



RETAIL PROPERTY FOR LEASE

HAGERSTOWN GATEWAY

SHARPSBURG PIKE, HAGERSTOWN, MD 21740



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,176 - 5,580 SF
Lease Rate:	Negotiable
Total SF:	186,274 SF
Traffic Count:	35,000 VPD on Sharpsburg Pike

PROPERTY OVERVIEW

Prime retail opportunity in the underserved South Hagerstown market. Hagerstown Gateway, is located off of Sharpsburg Pike. The immediate area is undergoing major growth with County, State and Federal Road improvements. The adjacent Walmart has finished construction and is newly opened.

PROPERTY HIGHLIGHTS

- Colonel Douglas Blvd Extended (6 lanes) is the future connector to the Dual Highway
- 1 mile from Hagerstown Premium Outlets and .3 miles off exit 29 on I-70
- Adjacent to DMV that processes 2100 transactions per week.

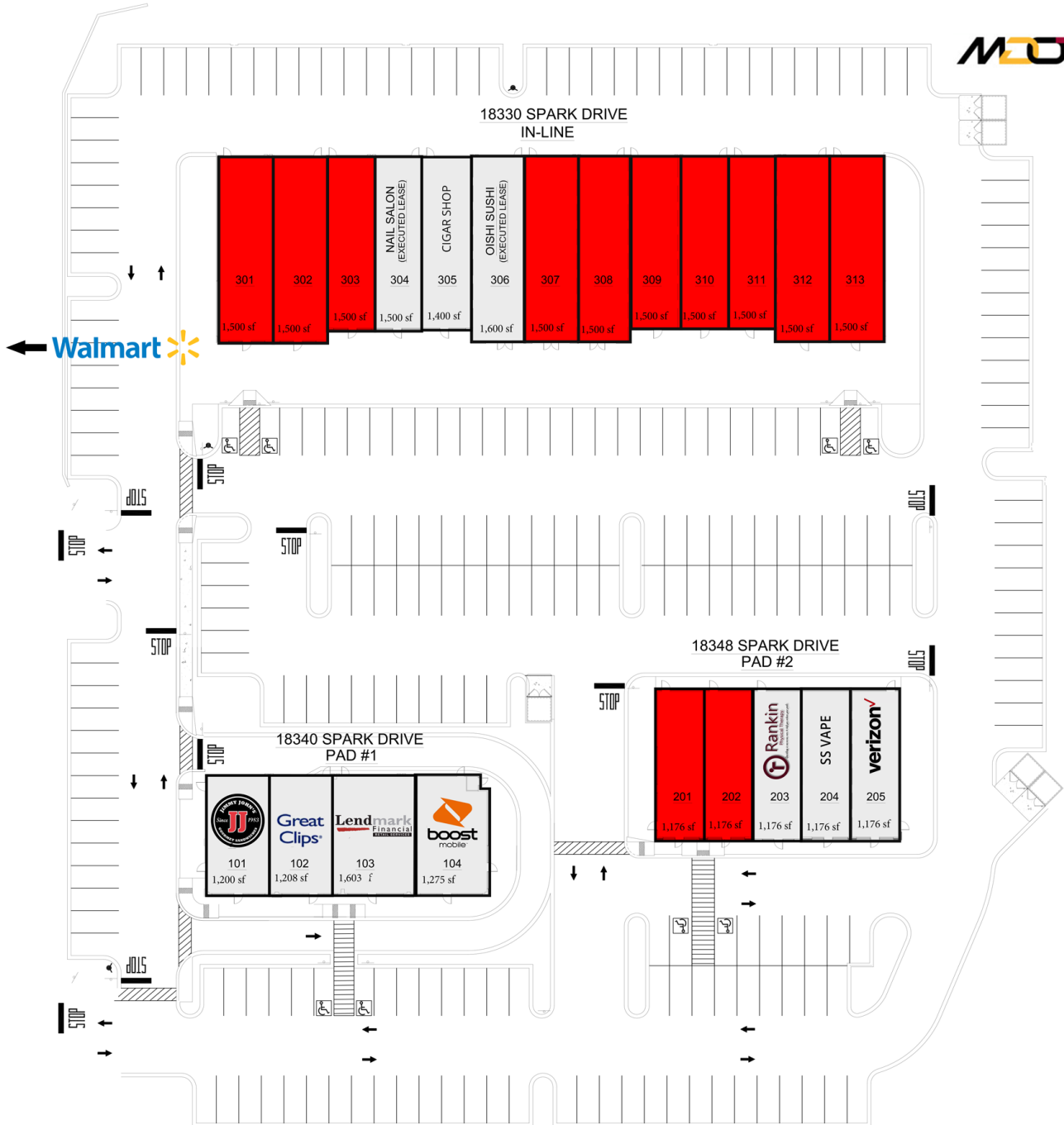
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,044	14,326	34,980
Total Population:	2,523	35,754	89,920
Average HH Income:	\$58,301	\$52,808	\$57,983

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SITE PLAN



RETAILER MAP



The Centre at Hagerstown

PETSMART Walmart hgregg
BED BATH & BEYOND DICK'S MARSHALLS

Longmeadow Shopping Center

CVS DOLLAR GENERAL

Stone House Square

LOWE'S weis

Valley Park Commons

Sams MARTIN'S LOWE'S

Valley Mall

JCP M K SEARS
Kmart Good Will. Great Price.

South End Shopping Center

CVS Save a lot MONKEY JOES

Centre at Antietam Creek

weis FIVE GUYS
MATTRESS WAREHOUSE DOLLAR TREE

Crosspoint Shopping Center

TARGET Michaels
KOHLS petco

Premium Outlets

Books & Bibles CK LANE BRYANT LOFT

Foxshire Plaza

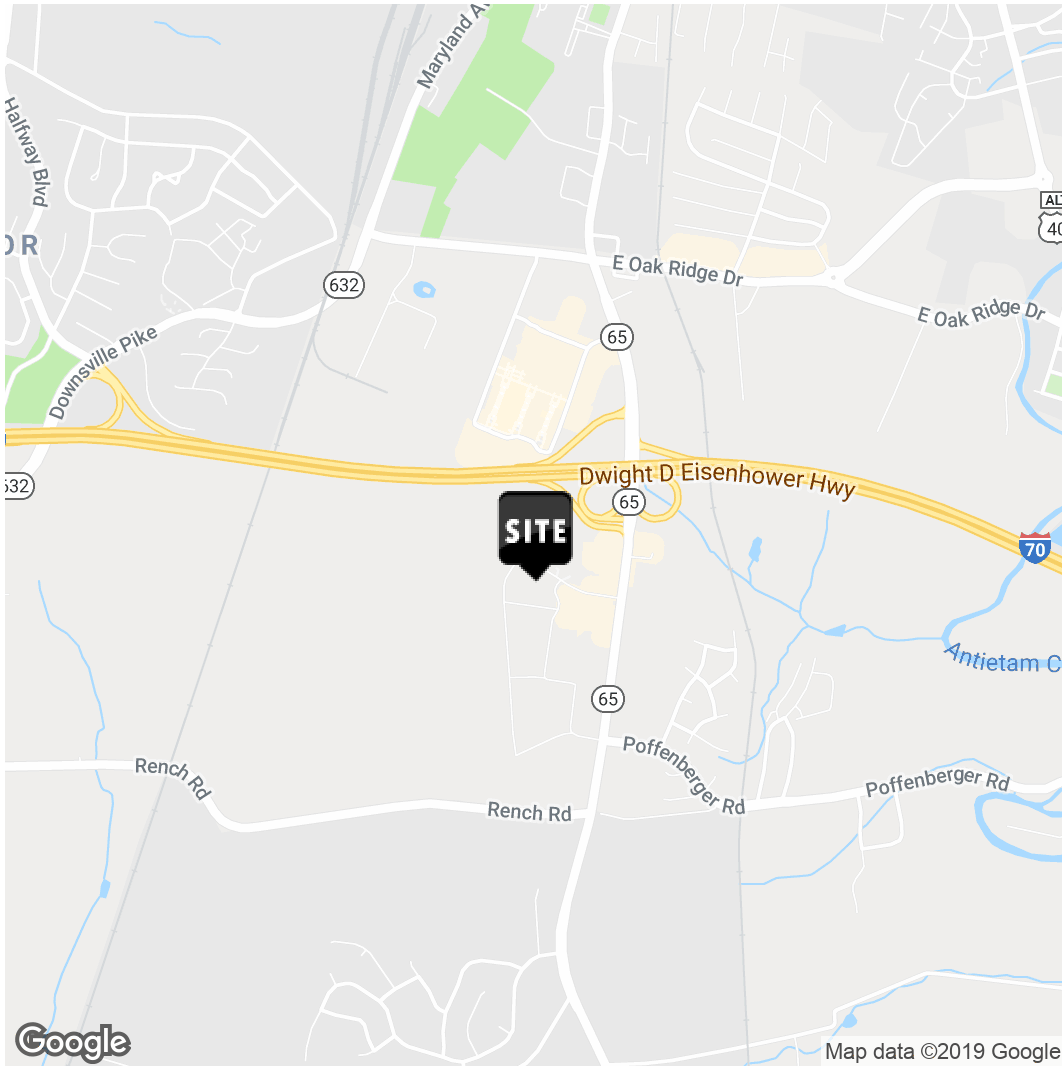
DOLLAR GENERAL DUNKIN' DONUTS

Hagerstown Commons

MARTIN'S J&J CVS pharmacy

Walmart

SITE



Susan McGee
 Senior Vice President
 571.620.5146
 Smcgee@divaris.com

Derek Heckman
 RE/MAX Commercial
 301.991.1235 or
 301.739.4800
 Derek@heckmancommercial.com



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