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INLINE SPACE AND PAD SITE FOR LEASE

- 384,000 SF power center.
- Located just north of Valley Mall, anchored by Macy's, JCPenney and Sears.
- Known as "Hub City" and "Maryland's Gateway to the West," Hagerstown is a commerce and transit center, located at the intersection of I-81, I-70 and multiple railroads.
- With a population of 269,140, the Greater Hagerstown area was ranked as the fastest growing metropolitan area in the state of Maryland and among the fastest growing in the United States.

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
±1 Acre	"MARKET"	"AS-IS"	IMMEDIATE
8,450 SF	"MARKET"	"AS-IS" (FORMER CVS)	IMMEDIATE
5,200 SF	"MARKET"	"AS-IS" (2 ND GEN RESTAURANT)	IMMEDIATE
3,000 SF	"MARKET"	"AS-IS" (FORMER AAA)	IMMEDIATE

*EST. NNN: \$4.93 PSF

OWNED BY: MOSAIC
REALTY PARTNERS

FORREST H. MORRILL

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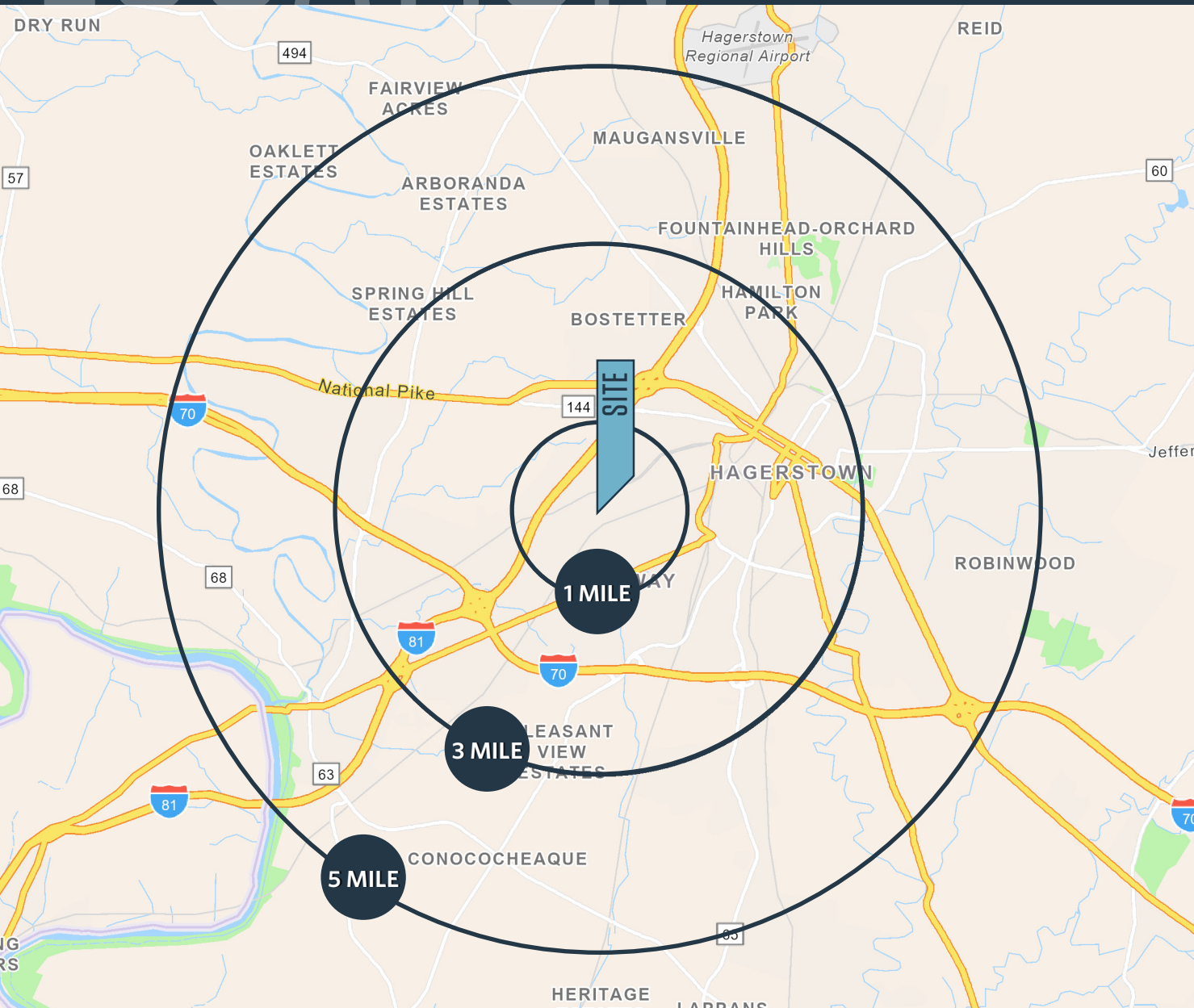
DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

LOCATION

VALLEY PARK COMMONS

1520 WESEL BLVD., HAGERSTOWN, MD 21740, WASHINGTON COUNTY



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population 3,801	50,637	96,420
Daytime Population 8,440	59,989	112,352
Median HH Income \$51,941	\$52,379	\$60,378

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

I-81	76,041 ADT
Wesel Blvd	13,751 ADT

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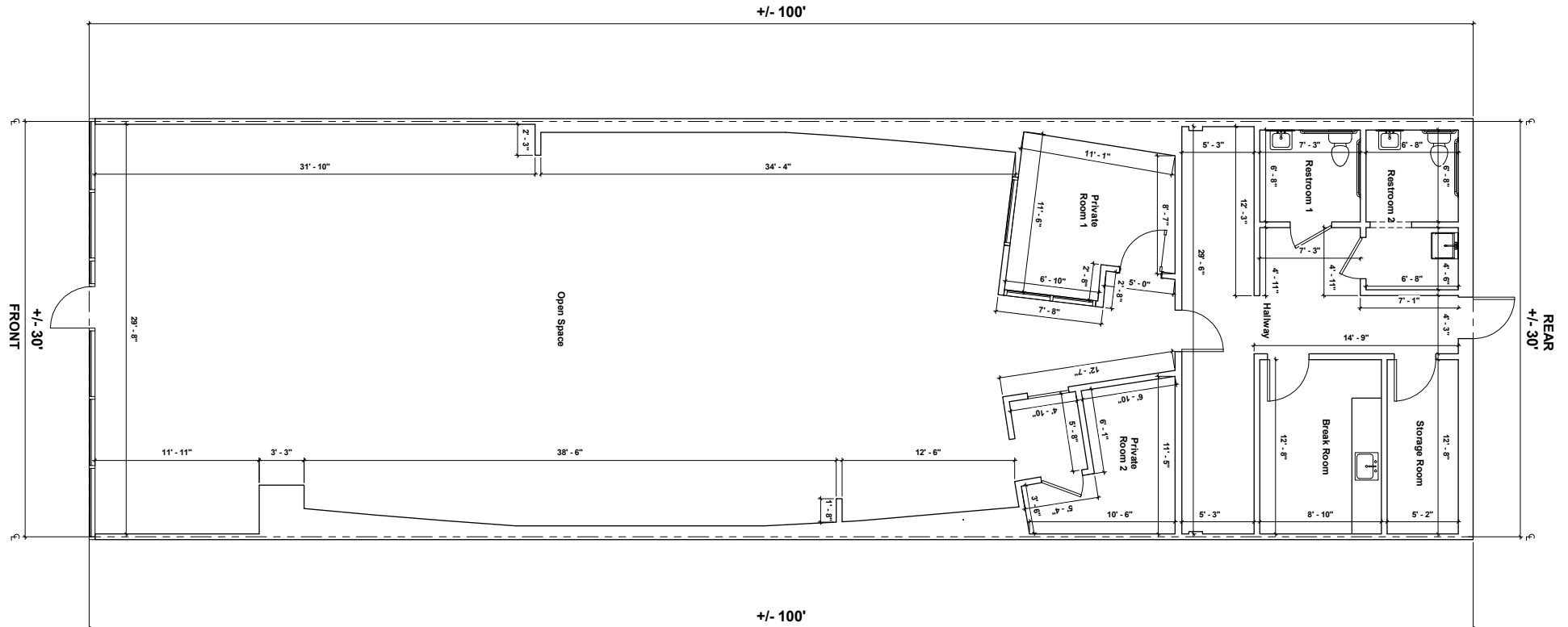
3,000 SF AVAILABLE



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INFORMATION



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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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