

RETAIL *Hagerstown, MD*

1-25 East Oak Ridge Drive, Hagerstown, MD 21740

Prime small shop opportunity with proximity to Hagerstown Premium Outlets, the new Walmart Supercenter and five schools.



HIGHLIGHTS

- Highly visible small multi-user retail center
- Spaces are Code Compliant, Vanilla White Box ready for occupancy, only needs floor covering



For leasing information:

Rob Ferree

p. 301-223-1090

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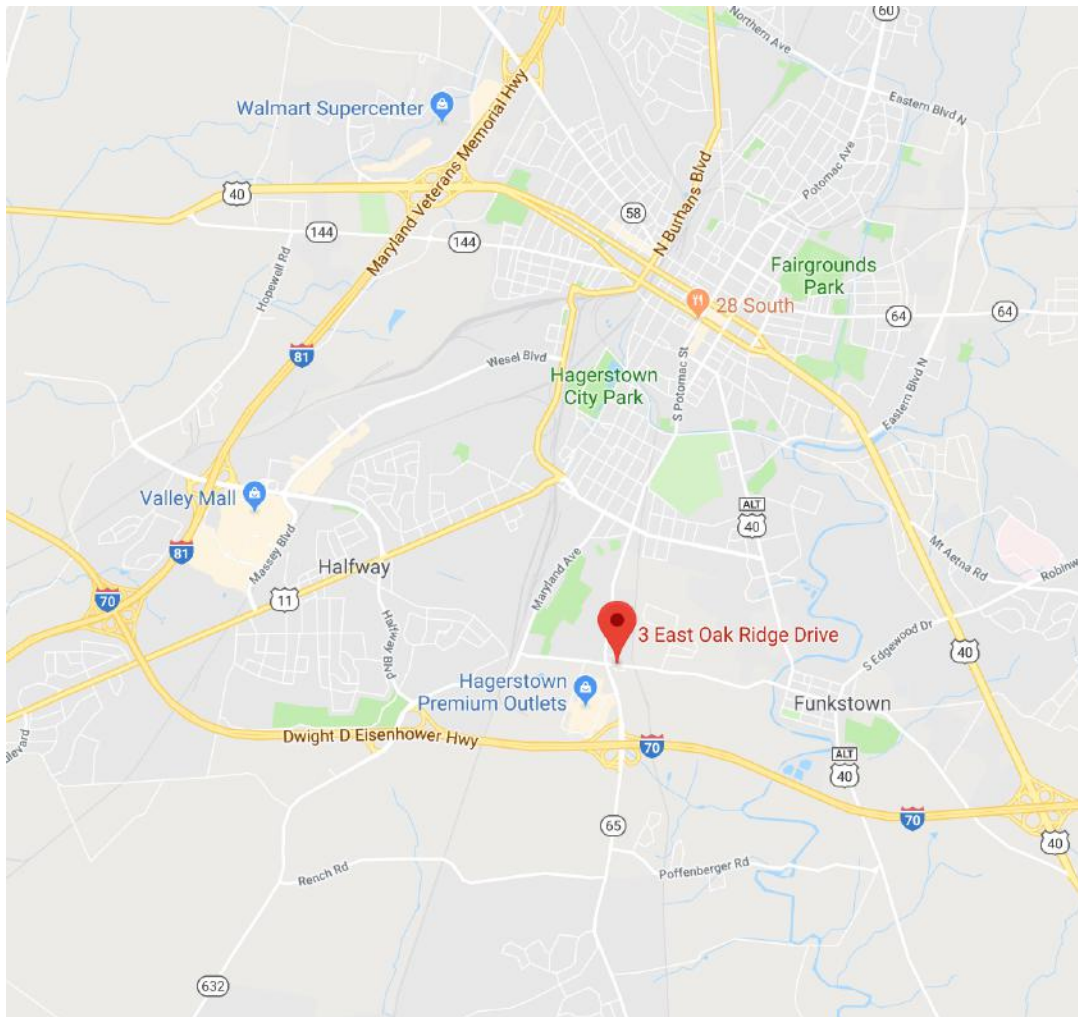
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Traffic Counts

South Potomac St- 23,153 VPD

I-70- 62,220 VPD



DEMOGRAPHICS

	3 miles	5 miles	Trade Area
• Population	40,262	88,559	261,486
• Avg, HH Income	\$60,530	\$64,170	\$55,142

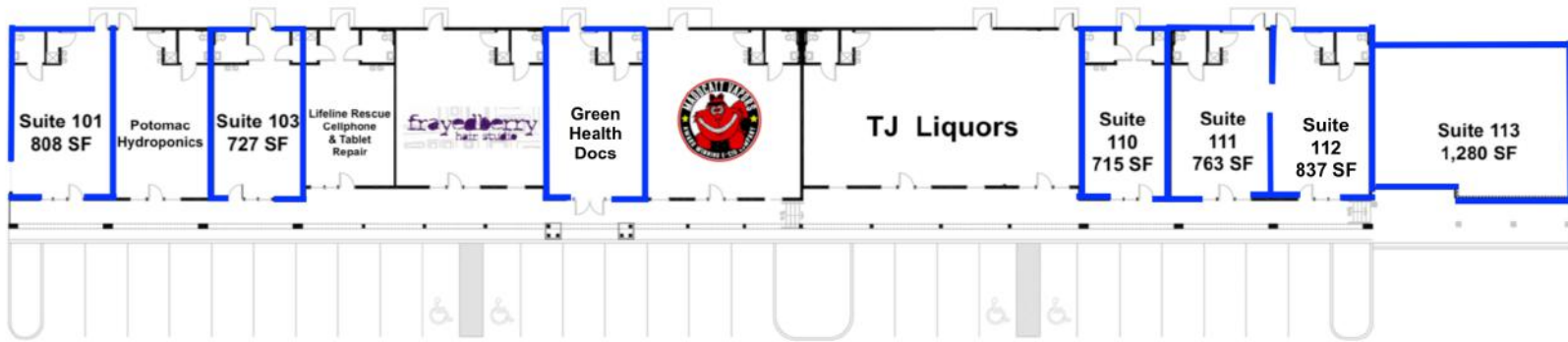


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Available Spaces for Lease

- **Suite 101- 808 SF**
- **Suite 103- 727 SF**
- **Suite 110- 715 SF**
- **Suite 111- 763 SF***
- **Suite 112 837 SF***
- *Suite 111 & 112 Combined space of 1,600 SF consisting of 837 SF in Suite 112 and 763 sf in Suite 111 with an inter-connecting opening. The space can be demised into two separate spaces.
- **Suite 113- 1,280 SF***
- *Suite 113 consists of 720 SF of updated office space & a drive through heated garage. Garage can be converted into a showroom for addition office



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