

FOR LEASE



Harford County, Maryland

ABERDEEN XCHANGE

834 OLD PHILADELPHIA ROAD | ABERDEEN, MARYLAND 21001

AVAILABLE

1,325 - 10,570 sf

ZONING

B-3 (Highway Commercial)

TRAFFIC COUNT

17,402 AADT (Short Ln)

39,632 AADT (S Philadelphia Blvd)

RENTAL RATE

\$23.50 psf, NNN

HIGHLIGHTS

- ▶ New construction - Adjustable suite sizes
- ▶ Located at the signalized intersection of MD Route 715 and Old Philadelphia Road
- ▶ Abundant parking
- ▶ Visible to Pulaski Hwy / Rt. 40
- ▶ Adjacent to Home2 Suites by Hilton (new construction)
- ▶ Direct access to Aberdeen Proving Grounds south entrance
- ▶ Visible to thousands of APG employees, commuters and visitors daily



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, Maryland 21009 • www.MACKENZIECOMMERCIAL.com

Tom Mottley | Senior Vice President

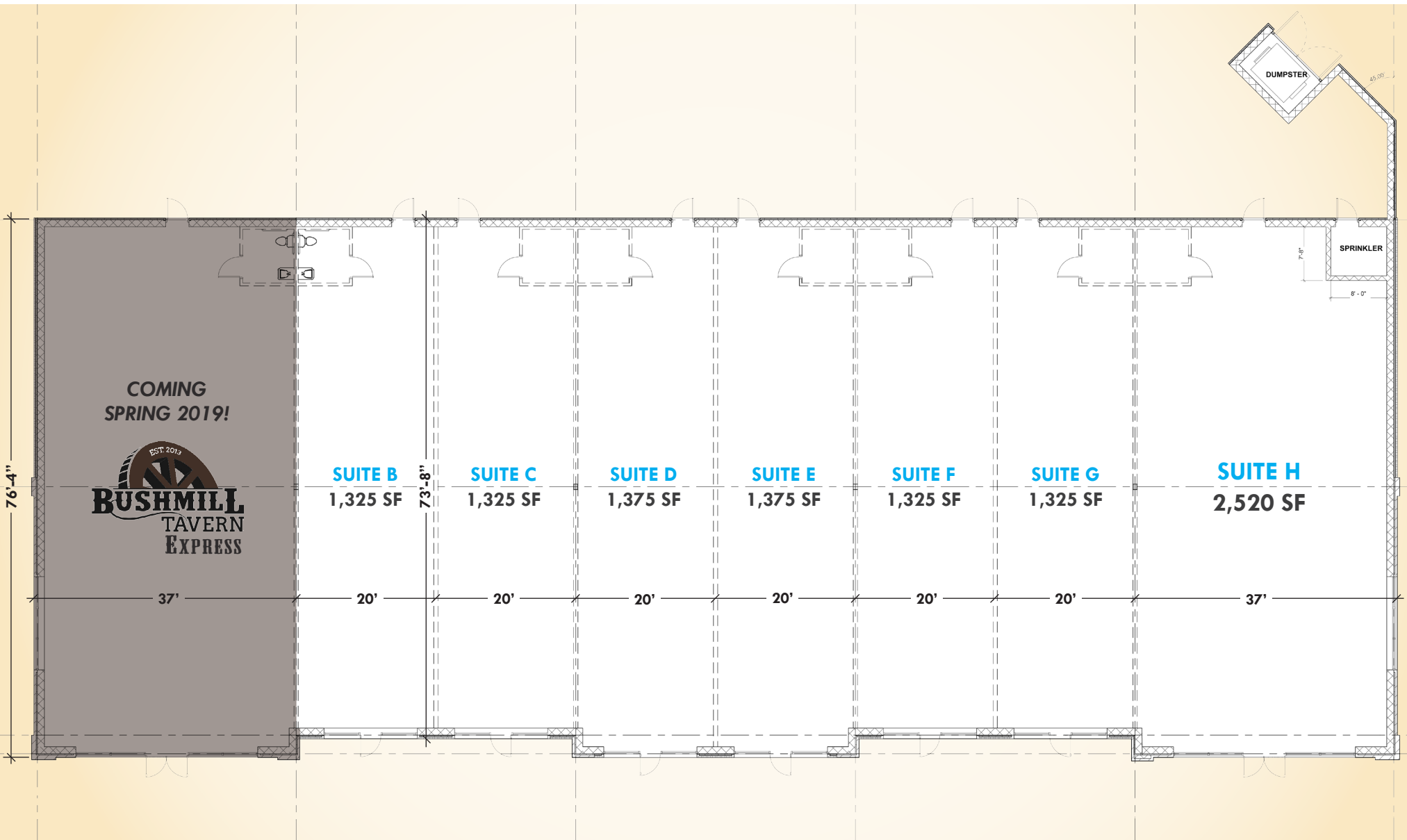
☎ 443.573.3217 ✉ tmottley@mackenziecommercial.com

FOR LEASE

Harford County, Maryland

FLOOR PLAN

ABERDEEN XCHANGE | 834 OLD PHILADELPHIA ROAD | ABERDEEN, MARYLAND 21001



FOR LEASE

Harford County, Maryland

BIRDSEYE

ABERDEEN XCHANGE | 834 OLD PHILADELPHIA ROAD | ABERDEEN, MARYLAND 21001



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, Maryland 21009 • www.MACKENZIECOMMERCIAL.com

Tom Mottley | Senior Vice President

443.573.3217 | tmottley@mackenziecommercial.com

FOR LEASE

Harford County, Maryland

TRADE AREA

ABERDEEN XCHANGE | 834 OLD PHILADELPHIA ROAD | ABERDEEN, MARYLAND 21001

MAJOR EMPLOYERS - HARFORD CO.

| EMPLOYER | EMPLOYMENT |
|---|------------|
| Aberdeen Proving Ground* | 22,797 |
| Upper Chesapeake Health | 3,129 |
| Kohl's | 1,255 |
| Rite Aid Mid-Atlantic Customer Support Center | 1,300 |
| ShopRite of Maryland | 1,000 |
| Walmart | 900 |
| Jacobs Technology | 874 |
| Booz Allen Hamilton | 600 |
| Jones Junction Auto Group | 563 |
| CACI | 500 |
| Target | 500 |
| Wegmans Food Markets | 499 |
| BSC America | 475 |
| American Infrastructure | 445 |
| Macy's | 431 |
| McDonald's | 420 |
| Home Depot | 418 |
| CSC | 415 |
| Leidos | 370 |
| Harford Community College | 354 |
| Frito-Lay | 342 |
| Cytec Engineered Materials | 332 |
| APG Federal Credit Union | 305 |

*Employee counts for federal and military facilities exclude contractors to the extent possible; embedded contractors may be included.

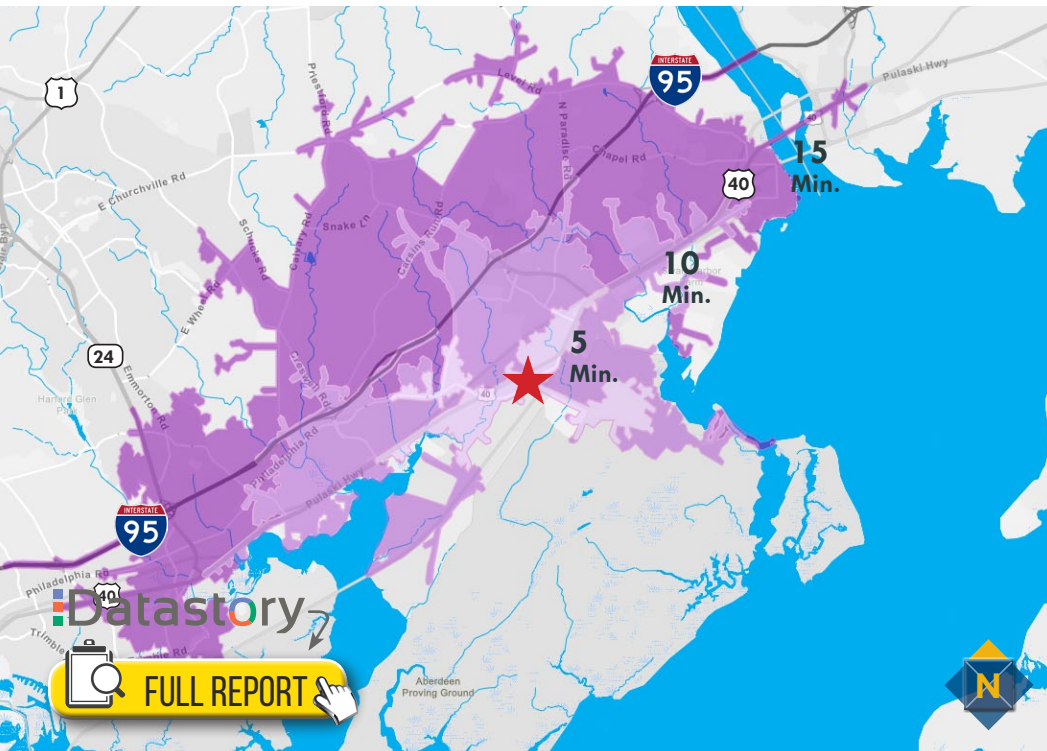


FOR LEASE

Harford County, Maryland

LOCATION / DEMOGRAPHICS

ABERDEEN XCHANGE | 834 OLD PHILADELPHIA ROAD | ABERDEEN, MARYLAND 21001



| RESIDENTIAL POPULATION | NUMBER OF HOUSEHOLDS | AVERAGE HH SIZE | MEDIAN AGE |
|------------------------|----------------------|-------------------------------------|--------------------|
| 4,892 5 MIN. | 1,865 5 MIN. | 2.58 5 MIN. | 37.9 5 MIN. |
| 34,423 10 MIN. | 12,666 10 MIN. | 2.63 10 MIN. | 35.2 10 MIN. |
| 81,649 15 MIN. | 30,685 15 MIN. | 2.61 15 MIN. | 36.9 15 MIN. |
| AVERAGE HH INCOME | EDUCATION (COLLEGE+) | EMPLOYMENT (AGE 16+ IN LABOR FORCE) | DAYTIME POPULATION |
| \$74,006 5 MIN. | 53.7% 5 MIN. | 92.2% 5 MIN. | 7,768 5 MIN. |
| \$78,350 10 MIN. | 59.6% 10 MIN. | 94.3% 10 MIN. | 35,230 10 MIN. |
| \$81,417 15 MIN. | 61.4% 15 MIN. | 94.1% 15 MIN. | 75,691 15 MIN. |

16%
PARKS AND REC
10 MIN. DRIVE

[LEARN MORE](#)

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.49
AVERAGE HH SIZE

40.3
MEDIAN AGE

\$55,000
MEDIAN HH INCOME

12%
METRO FUSION
10 MIN. DRIVE

[LEARN MORE](#)

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

2.63
AVERAGE HH SIZE

28.8
MEDIAN AGE

\$33,000
MEDIAN HH INCOME

11%
SOCCER MOMS
10 MIN. DRIVE

[LEARN MORE](#)

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

8%
PLEASANTVILLE
10 MIN. DRIVE

[LEARN MORE](#)

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.86
AVERAGE HH SIZE

41.9
MEDIAN AGE

\$85,000
MEDIAN HH INCOME