

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, OneLife Fitness, Old Navy, LOFT, Panera, Spa at the Boulevard, and more

Wegmans



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

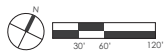
MARKET ANALYSIS



AVAILABILITY



LEGEND:
■ RETAIL AVAILABLE
■ RETAIL LEASED
■ OFFICE
■ LEASE PENDING



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GREENBERG GIBBONS
BOULEVARD AT BOX HILL
 ABINGDON, MD
 APRIL 14, 2025
 TOTAL GLA: 364,201 SF

Future Availability

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