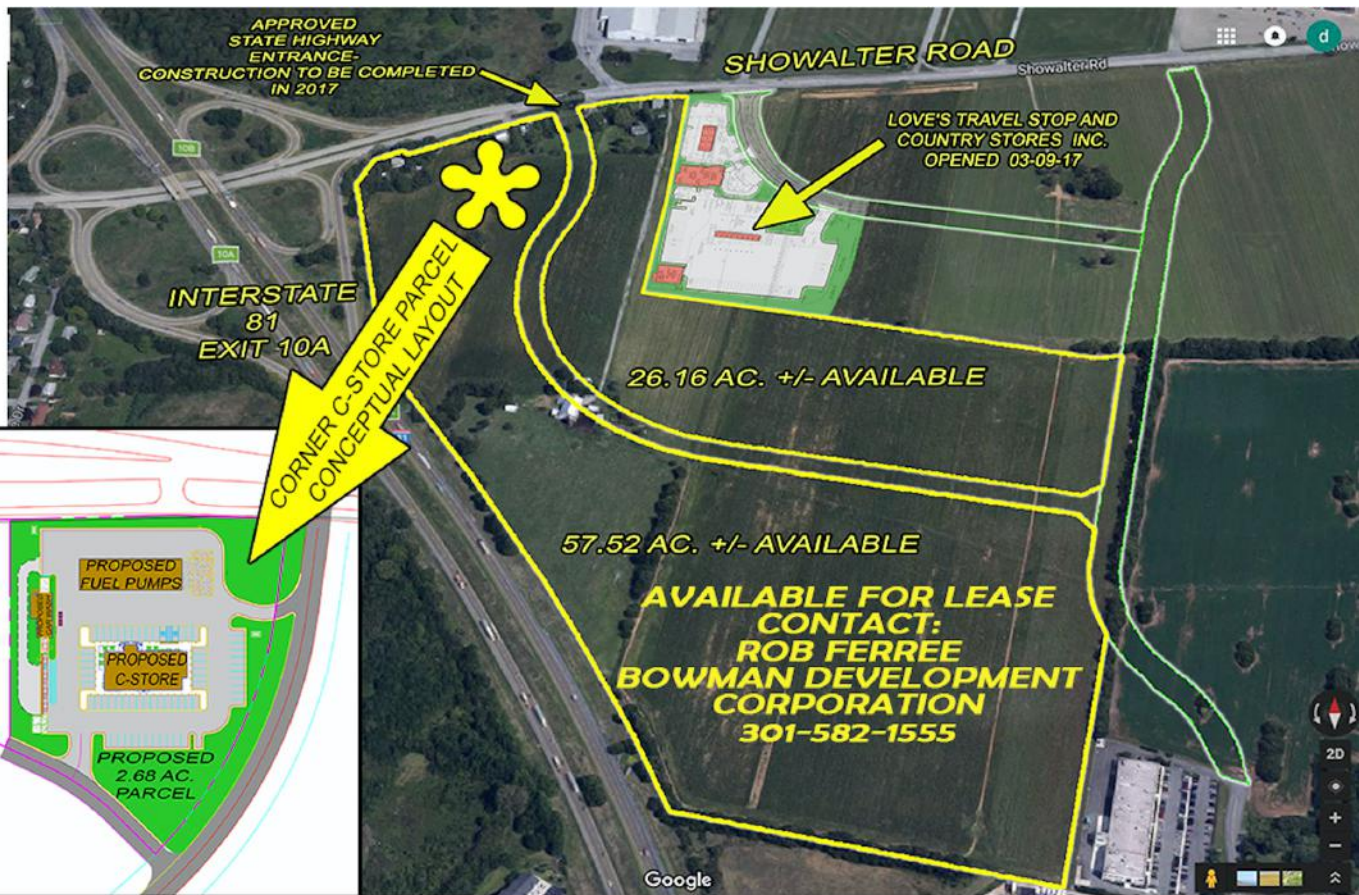


# PAD SITE *Hagerstown, MD*

Showalter Rd, Hagerstown MD

This land is highly visible from I-81 and immediately adjacent to the Hagerstown Regional Airport, Love's Truck Plaza and 1 Million SF Amazon Food Distribution Center.



## HIGHLIGHTS

- 88 acres of land available
- Flexible zoning- great for a retail, corporate campus location or warehouse
- Public water, sewer and natural gas are available
- Site entrance in place
- Available independent fiber-optic service with high up and down loading speeds



For leasing information:

Rob Ferree

p. 301-223-1090

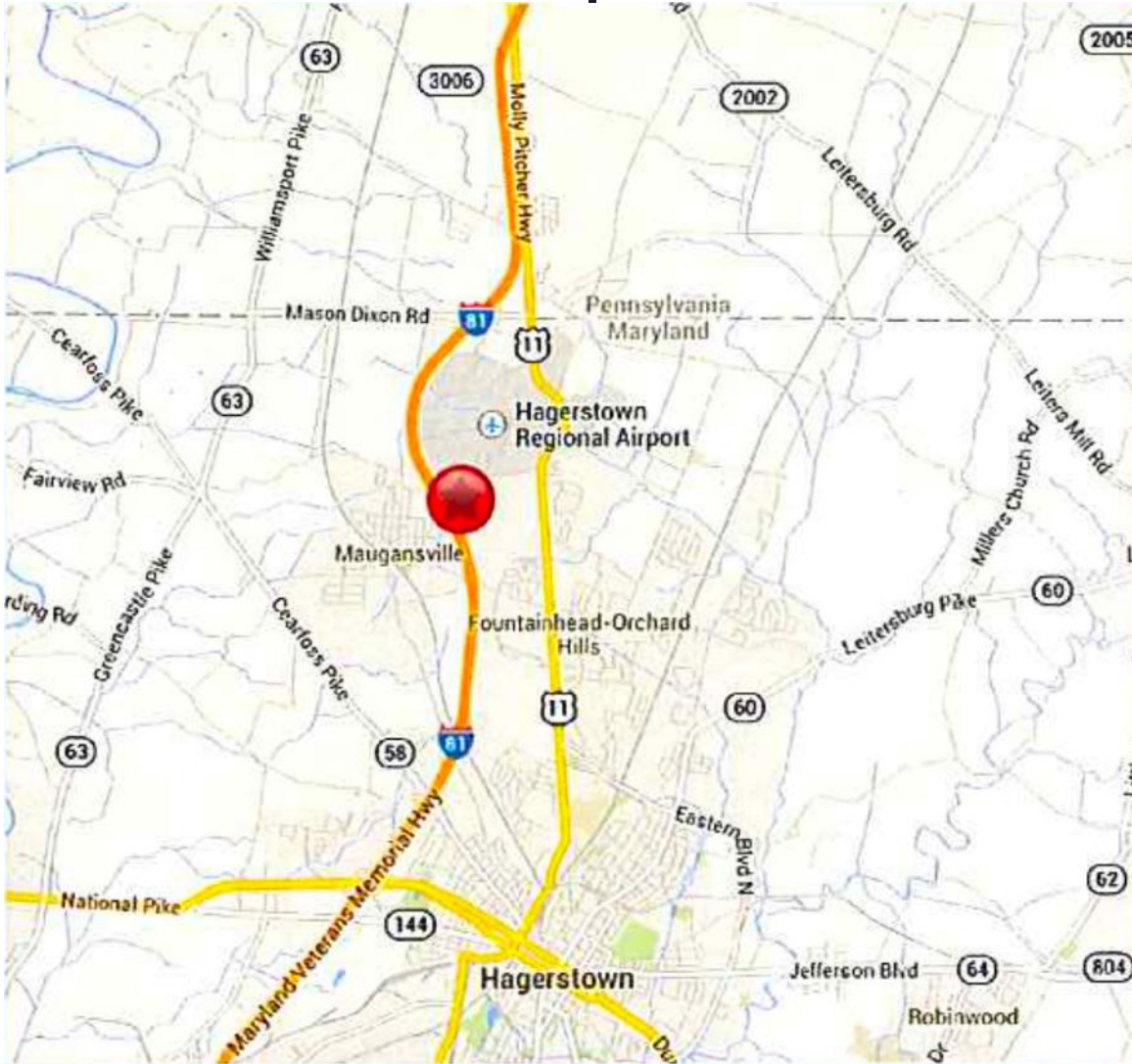
e. rferree@dmbowman.com

# PAD SITE *Hagerstown, MD*

Showalter Rd, Hagerstown MD

TRAFFIC COUNTS

I-81- 55,291 VPD



## DEMOGRAPHICS

|                | 3 miles  | 5 miles  | Trade Area |
|----------------|----------|----------|------------|
| Population     | 19,588   | 61,100   | 261,486    |
| Avg. HH Income | \$72,266 | \$62,573 | \$55,142   |



For leasing information:

Rob Ferree      p. 301-223-1090      e. rferree@dmbowman.com

# PAD SITE *Hagerstown, MD*

Showalter Rd, Hagerstown MD

