

CROSS CREEK VILLAGE

10215 Sharpsburg Pike, Hagerstown, MD 21740
Washington County



AREA RETAILERS:



PROPERTY HIGHLIGHTS:

- Prime Pad site for Lease (approximately 2 acres) on Corner of Sharpsburg Pike (26,023 VPD) & Poffenberger Rd (2,851 VPD)
- 13 acre lot (divisible)
- Less than 0.25 mile from I-70 (70,291 VPD)
- Excellent visibility and convenient access from new Walmart Supercenter
- Build to Suit or Ground Lease opportunity
- Utilities on site with traffic approvals on hand

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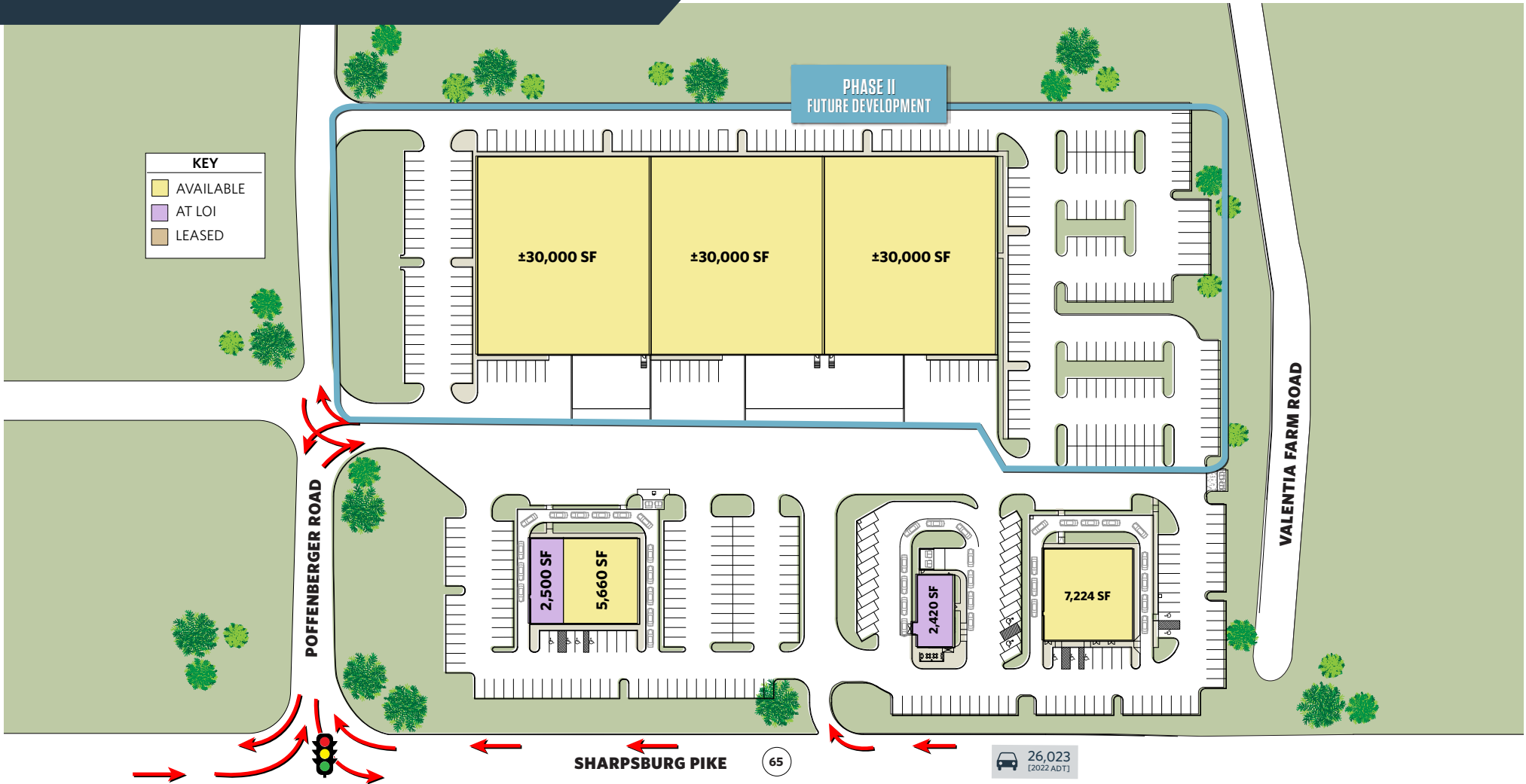
8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



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KEY	
AVAILABLE	(Yellow box)
AT LOI	(Purple box)
LEASED	(Brown box)



SITE PLAN

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CLOSE-UP AERIAL

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MARKET AERIAL

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DEMOGRAPHICS | 2023:

	3-MILE	5-MILE	7-MILE
Population	35,211	90,011	118,119
Daytime Population	36,826	99,485	125,747
Households	12,322	34,207	44,802
Average HH Income	\$81,542	\$80,145	\$86,379
Median HH Income	\$59,589	\$56,413	\$60,777

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Sharpsburg Pike	26,023 ADT
I-70	70,291 ADT
Distance to Washington DC	68 MILES
Distance to Baltimore	72 MILES

LOCATION & DEMOGRAPHICS

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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