



JOIN THESE RETAILERS



INLINE SPACE AND PAD SITE FOR LEASE

- 384,000 square foot power center.
- Located just north of Valley Mall, anchored by Macy's, JCPenney and Sears.
- Known as "Hub City" and "Maryland's Gateway to the West," Hagerstown is a commerce and transit center, located at the intersection of I-81, I-70 and multiple railroads.
- With a population of 269,140, the Greater Hagerstown area was ranked as the fastest growing metropolitan area in the state of Maryland and among the fastest growing in the United States.

AVAILABLE SPACE

| SIZE | RATE | DELIVERY CONDITION | TIMING OF AVAILABILITY |
|-----------|----------|--------------------|----------------------------------|
| ±1 Acre | "MARKET" | "AS-IS" | IMMEDIATE |
| 47,886 SF | "MARKET" | "AS-IS" | NOVEMBER 1, 2022 |
| 5,200 SF | "MARKET" | "AS-IS" | WITHIN 60 DAYS OF EXECUTED LEASE |
| 2,975 SF | "MARKET" | "AS-IS" | IMMEDIATE |

*EST. NNN: \$6.33 PSF

OWNED BY: MOSAIC REALTY PARTNERS

FORREST H. MORRILL

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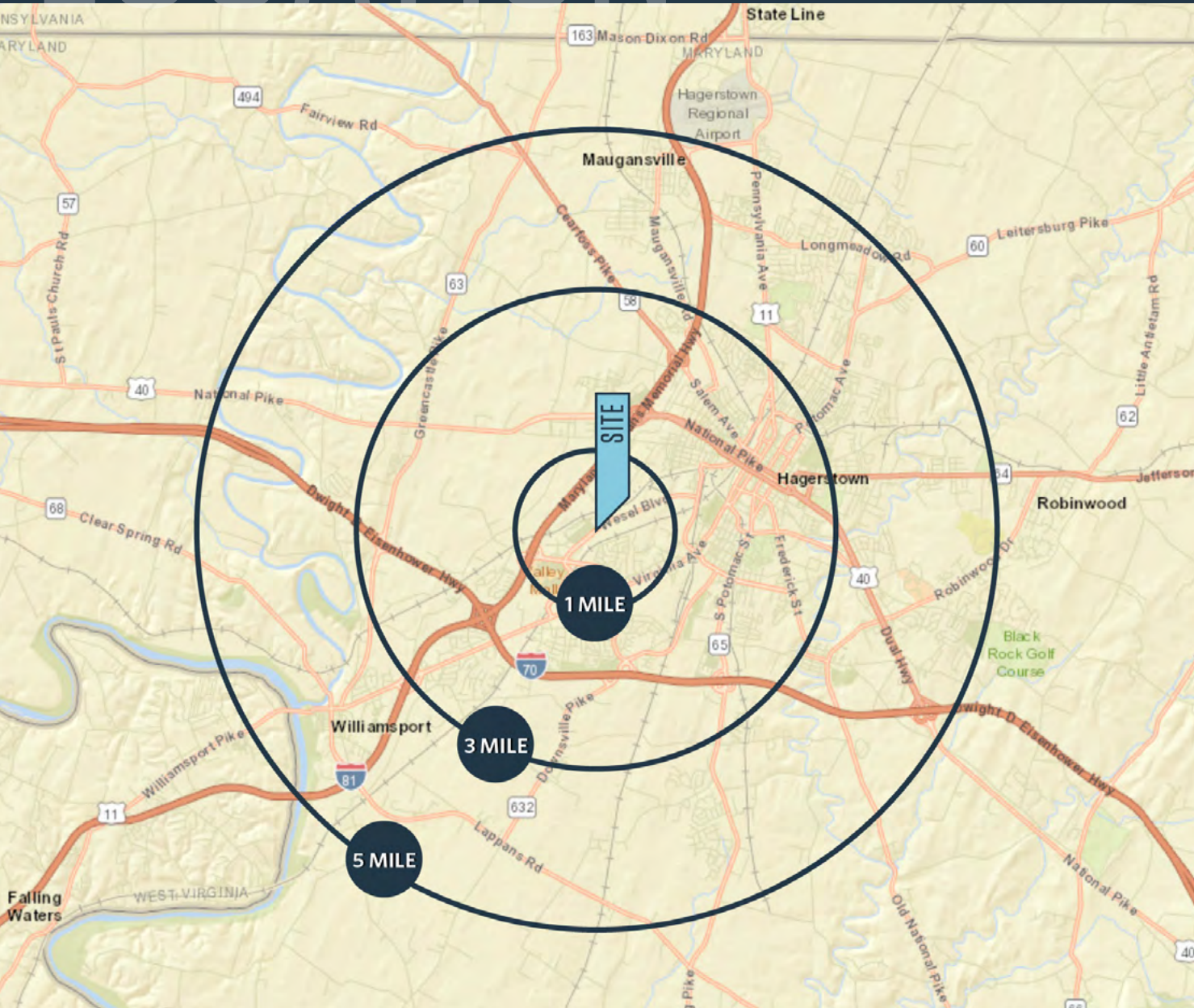
DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

LOCATION

VALLEY PARK COMMONS

1520 WESEL BLVD., HAGERSTOWN, MD 21740, WASHINGTON COUNTY



DEMOGRAPHICS | 2021:

| 1-MILE | 3-MILE | 5-MILE |
|------------------------------|----------|----------|
| Population 4,259 | 47,699 | 88,407 |
| Daytime Population 5,553 | 31,574 | 58,857 |
| Median HH Income \$35,682 | \$42,771 | \$51,843 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

I-81 75,470 ADT

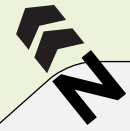
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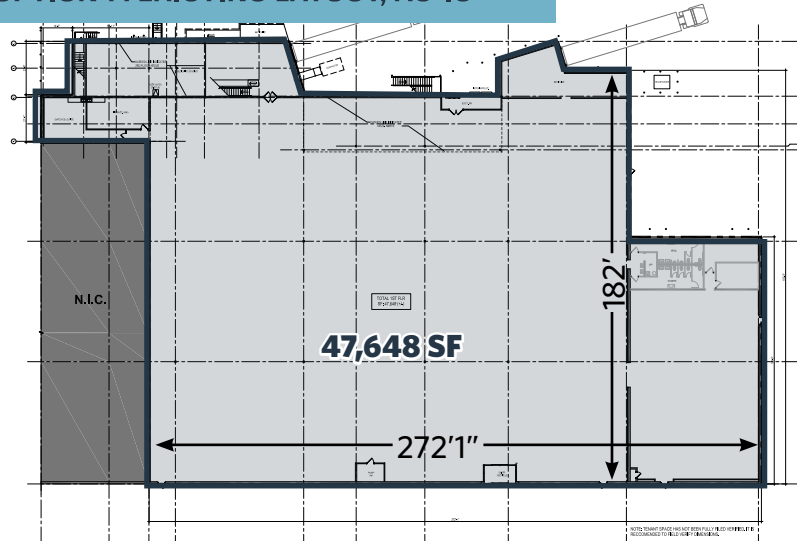
- AVAILABLE
- LEASED
- NOT A PART



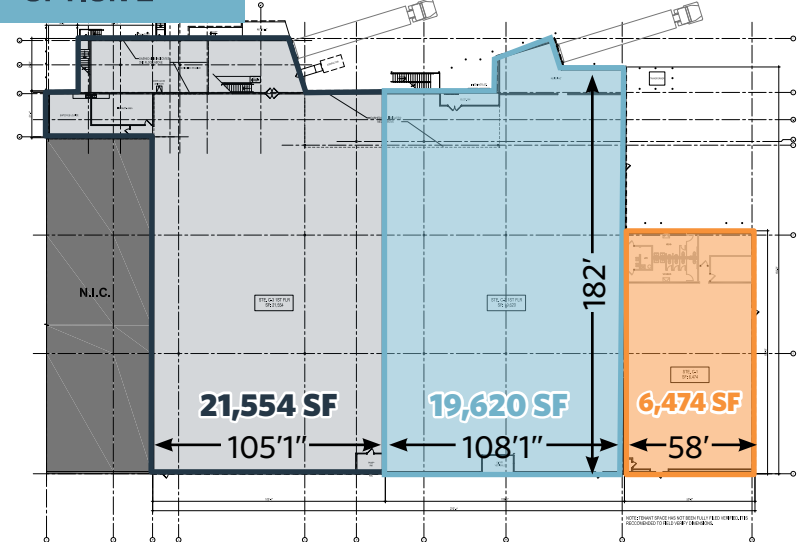
WESEL BLVD.



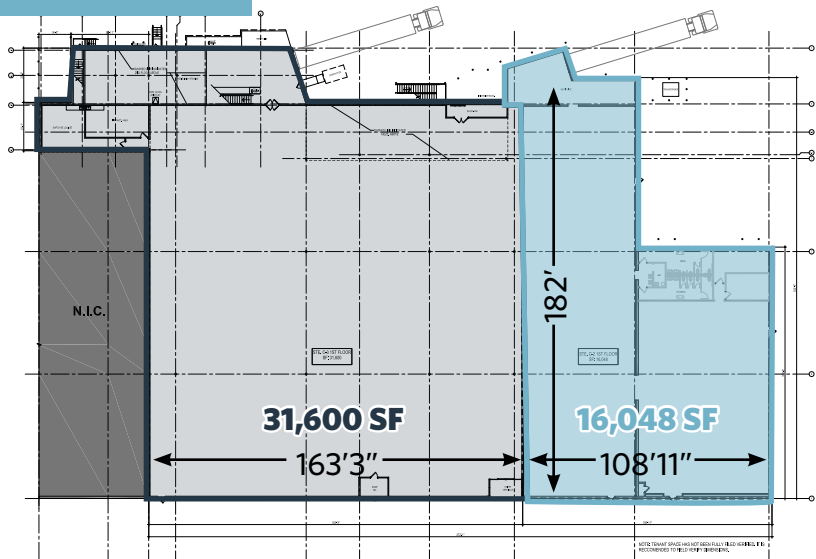
OPTION 1: EXISTING LAYOUT, AS-IS



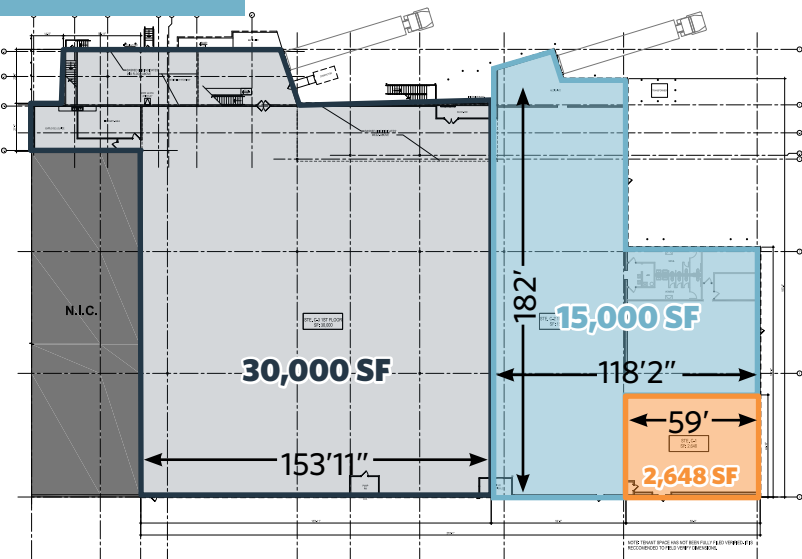
OPTION 2



OPTION 3



OPTION 4



AERIAL

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1520 WESEL BLVD., HAGERSTOWN, MD 21740, WASHINGTON COUNTY

47,886 SF



2,975 SF



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