



JOIN THESE RETAILERS

MARTIN'S

FUTURE NATIONAL
SPORTING GOODS RETAILER

LOWE'S

First United
Bank & Trust



INLINE SPACE AND PAD SITE FOR LEASE

- 384,000 SF 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
8,450 SF	"MARKET"	"AS-IS" (FORMER CVS)	IMMEDIATE
2,975 SF	"MARKET"	"AS-IS" (VANILLA SHELL)	IMMEDIATE

*EST. NNN: \$6.33 PSF

OWNED BY: **MOSAIC**
REALTY PARTNERS

FORREST H. MORRILL

fmmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY

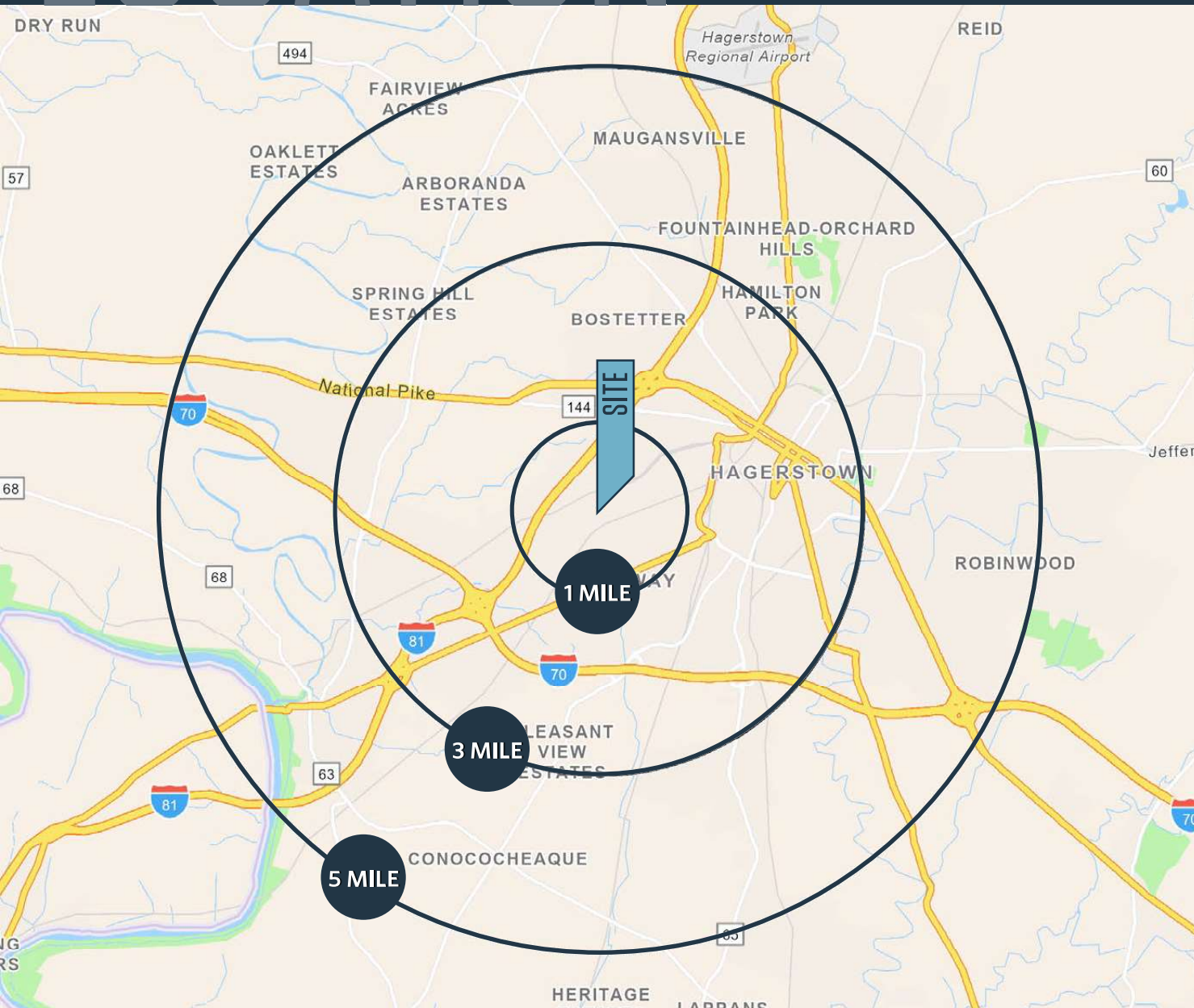
dcheney@klnb.com | 703-268-2703

klnb.com

LOCATION

VALLEY PARK COMMONS

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



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population 3,841	50,475	95,924
Daytime Population 6,830	33,668	61,585
Median HH Income \$48,870	\$49,217	\$56,529

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

I-81	75,221 ADT
Wesel Blvd	14,651 ADT

FORREST H. MORRILL

fmmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

klnb

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
±1 Acre	"MARKET"	"AS-IS"	IMMEDIATE
8,450 SF	"MARKET"	"AS-IS" (FORMER CVS)	IMMEDIATE
2,975 SF	"MARKET"	"AS-IS" (VANILLA SHELL)	IMMEDIATE

*EST. NNN: \$6.33 PSF



AERIAL

VALLEY PARK COMMONS

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



FORREST H. MORRILL

fmmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

klnb

PHOTOS

VALLEY PARK COMMONS

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

2,975 SF



8,450 SF



FORREST H. MORRILL

fmmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

klnb



VALLEY PARK COMMONS

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

FOR MORE INFORMATION, PLEASE CONTACT:

FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.