

VIRGINIA AVE COMMERCIAL PARCEL

16432 VIRGINIA AVE HAGERSTOWN, MD 21740

- Traffic Counts: 62,351 VPD (I-81) and 15,630 VPD (US-11)
- 0.75AC up to 2.72AC parcel available
- Busy commercial corner adjacent to Interstate ramp
- Zoned highway interchange
- Entrances off of Brookmeade Rd and Virginia Ave will be permissible

2018 Q4 Update

- **Access Break approved along Virginia Ave**
- Traffic light approved when merited
- Site Plan approval estimated at 9 months from notice to proceed
- **C-Store Concept Attached**



For leasing information:
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C-Store Concept Plan

