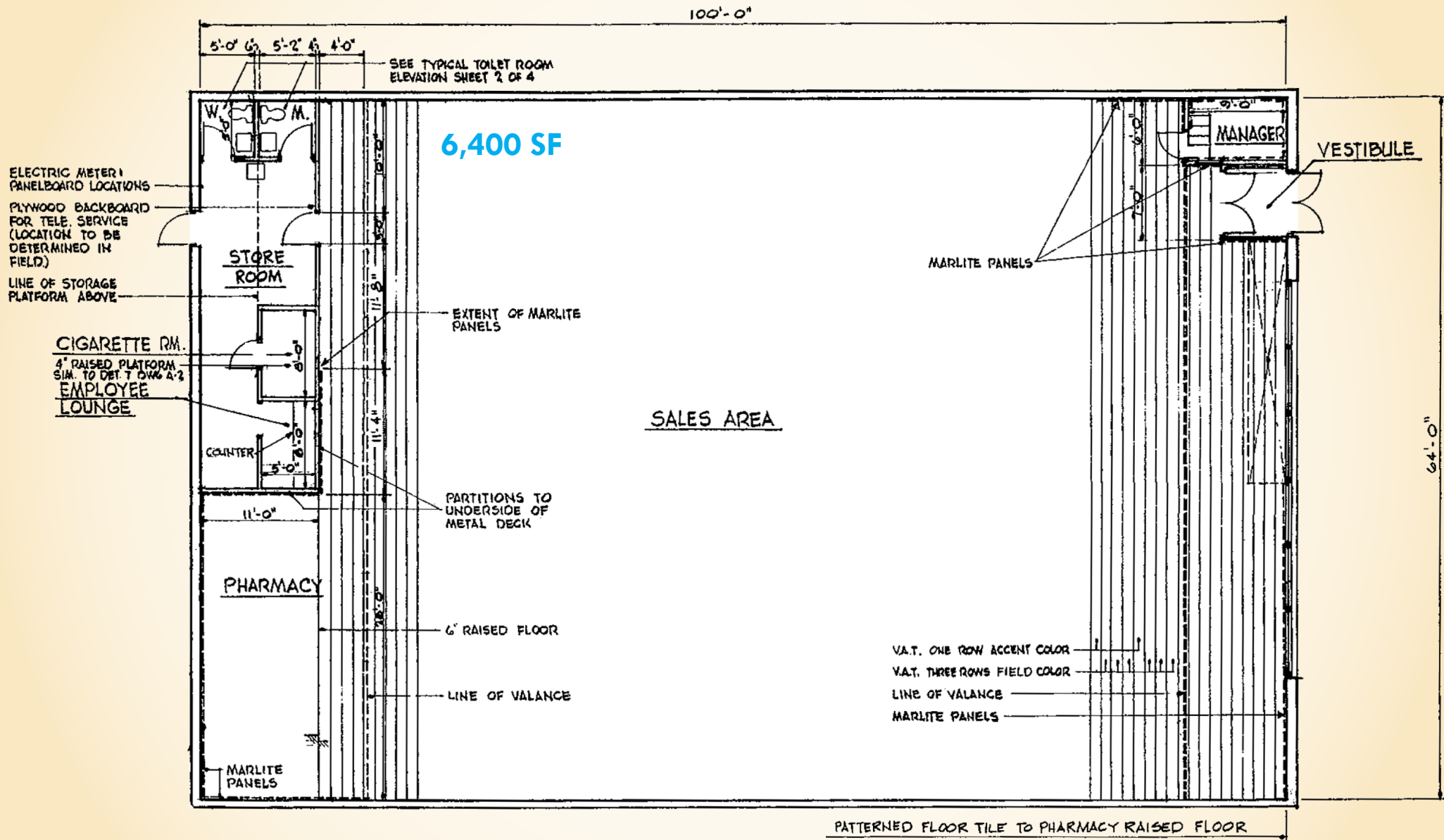
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FLOOR PLAN: 2913 EMMORTON ROAD

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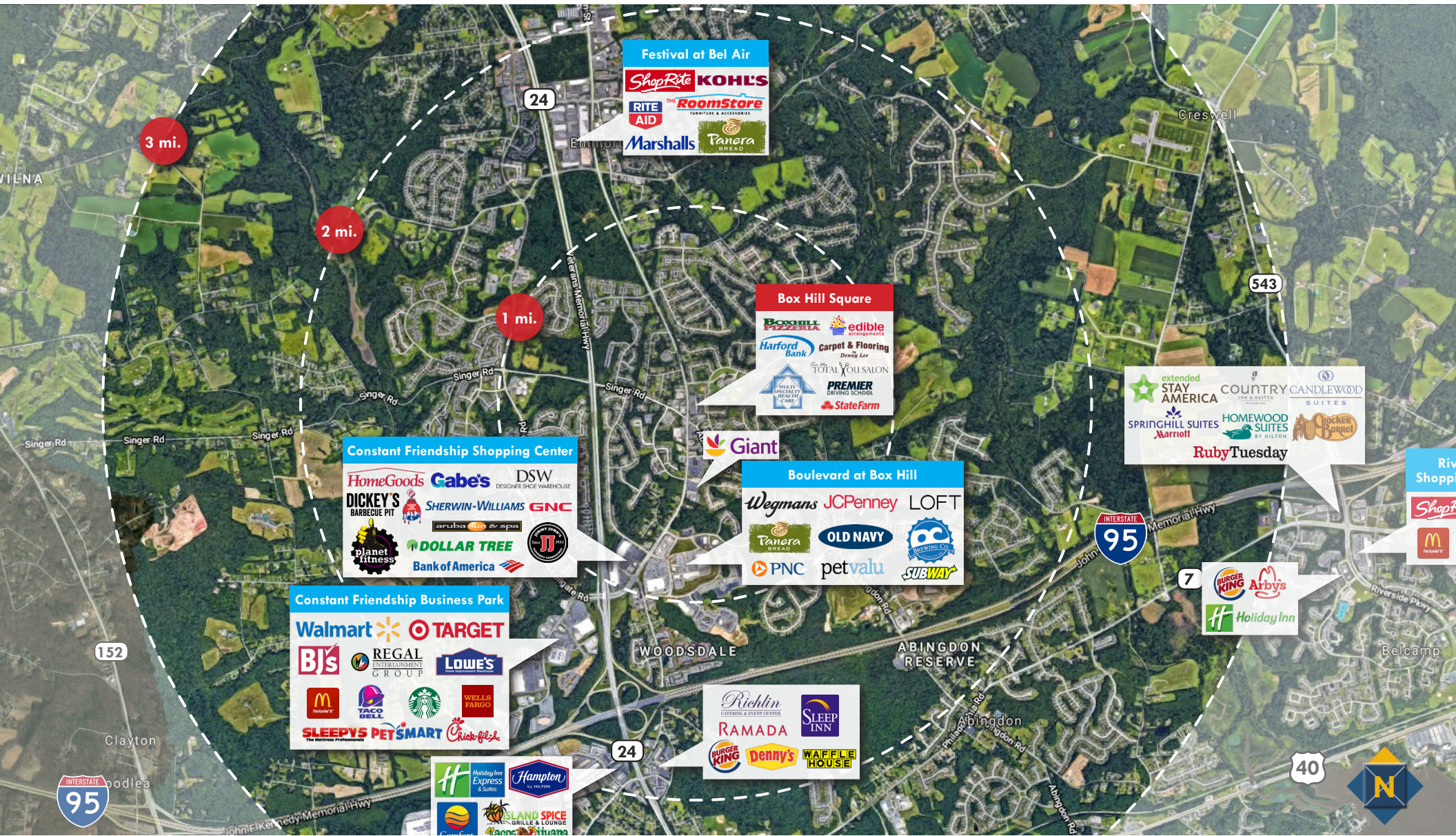
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TRADE AREA

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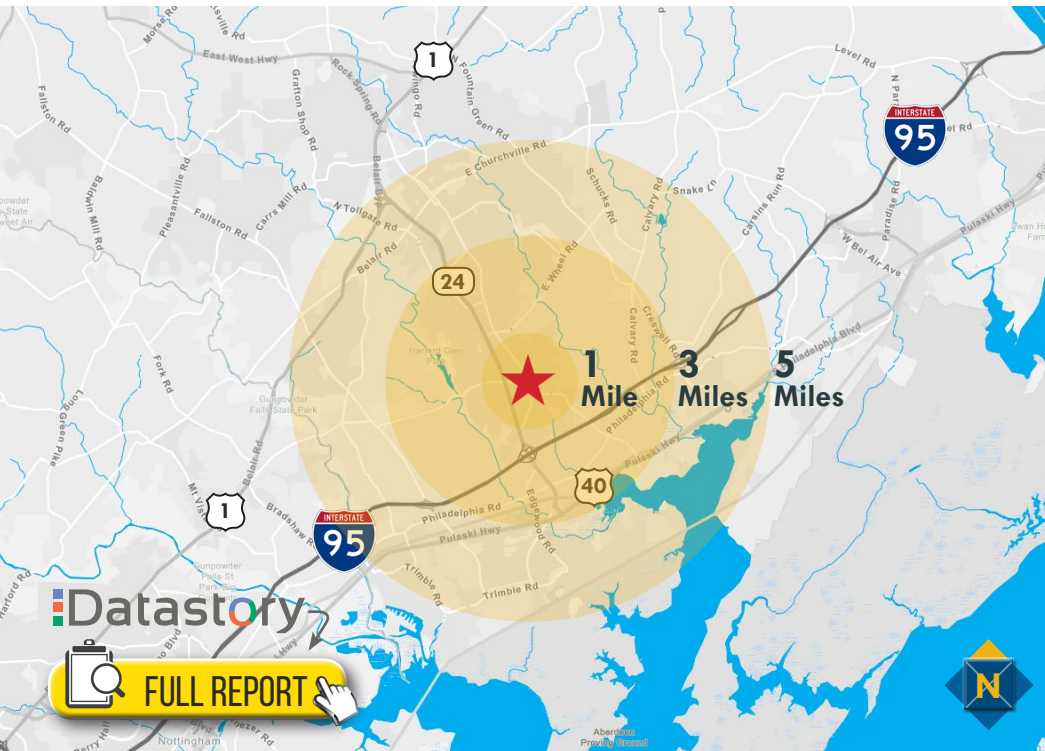
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LOCATION / DEMOGRAPHICS

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Datastory

FULL REPORT

<p>RESIDENTIAL POPULATION</p> <p>14,637 1 MILE</p> <p>48,969 3 MILES</p> <p>123,308 5 MILES</p>	<p>NUMBER OF HOUSEHOLDS</p> <p>5,887 1 MILE</p> <p>18,175 3 MILES</p> <p>45,857 5 MILES</p>	<p>AVERAGE HH SIZE</p> <p>2.49 1 MILE</p> <p>2.68 3 MILES</p> <p>2.67 5 MILES</p>	<p>MEDIAN AGE</p> <p>36.8 1 MILE</p> <p>38.4 3 MILES</p> <p>38.3 5 MILES</p>
<p>AVERAGE HH INCOME</p> <p>\$96,092 1 MILE</p> <p>\$113,183 3 MILES</p> <p>\$102,817 5 MILES</p>	<p>EDUCATION (COLLEGE+)</p> <p>68.6% 1 MILE</p> <p>70.7% 3 MILES</p> <p>67.8% 5 MILES</p>	<p>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</p> <p>96.9% 1 MILE</p> <p>96.6% 3 MILES</p> <p>96.4% 5 MILES</p>	<p>DAYTIME POPULATION</p> <p>11,292 1 MILE</p> <p>41,747 3 MILES</p> <p>118,293 5 MILES</p>

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

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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.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
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.

3.13
AVERAGE HH SIZE

40.8
MEDIAN AGE

\$138,100
MEDIAN HH INCOME

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