

VALLEY PLAZA

HAGERSTOWN, MD

MAJOR REDEVELOPMENT
ACROSS FROM VALLEY MALL



Anchor space up to 125,000 SF available

Pad opportunities

2nd generation restaurant pad available

VALLEY PLAZA

HAGERSTOWN, MD



THE CENTRE AT HAGERSTOWN

- THE HOME DEPOT
- BED BATH & BEYOND
- PETSMART
- dressbarn
- Marshalls
- Office DEPOT
- Walmart
- CLOSING
- AC MOORE ARTS & CRAFTS
- RELOCATING
- DICK'S SPORTING GOODS

SHOPPES AT HAGERSTOWN

- BEST BUY
- PartyCity
- DOLLAR TREE
- five BELOW

LONG MEADOW S/C

- Onelife FITNESS
- CVS

STONE HOUSE SQUARE

- Lowe's
- weis

VALLEY PARK COMMONS

- MARTIN'S
- HOBBY LOBBY
- Sams Club
- Lowe's

VALLEY MALL

- REGAL
- JCPenney
- OLD NAVY
- BAM!
- belk
- Onelife FITNESS
- DICK'S SPORTING GOODS
- COMING SOON

MASSEY BLVD 13,530 AAWDT WESEL BLVD

- Ashley HOMESTORE
- VCF VALUE CITY FURNITURE
- STAPLES

VALLEY PLAZA

- TSC
- TRACTOR SUPPLY CO

NICHOLS PLAZA

- Save a lot
- planet fitness
- JOANN
- Tuesday Morning

CROSSPOINT S/C

- Target
- ROSS DRESS FOR LESS
- Michaels
- BOB'S FURNITURE
- petco
- KOHL'S

OLD ORCHARD S/C

- AMERICAN FREIGHT FURNITURE - MATTRESS
- Advance Auto Parts
- BB&T

HAGERSTOWN PREMIUM OUTLETS

- WOLF'S
- adidas
- ANN TAYLOR
- BANANA REPUBLIC
- Calvin Klein
- J.CREW
- COACH
- ALDO LOFT
- Levi's
- AMERICAN EAGLE OUTFITTERS
- RALPH LAUREN
- KIRKLAND'S

HAGERSTOWN GATEWAY

- Walmart

HAGERSTOWN COMMONS

- MARTIN'S



0 0.6 1.2 MILES

CHAINLINKS RETAIL ADVISORS

VALLEY PLAZA

HAGERSTOWN, MD



CROSSPOINT S/C
Target, ROSS, Michaels, BOB'S FURNITURE, petco, KOHL'S

VALLEY MALL
REGAL, JCPenney, OLD NAVY, BAMI, belk, Onelife FITNESS, DICK'S SPORTING GOODS, COMING SOON

VALLEY PLAZA
TSC, TRACTOR SUPPLY CO.

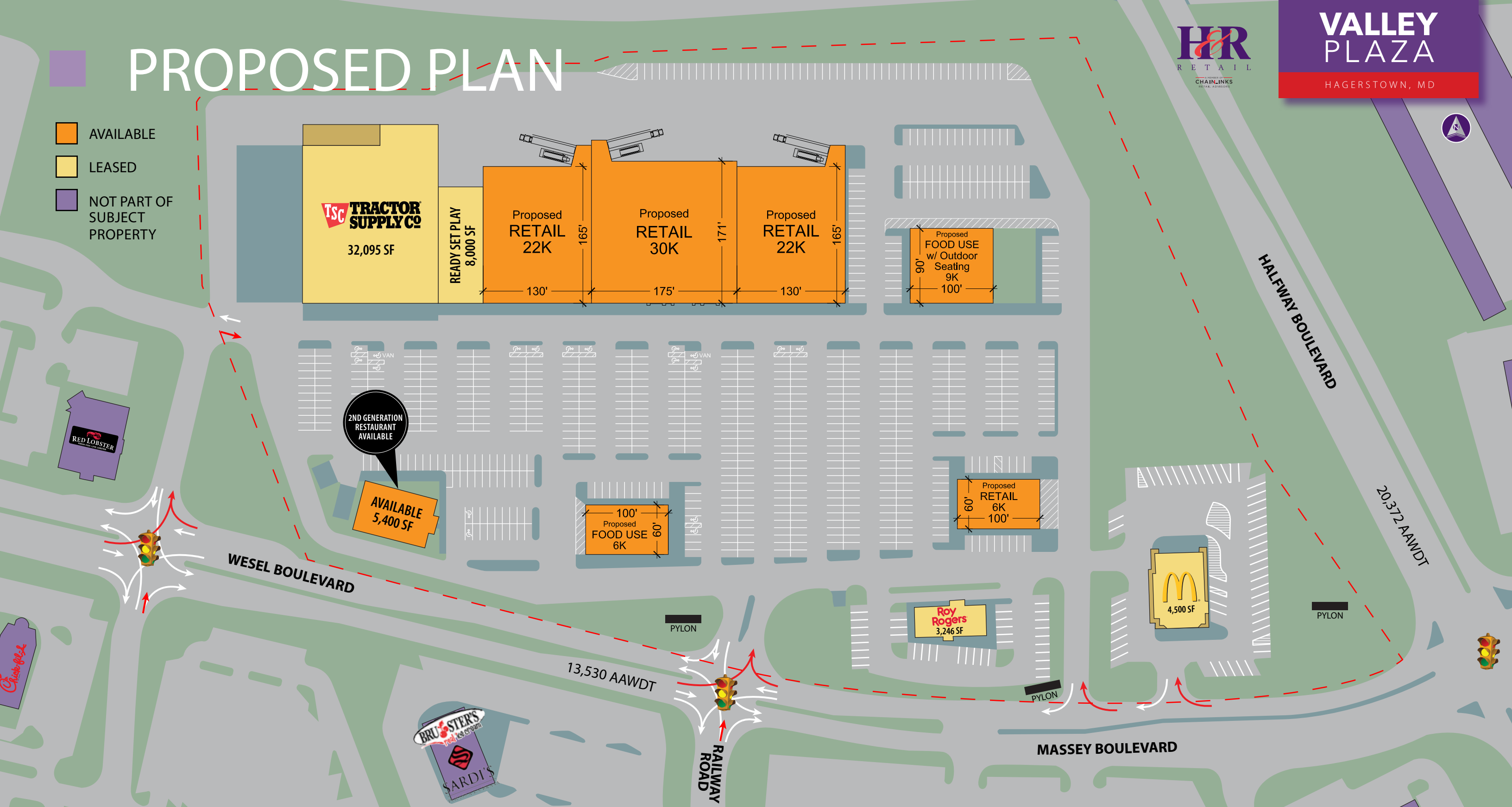


0 0.1 0.2 MILES

CHAINLINKS
RETAIL ADVISORS

PROPOSED PLAN

- AVAILABLE
- LEASED
- NOT PART OF SUBJECT PROPERTY



PROPERTY HIGHLIGHTS

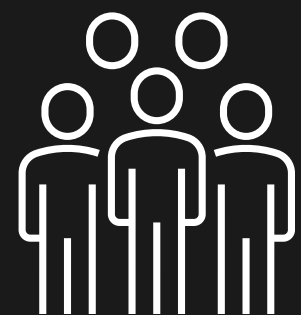
- 190,900 +/- SF shopping center situated on 17.5 +/- acres of land with abundant on-site parking
- The center benefits from a fully signaled entrance on Massey Boulevard
- The center is at the corner of Halfway Boulevard, the area's major retail corridor

VALLEY PLAZA

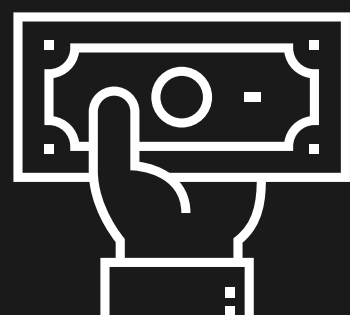
HAGERSTOWN, MD



DEMOGRAPHICS



POPULATION
85,349
within 5 mile



AVERAGE HH INCOME
\$67,652
within 5 mile



HOUSEHOLDS
34,632
within 5 mile



Parks and Rec

These practical suburbanites have achieved the dream of home ownership. They have purchased homes that are within their means. Their homes are older, and town homes and duplexes are not uncommon. Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and their homes, budget wisely, but do not plan on retiring anytime soon or moving. Neighborhoods are well established, as are the amenities and programs that supported their now independent children through school and college. The appeal of these kid-friendly neighborhoods is now attracting a new generation of young couples.

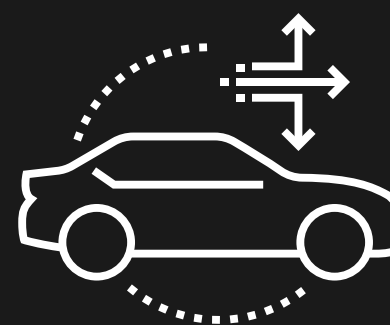
More than half of the population is college educated. The work force is diverse: professionals in health care, retail trade, and education, or skilled workers in manufacturing and construction. This is a financially shrewd market; consumers are careful to research their big-ticket purchases. When planning trips, they search for discounted airline fares and hotels and choose to vacation within the US.



DAYTIME POPULATION
103,947
within 5 mile



BUSINESSES
3,674
within 5 mile



CARS PER DAY
20,372
Halfway Boulevard



Old and Newcomers

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. Old and Newcomers is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support environmental causes and Starbucks. Age is not always obvious from their choices.

- Metropolitan city dwellers.
- Predominantly single households (Index 148), with a mix of married couples (no children); average household size lower at 2.11.
- 54% renter occupied; average rent, \$800 (Index 88).



COLLEGE DEGREE
21.4%
within 5 mile



BLUE COLLAR
23%
within 5 mile



WHITE COLLAR
55.5%
within 5 mile



Midlife Constants

Midlife Constants residents are seniors, at or approaching retirement, with below average labor force participation and above average net worth. Although located in predominantly metropolitan areas, they live outside the central cities, in smaller communities. Their lifestyle is more country than urban. They are generous, but not spendthrifts.

Traditional, not trendy; opt for convenience and comfort, not cutting-edge. Technology has its uses, but the bells and whistles are a bother. Attentive to price, but not at the expense of quality, they prefer to buy American and natural products.

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PROPOSED REDEVELOPMENT

AVAILABLE 2nd Gen Restaurant Space 5,400 SF



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