

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.



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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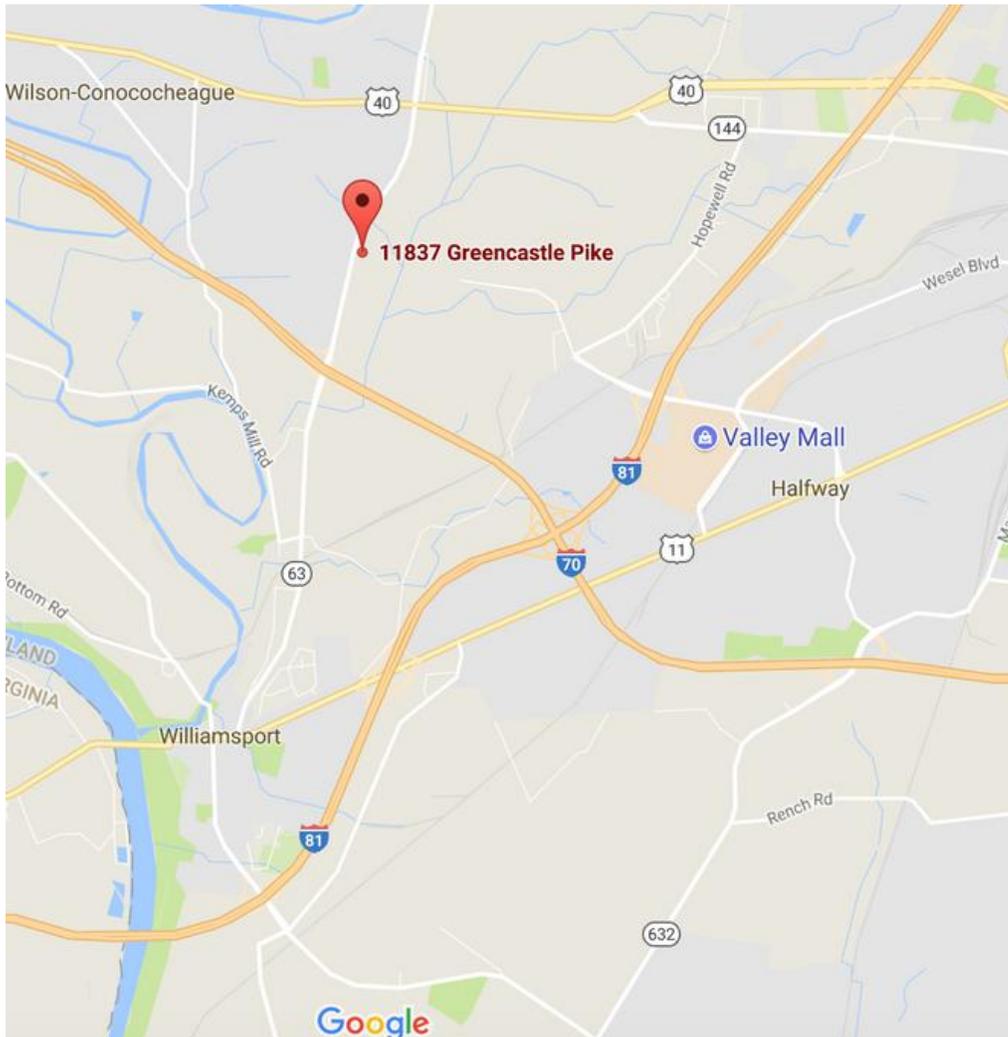
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TRAFFIC COUNTS

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



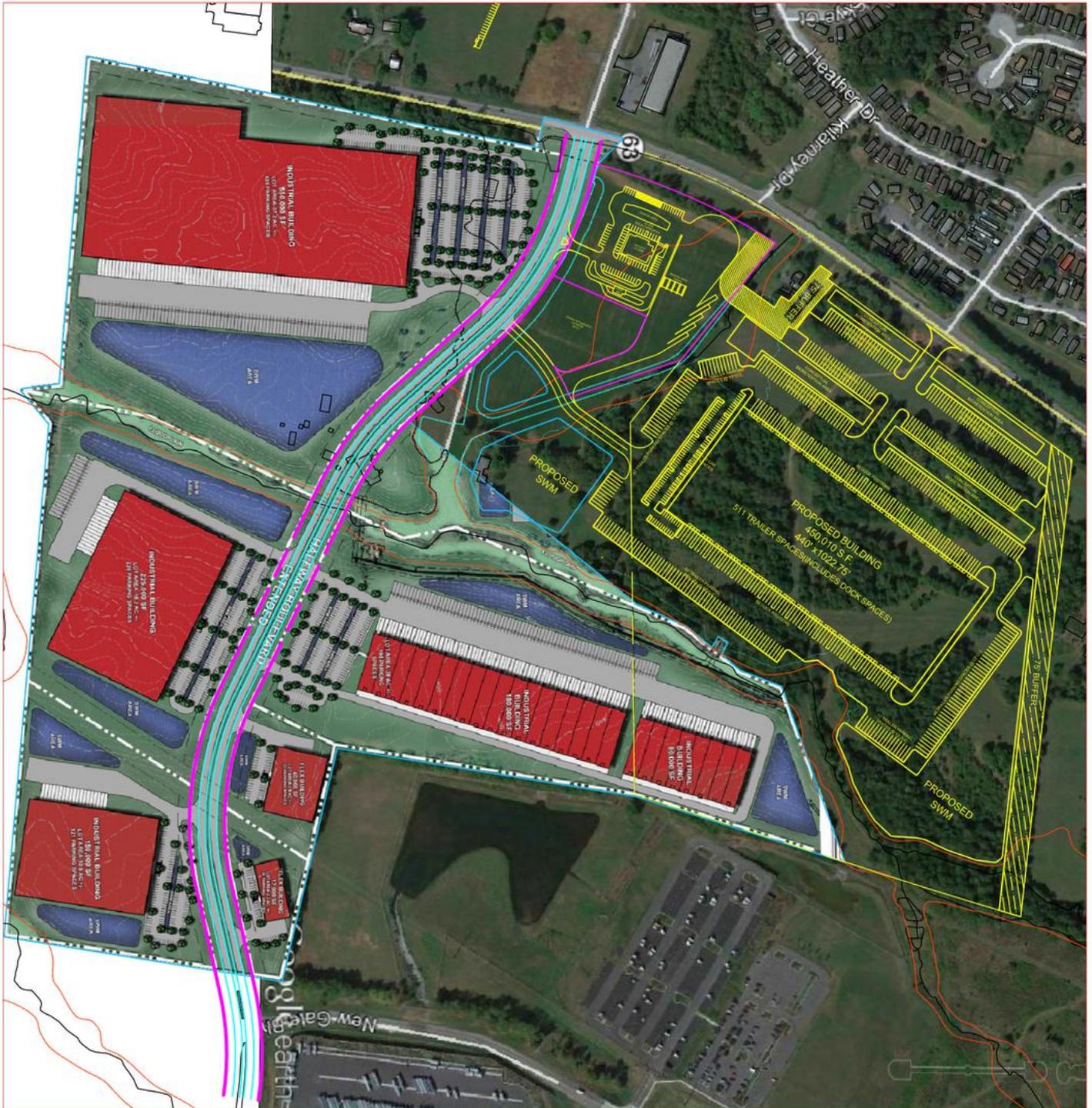
For leasing information:

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Concept



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