

# PAD SITE *Hagerstown, MD*

11903 Greencastle Pike, Hagerstown, MD

A 175 acre industrial park to be developed at the western edge of the successful Hopewell Valley Industrial Area.

Halfway Blvd. extended to be started in the Spring 2019 and is projected to be finished by the Summer of 2022.



## HIGHLIGHTS

- Great C-Store location at MD-63 and Halfway Blvd
- Located near major distribution and manufacturing facilities; including Lenox, Home Depot, Staples, Tractor Supply, Cinetic Landis, Pavestone
- Located just west of the successful and expanding FedEx Ground Regional Distribution Center and just northeast of the new FedEx Freight facility.
- Approved SHA entrance to be constructed in Spring of 2018
- Easy access to I-70 and I-81

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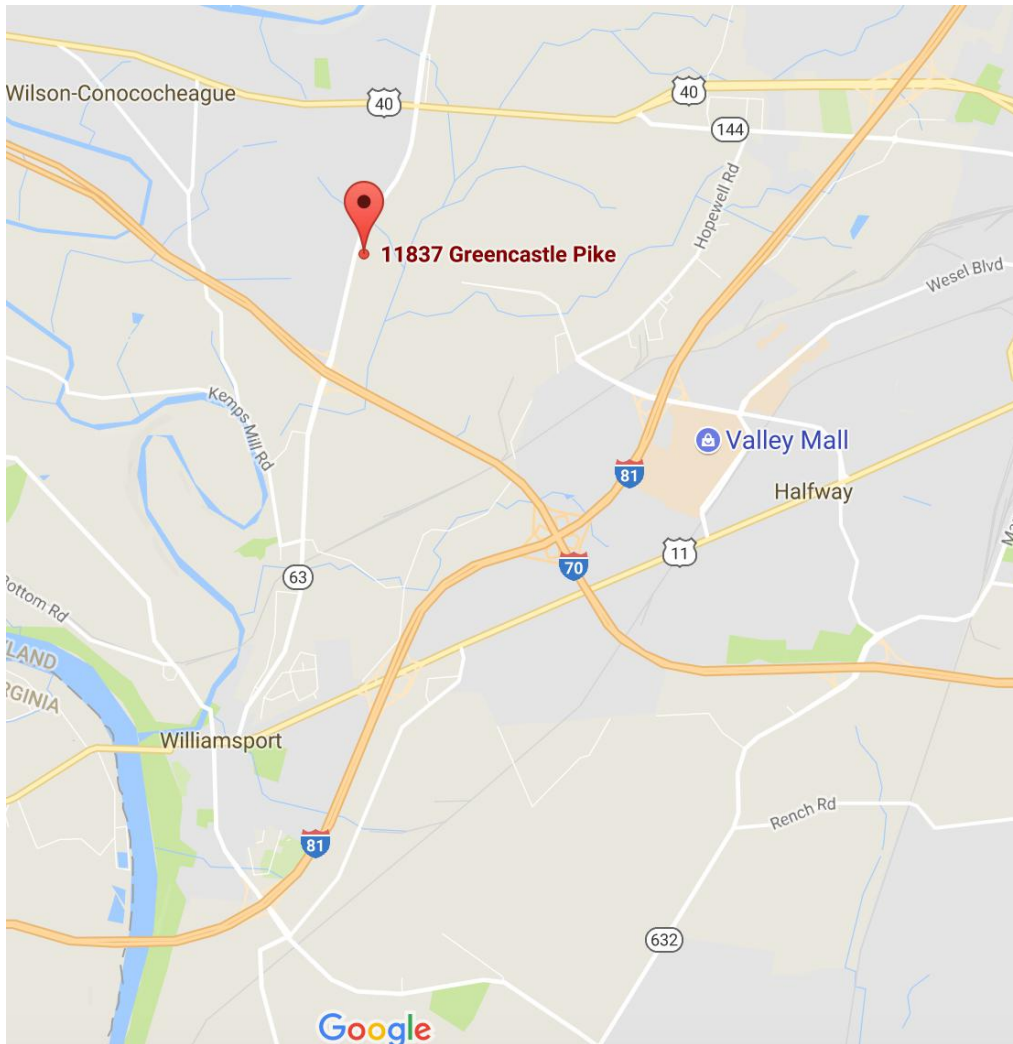
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## TRAFFIC COUNTS

I-81- 77,341 VPD

I-70- 40,701 VPD

MD-63- 9,824 VPD



## DEMOGRAPHICS

|                | 3 miles  | 5 miles  | TRADE AREA |
|----------------|----------|----------|------------|
| Population     | 18,488   | 63,123   | 261,486    |
| Avg, HH Income | \$64,928 | \$59,763 | \$55,142   |



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