

# PAD SITE *Hagerstown, MD*

11903 Greencastle Pike, Hagerstown, MD

Westgate- A 175 acre industrial park to be developed at the western edge of the successful Hopewell Valley Industrial Area. Ground lease and build to suit opportunities available.

Halfway Blvd. extended construction began Spring 2021 providing direct access to Exit 5 on I-81.



## HIGHLIGHTS

- Located just west of the large FedEx Ground Regional Distribution Center and just northeast of the new FedEx Freight facility.
- Great C-Store or Truck Stop location at MD-63 and Halfway Blvd
- Located near major distribution and manufacturing facilities; including Lenox, Home Depot, Staples, Tractor Supply, Cinetic Landis, Pavestone
- Easy access to I-70 and I-81
- Located in the State Enterprise Incentive Zone



For leasing information:

Rob Ferree

p. 301-223-1090

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## CURRENT TRAFFIC COUNTS

I-81- 77,341 VPD

I-70- 40,701 VPD

Halfway Blvd- 7,800 VPD

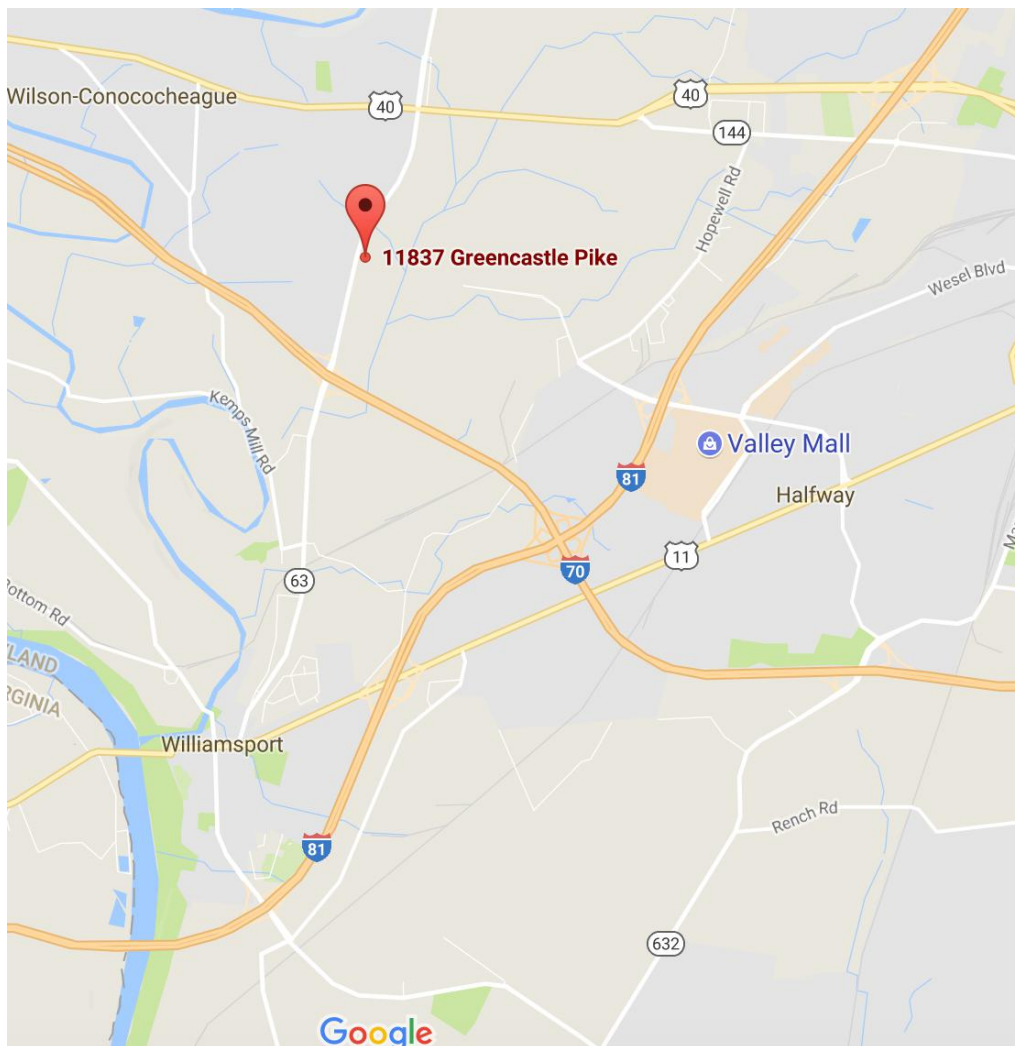
MD-63- 10,065 VPD

## PROJECTED TRAFFIC COUNTS

upon completion of Halfway Blvd.

Halfway Blvd- 10,960 VPD

MD-63- 21,010 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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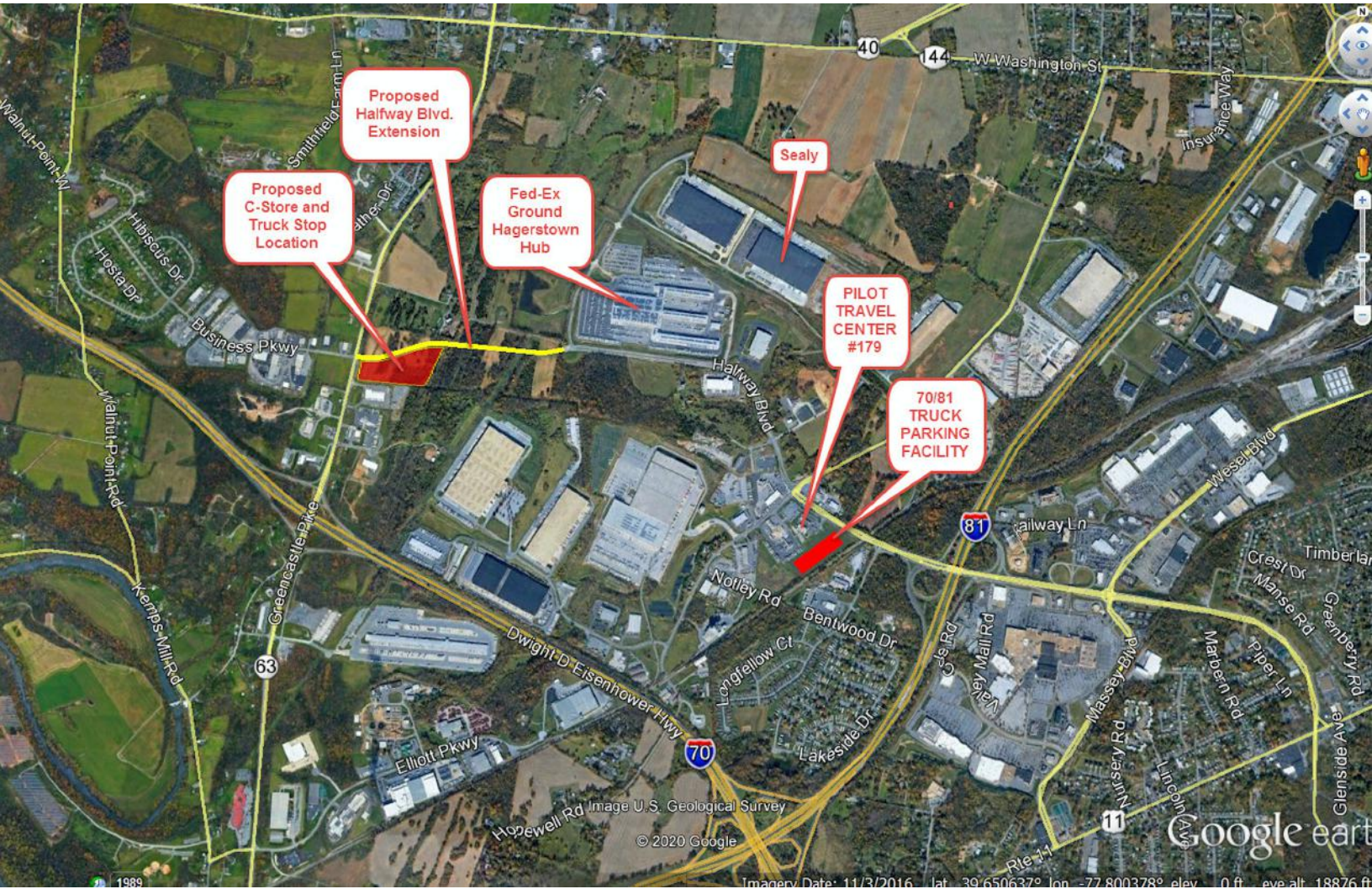
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## The Hopewell Valley Industrial Park



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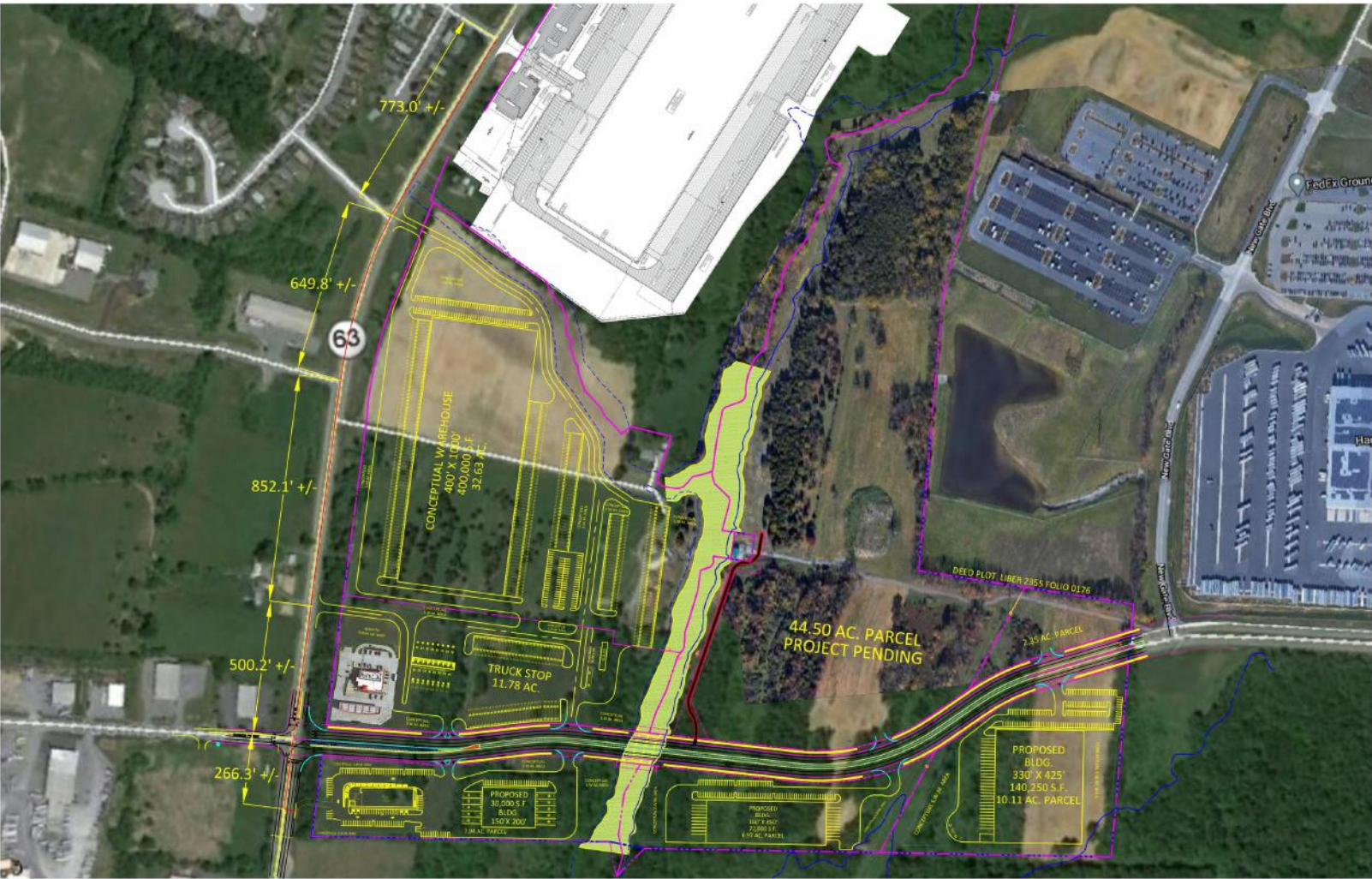
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## Full Westgate Industrial Park Concept



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