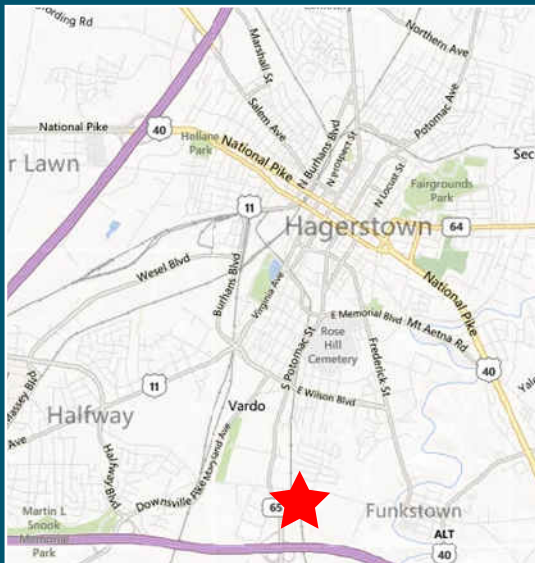


3 Pad Sites in Hagerstown

East Oak Ridge Drive - South Potomac Street | Hagerstown, MD



PROPERTY HIGHLIGHTS

- Adjacent to the Hagerstown Premium Outlets and Sheetz convenient store
- SHA approved entrance
- Traffic Counts:
8,351 VPD on Oak Ridge Drive
22,210 VPD on South Potomac Street
- Less than a mile from Interstate 70 interchange and brand new Walmart Supercenter development
- 5 schools within a half-mile radius

AVAILABLE

- Pad Site 1, Oak Ridge Mills Shopping Center: 17 acres, graded with SHA entrance
- Pad Site 2: 0.94 acres
- Pad Site 3: Up to 1.3 acres Available

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,914	52,194	90,829
Avg. HH Income	\$53,531	\$55,228	\$65,904

For leasing information:

Joe Falcone p. 703.284.7447 e. jfalcone@lpc.com



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RETAIL AERIAL

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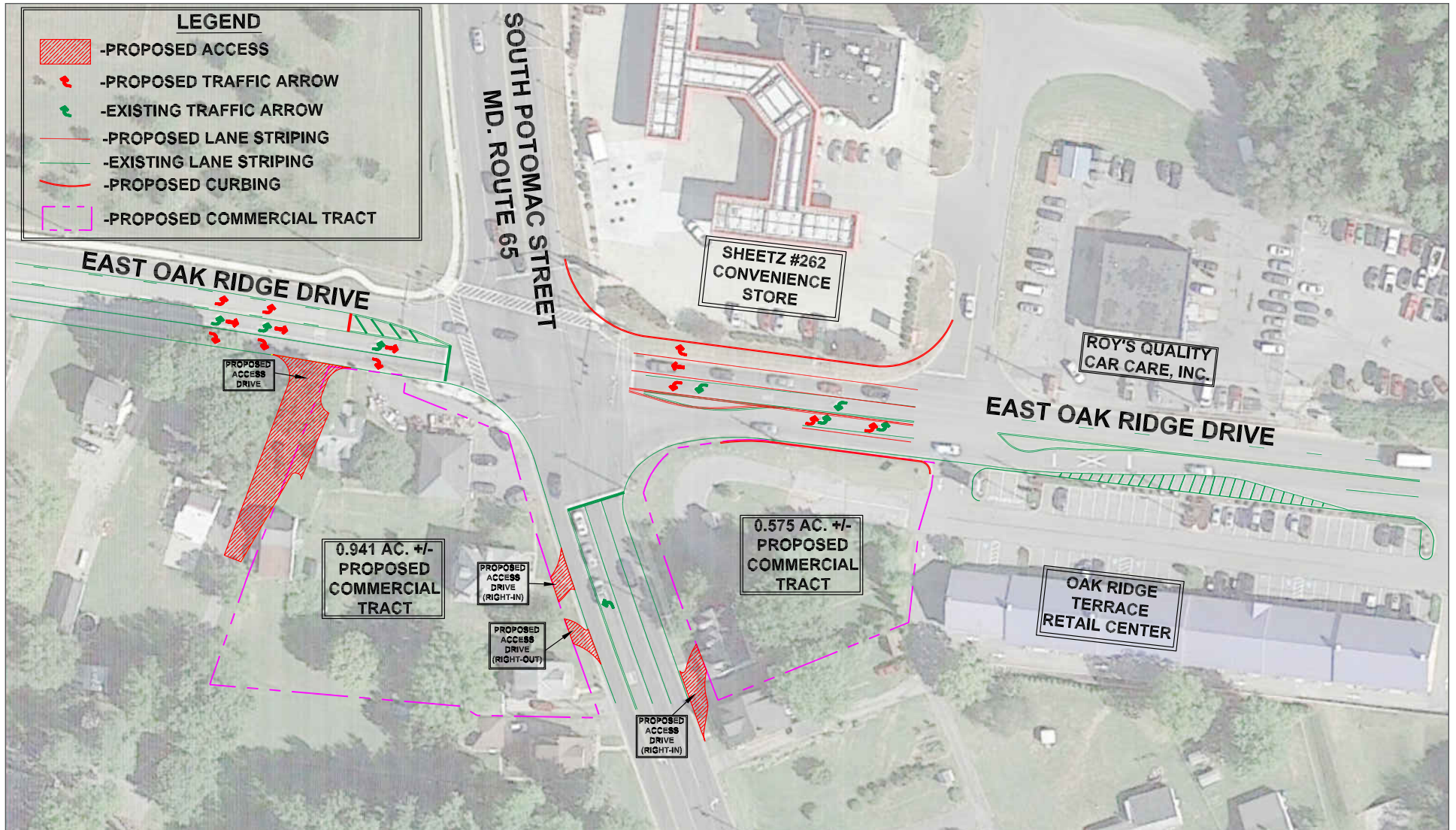
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PROPOSED INTERSECTION PLAN

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