



BOULEVARD

AT BOX HILL

**3402 Merchant Blvd.
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, OneLife Fitness, Old Navy, LOFT, Panera, Spa at the Boulevard, and more
- **Now Leasing: proposed 8,000 SF multi-tenant building**

Wegmans

Onelife
FITNESS

OLD NAVY

at home
The Home Décor Superstore


Panera
BREAD®


ITALIAN+
WINEBAR

LOFT

Spa on the Boulevard
SALON BY DEBBIE SPA



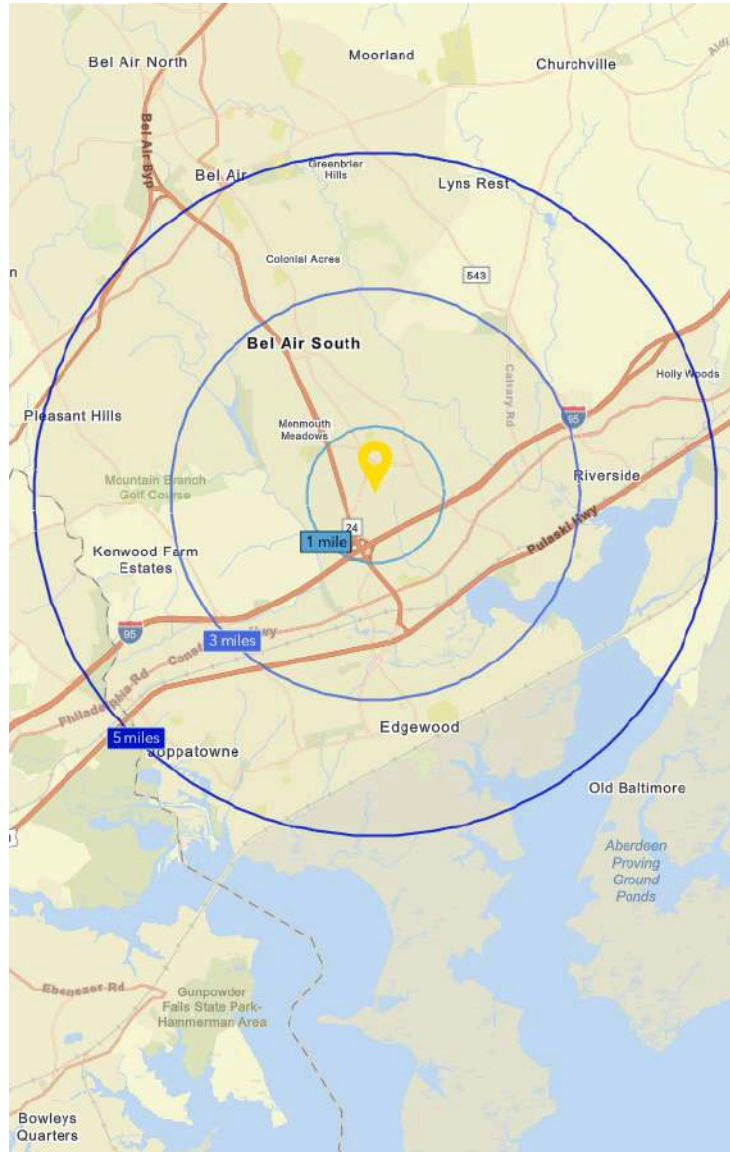
PROPERTY OVERVIEW

BOULEVARD AT BOX HILL

Daily Traffic Count

I-95

125,532 AADT



Within 5 Miles

46,978
Households

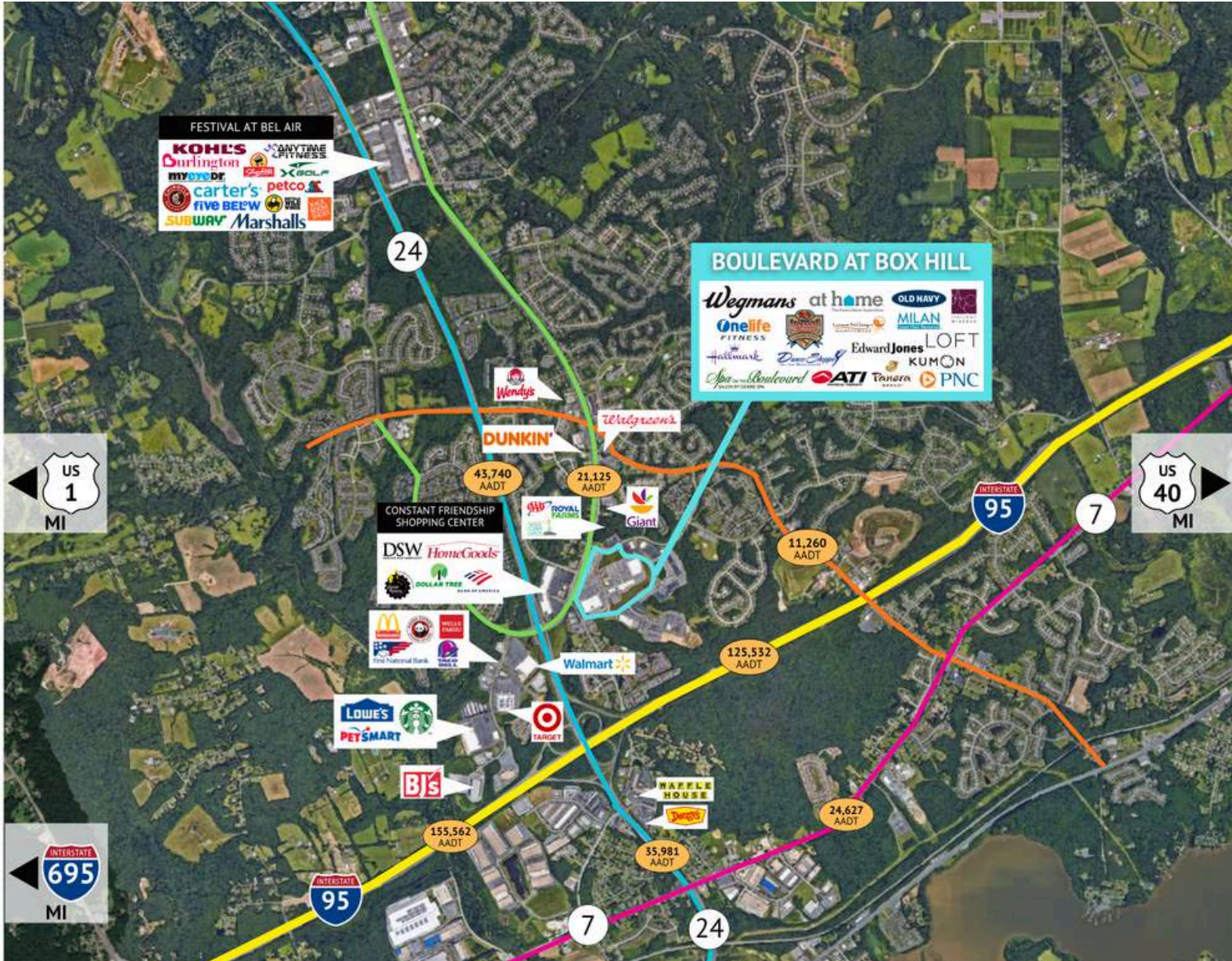
123,536
Population

\$125,810
Average HH
Income

109,805
Daytime
Population

MARKET MAP

BOULEVARD AT BOX HILL



AVAILABILITY

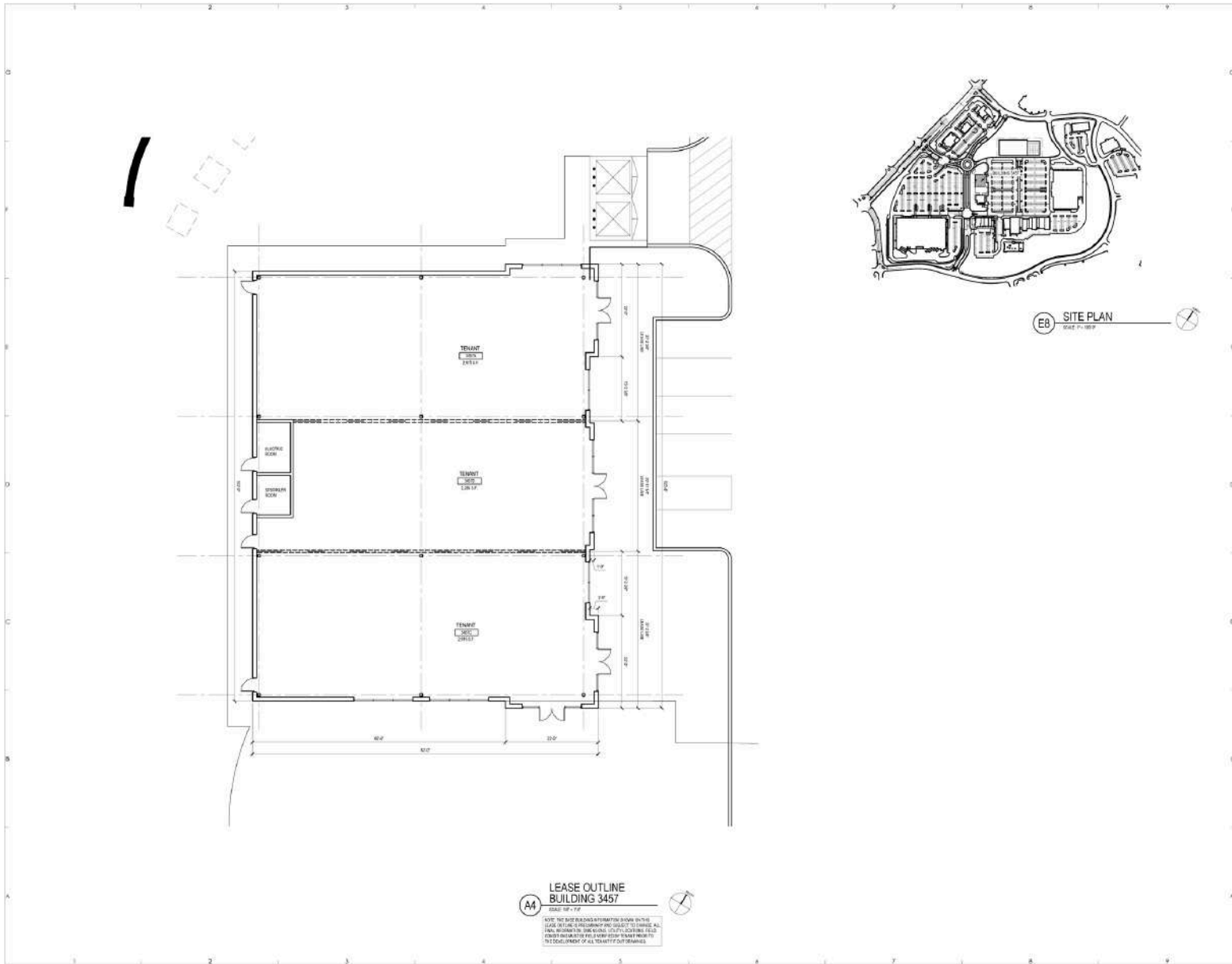
BOULEVARD AT BOX HILL



Future Availability

Unit	Space Available
Available	8,500 SF
Space 3473A	6,430 SF
Space 3473B	3,318 SF
Space 3473E	2,365 SF

PROPOSED MULTI-TENANT BUILDING



JP2
JP2 ARCHITECTS
 2811 Edison Street
 Baltimore, MD 21224
 P 410.66.8900
 www.jp2architects.com

CONTRACT # _____
 REV. / DATE _____
 PROJECT # _____

BOULEVARD AT BOX HILL
 3457 Merchant Boulevard
 Abingdon, MD 21009

LEASE OUTLINE
 DRAWING

CLIENT / OWNER
GGC&R FSC, LLC
 3908 Bolton St
 Baltimore, MD 21214
 P 410.529.2000
 F 410.581.2828
 www.ggccommercial.com

REVISIONS / COMMENTS

NO.	DATE	DESCRIPTION

DRAWN BY: _____

LEASE OUTLINE
 DRAWING - PAD
 BUILDING 3457

SKETCHED BY: _____
LOD-3457
 Issue Date: 01.05.2026

A4 LEASE OUTLINE
 BUILDING 3457
 DATE: 01-05-2026
 NOTE: THE SIZE AND DIMENSIONS SHOWN IN THIS
 LEASE OUTLINE IS PRELIMINARY AND SUBJECT TO CHANGE. ALL
 DIMENSIONS SHALL BE THE SAME AS SHOWN ON THE FULLY DEVELOPED
 FLOOR PLAN. THE SIZE AND DIMENSIONS SHALL BE THE SAME AS SHOWN
 IN THE DEVELOPMENT OF ALL TENANT FIT-OUTS.