

# Your New Location Awaits



## BOULEVARD

AT BOX HILL

3402 Merchant Boulevard,  
Abingdon, MD 21009

- Over 350,000 SF Mixed-Use project with over 54,500 SF of future development
- Located less than one mile from I-95
- Premier destination in Harford County featuring Wegmans, Old Navy, LOFT, Panera, Spa at the Boulevard and more

*Wegmans*



at home  
The Home Décor Superstore



LOFT



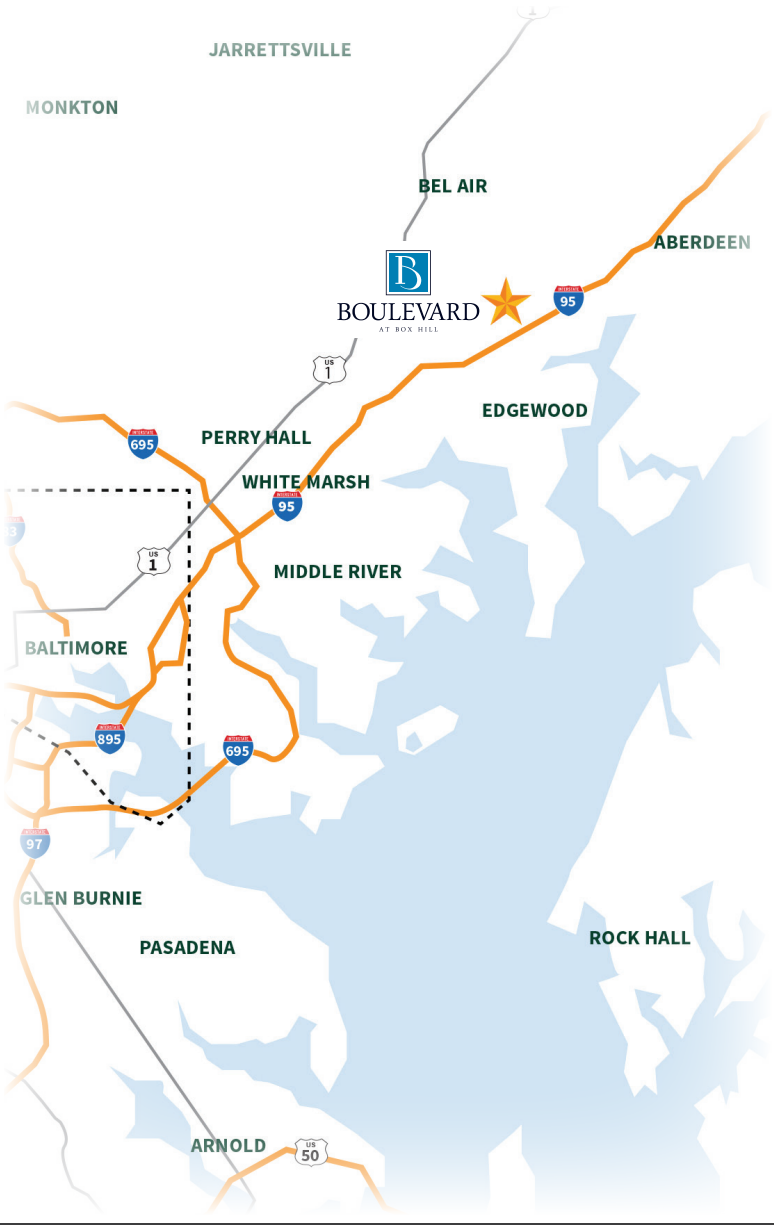
*Spa ON THE Boulevard*  
SALON BY DEBBIE SPA

# PROPERTY OVERVIEW

Daily Traffic Count

I-95

125,532 AADT



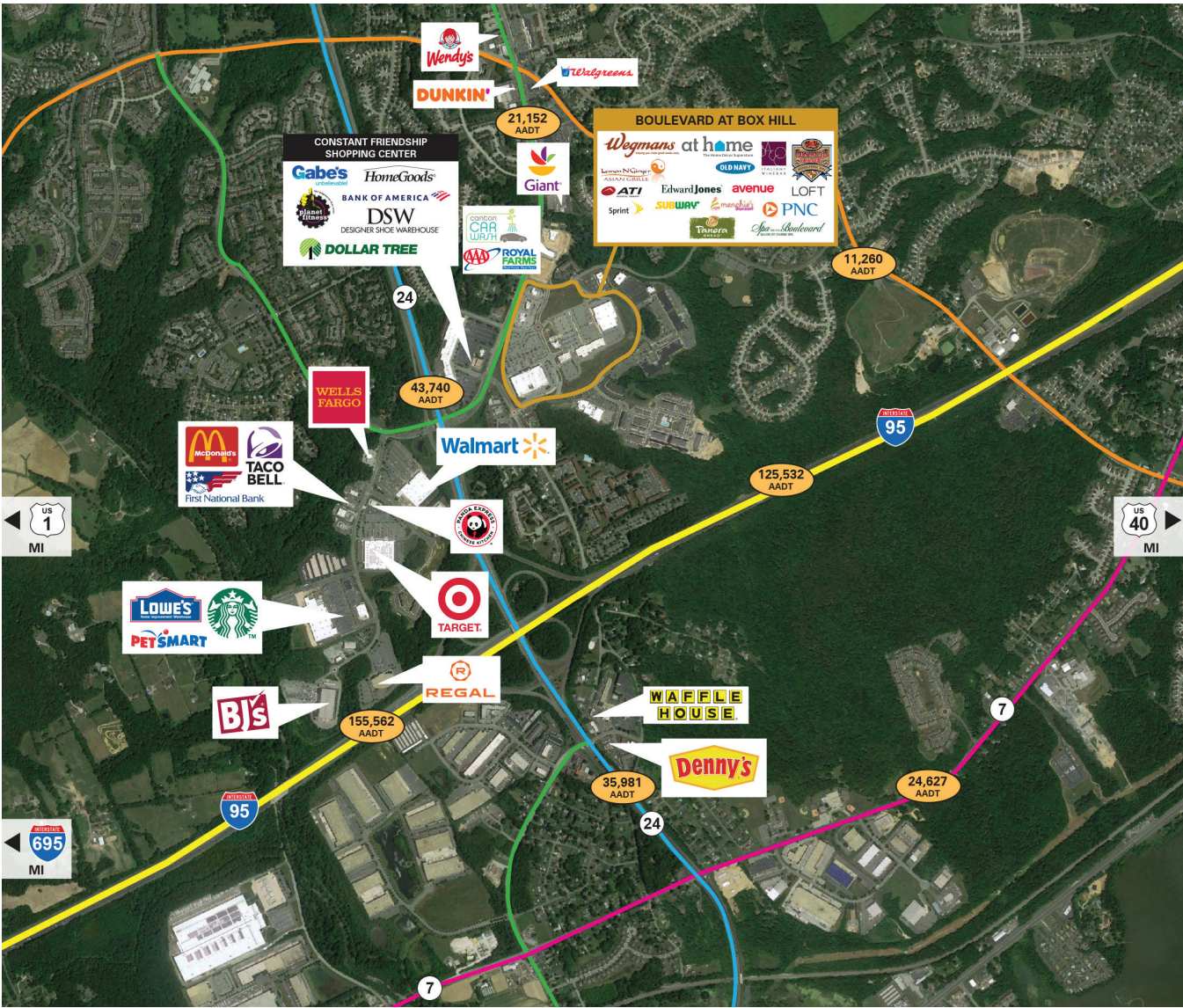
45,238 Households

121,503 Population

113,660 Daytime Population

\$107,158 Average HH Income

# MARKET ANALYSIS



# AVAILABILITY

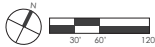


### Future Availability

Rental Unit	Space Available
Available	8,500 SF
106	3,262 SF
3473F*	2,016 SF
3473G*	4,128 SF

\*can be combined

LEGEND:  
■ RETAIL AVAILABLE  
■ OFFICE  
■ RETAIL LEASED



**GREENBERG GIBBONS**  
**BOULEVARD AT BOX HILL**  
 ABINGDON, MD      SEPTEMBER 19, 2022

# RESTAURANT OPPORTUNITY

