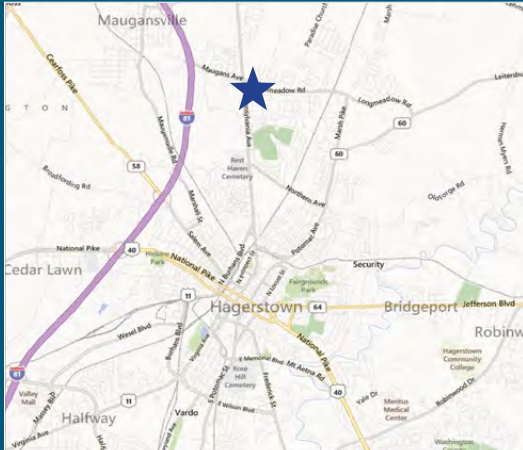


# Small Shop & Pad Sites Available in Hagerstown

Longmeadow Road and North Pointe Drive, Hagerstown, MD 21742



## PROPERTY HIGHLIGHTS

- Great small shop and pad opportunities in Martin's Food Center
- National co-tenancy: Martin's, Sheetz, Pizza Hut
- Traffic Count:
  - 12,000 VPD on Longmeadow Road
  - 15,000 VPD on Pennsylvania Ave

## SPACE AVAILABLE

- Pad A .92 Acres zoned commercial
- Pad B 1.6 Acres zoned commercial
- Shop 2,500 SF

Demographics	3 miles	5 miles	7 miles	10 miles
Population	37,305	72,837	82,352	160,097
Avg. HH Income	\$62,302	\$60,245	\$63,878	\$66,400

For leasing information:

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



BowmanDevelopment.com



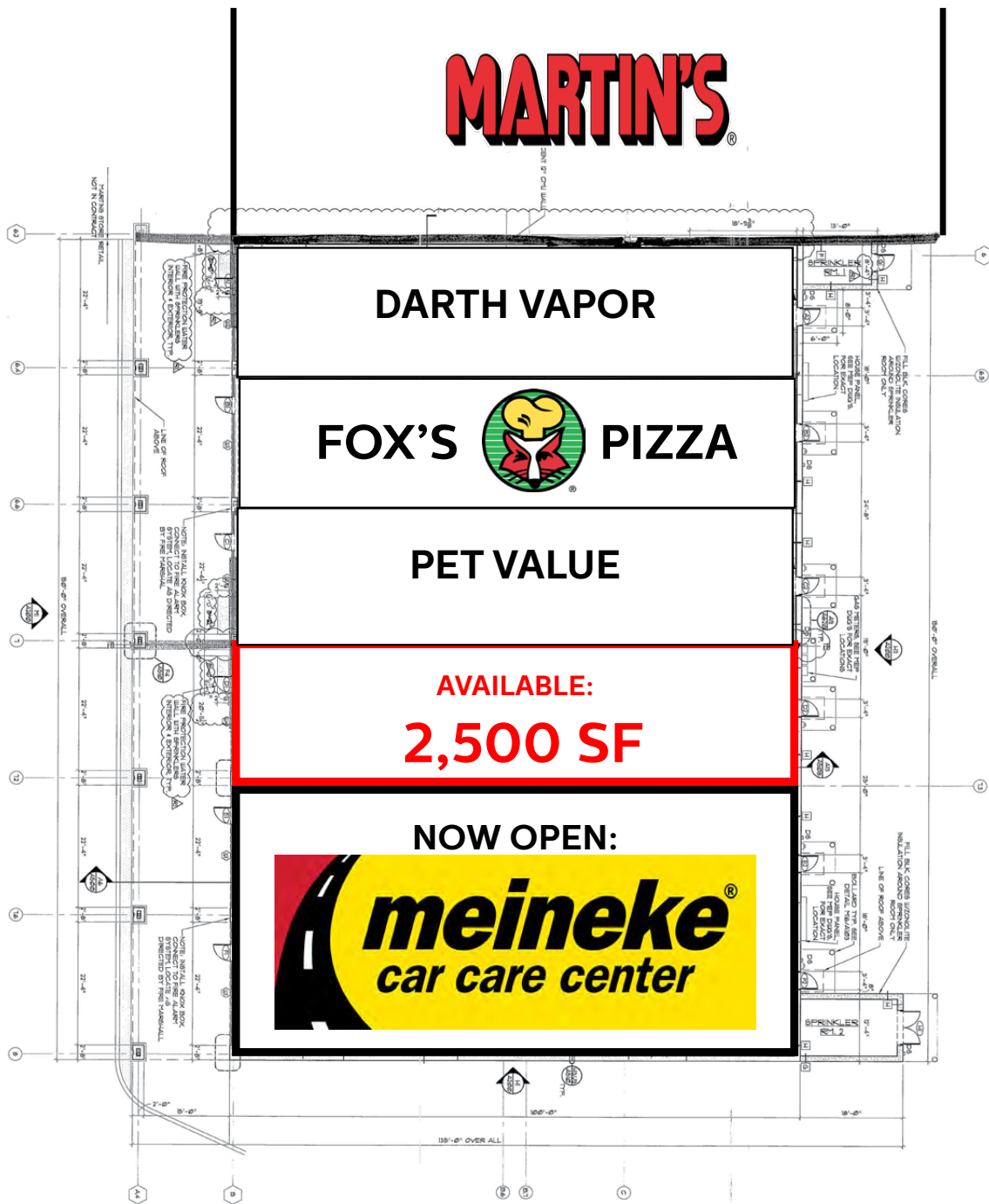


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# SMALL SHOP SITE PLAN

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# RETAIL AERIAL

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