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RETAIL FOR SALE / LEASE

- 7,912 SF freestanding building on 1.55 acres (former Chuck E Cheese)
- Approximately 115 dedicated parking spaces
- Located at the signalized intersection of Cole Road and Massey Blvd
- Situated in the city's primary retail corridor directly south of the Valley Mall.

OWNED & MANAGED BY:

PREIT[®]

RYAN MINNEHAN

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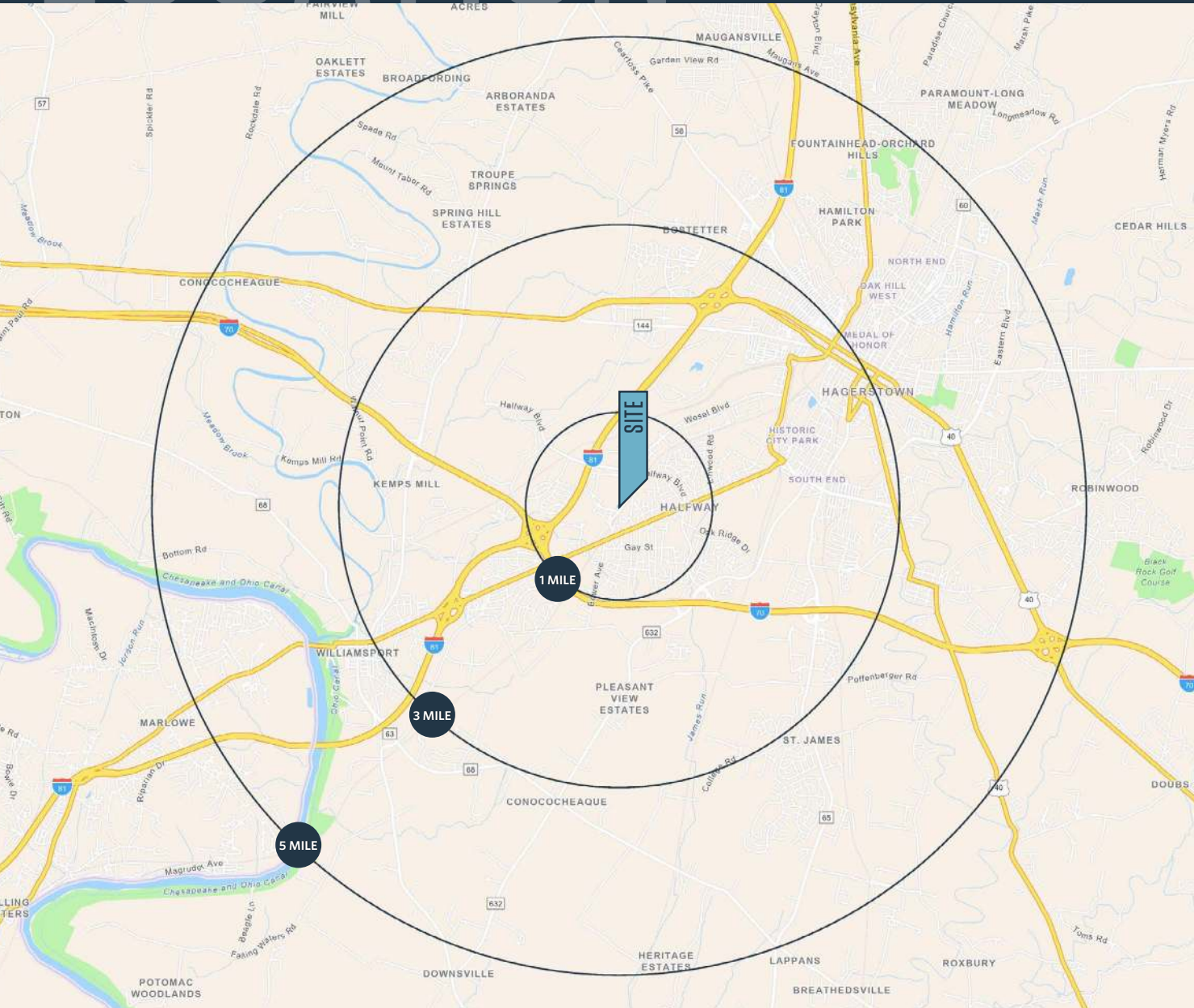
ALEX SHEARER

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LOCATION

17618 VALLEY MALL ROAD

HAGERSTOWN, MD 21740, WASHINGTON COUNTY



PROPERTY HIGHLIGHTS:

7,912 SF freestanding building on 1.55 acres
[Former Chuck E Cheese]

DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	6,633	38,696	89,682
Daytime Population	8,273	49,307	106,350
Households	2,584	15,725	35,021
Average HH Income	\$76,902	\$69,795	\$77,584

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

I-81	86,810 ADT
Halfway Blvd	19,713 ADT
Massey Blvd	8,115 ADT

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MARKET

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ECONOMIC DEVELOPMENT

- Hagerstown Logistics Center (Under Construction)
 - Construction of 4 buildings totaling 2.2 million SF and 1,500 new jobs created
- Amazon Pantry & Fresh Distribution Center
 - 1.3 SF
 - 500 new full-time jobs created
- 12 industrial projects totaling 13.8 M SF under construction



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CLOSEUP

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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