

# PAD SITE *Hagerstown, MD*

10525 Sharpsburg Pike Hagerstown, MD

Single or multi tenant pad sites available located immediately off exit 29 on Interstate 70. Sheetz Convenience Store construction beginning soon.

Pad Site or Retail Space Opportunities For Lease



## HIGHLIGHTS

- Adjacent to new Aldi Grocery Store and Dunkin Donuts (Now Open)
- Taco Bell under construction nearby
- Located near the Premium Outlets with over 6 million visit per year
- Located across from the new Walmart Supercenter development



For leasing information:

Rob Ferree

p. 301-223-1090

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TRAFFIC COUNTS  
MD 65- 22,620 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



For leasing information:

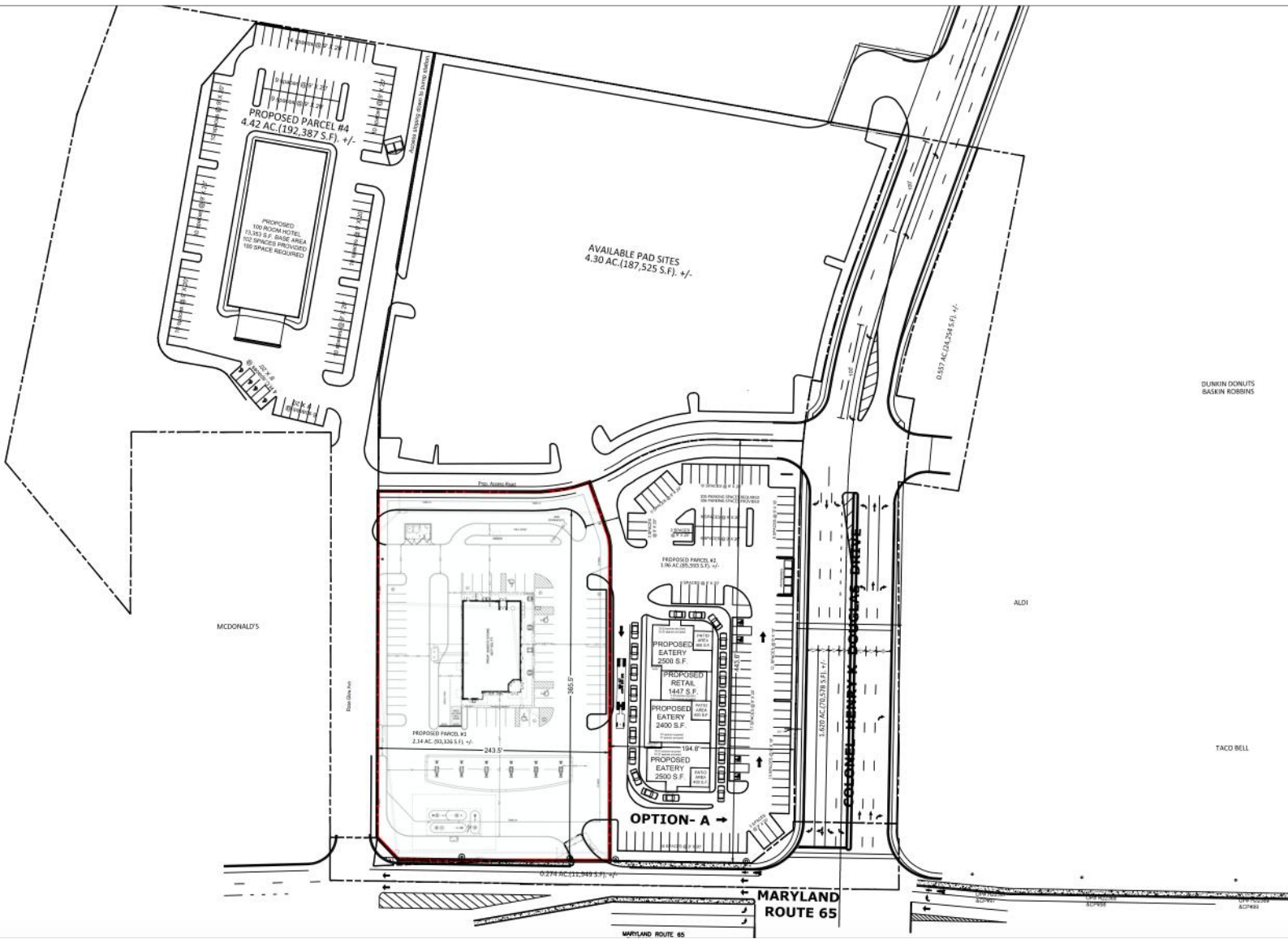
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## Concept A

Small retail building that includes two end caps with drive-thru's



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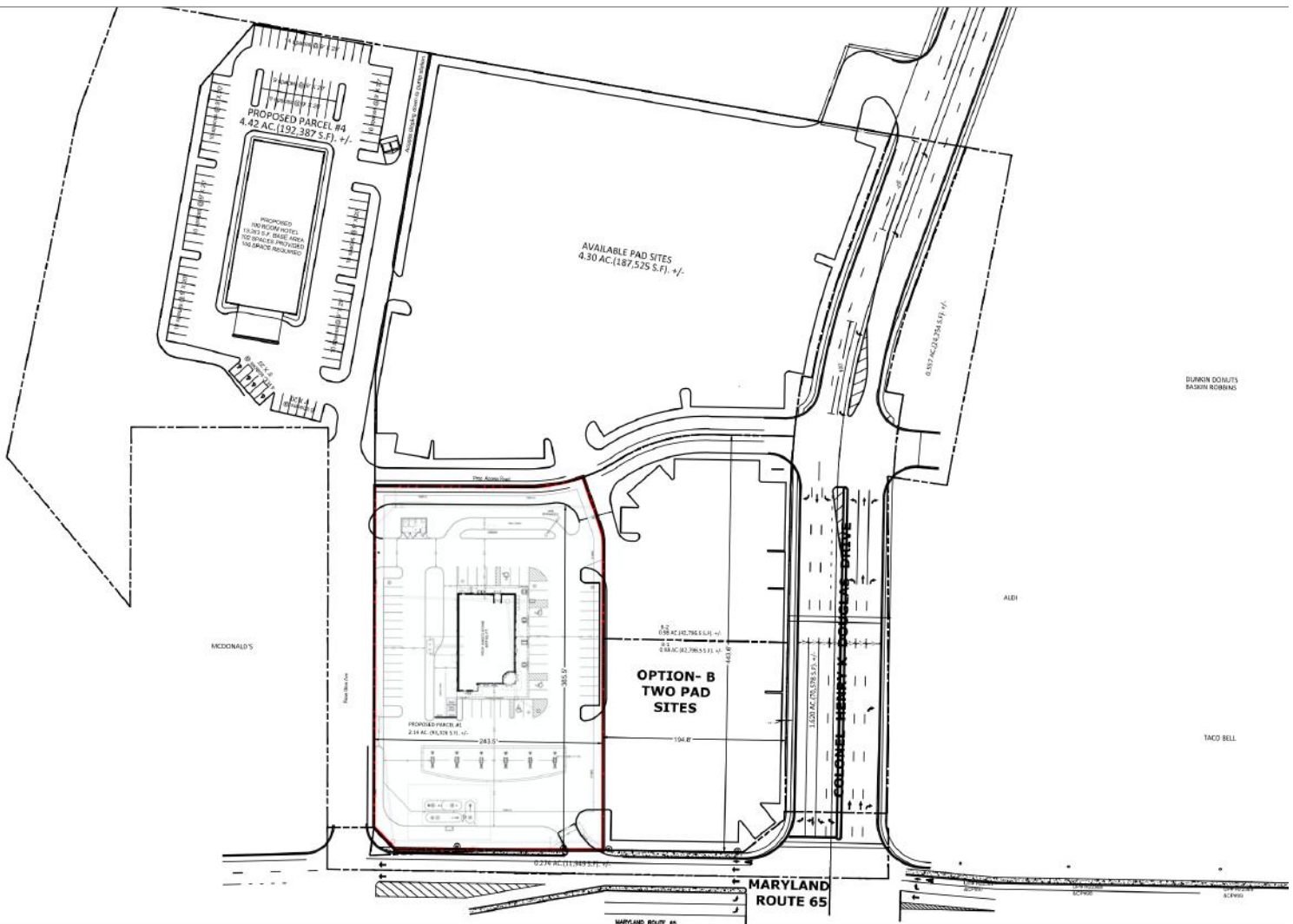
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## Concept B

Same parcel shown as two pad sites



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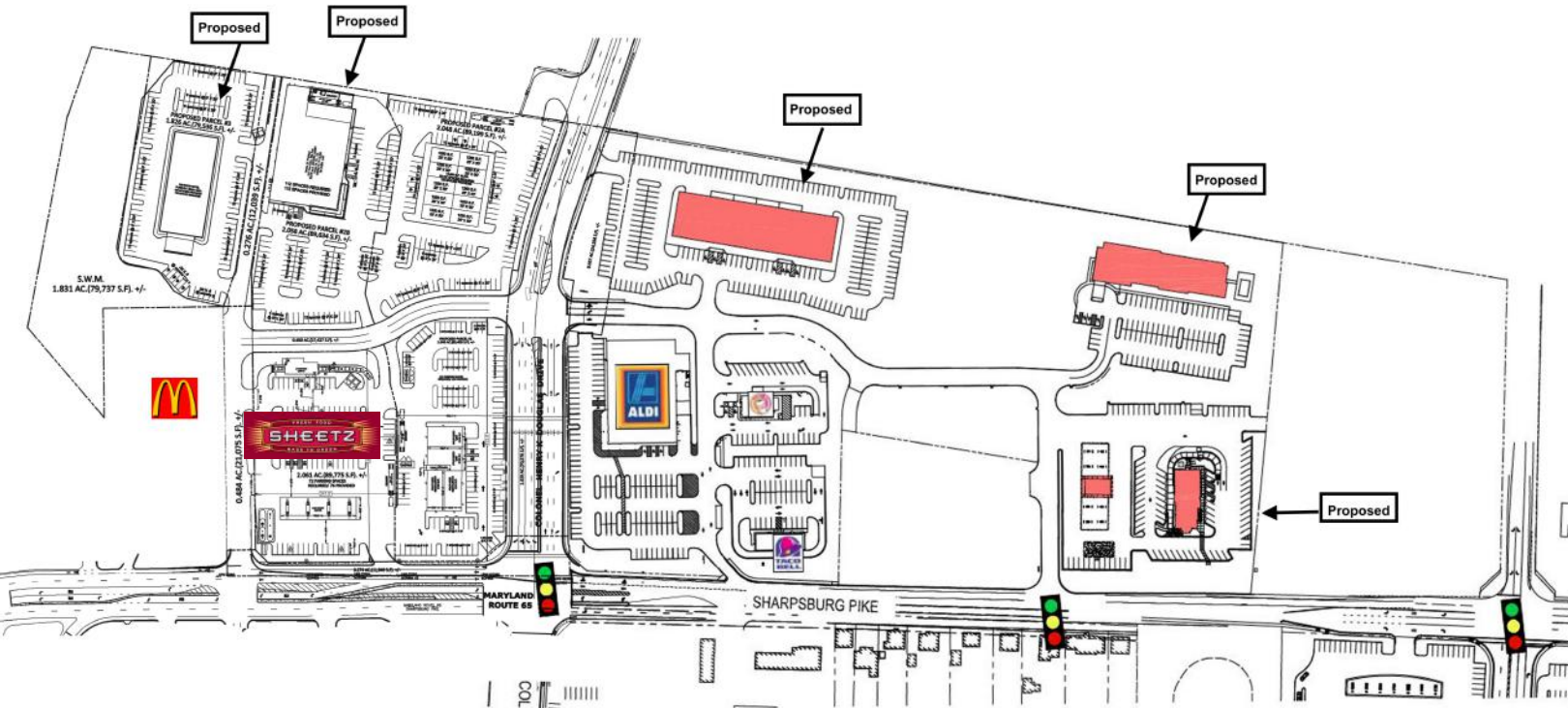
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## Sharpsburg Pike Development



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**NEW Sheetz Building on Site**



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