

PAD SITE *Hagerstown, MD*

17550 Virginia Avenue Hagerstown, MD

.77 Acre developed site available with a 3,100 SF former Sheetz Convenience Store.

Ground Lease or Build to Suit

\$2,500/month NNN AS IS



HIGHLIGHTS

- Successful retail site for 30 years
- Located at a busy accessible corner with a traffic light
- Over 11,000 vehicles per day



For leasing information:

Rob Ferree

p. 301-223-1090

e. rferree@dmbowman.com

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TRAFFIC COUNTS

Virginia Ave 11,025 VPD



DEMOGRAPHICS

	3 miles	5 miles
Population	42,517	88,219
Avg, HH Income	\$41,208	\$47,823



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Site Concept



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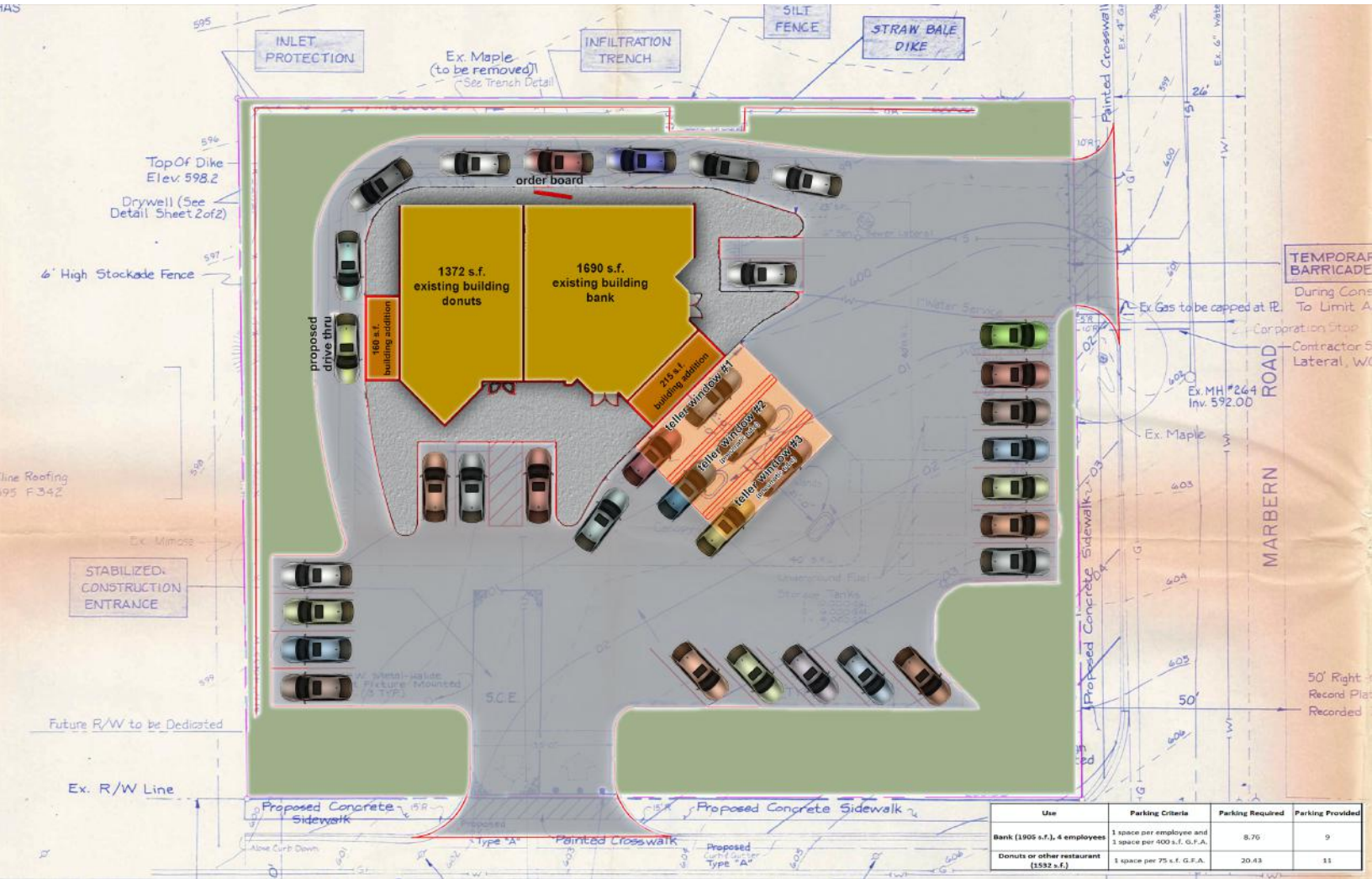
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Site Plan Concept



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Retail Site Map

Road to the
Valley Mall & I-81



Road to I-70