



NEARBY RETAILERS



RETAIL FOR LEASE

- 94 acre mixed use development in Hagerstown on Rt. 40.
- Proposed Zoning: CG (Commercial General) & N-MU (Mixed Use).
- Potential Anchor Opportunity: ~10 acres.
- Two Proposed Pad Sites Available: ~1.25 acres & 3 acres at the newly created intersection of Paul Smith Blvd & Rt. 40.
- Up to 759 new residential units proposed.
- Close proximity to I-70, Meritus Medical Center and Hagerstown Community College.

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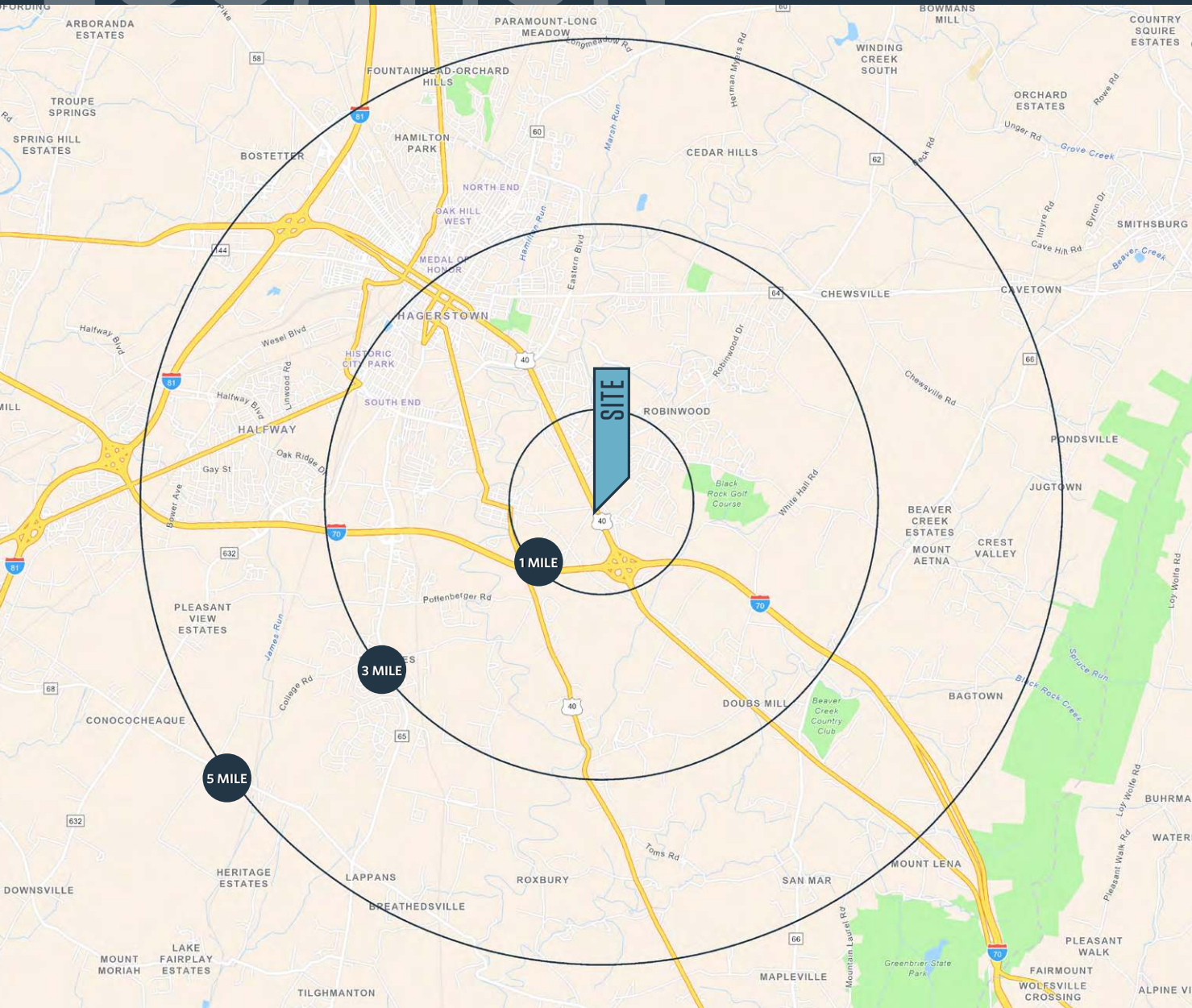
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LOCATION

DUAL HIGHWAY RETAIL DEVELOPMENT

1912 DAY ROAD, HAGERSTOWN, MD 21740, WASHINGTON COUNTY



PROPERTY HIGHLIGHTS:

- ~1.25 acres & 3 acres
- Potential Anchor Opportunity: ~10 acres

DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
4,206	37,784	88,123
Daytime Population		
10,099	47,627	95,720
Households		
1,887	15,885	33,397
Average HH Income		
\$83,184	\$79,641	\$83,599

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Dual Highway 33,141 ADT

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MARKET

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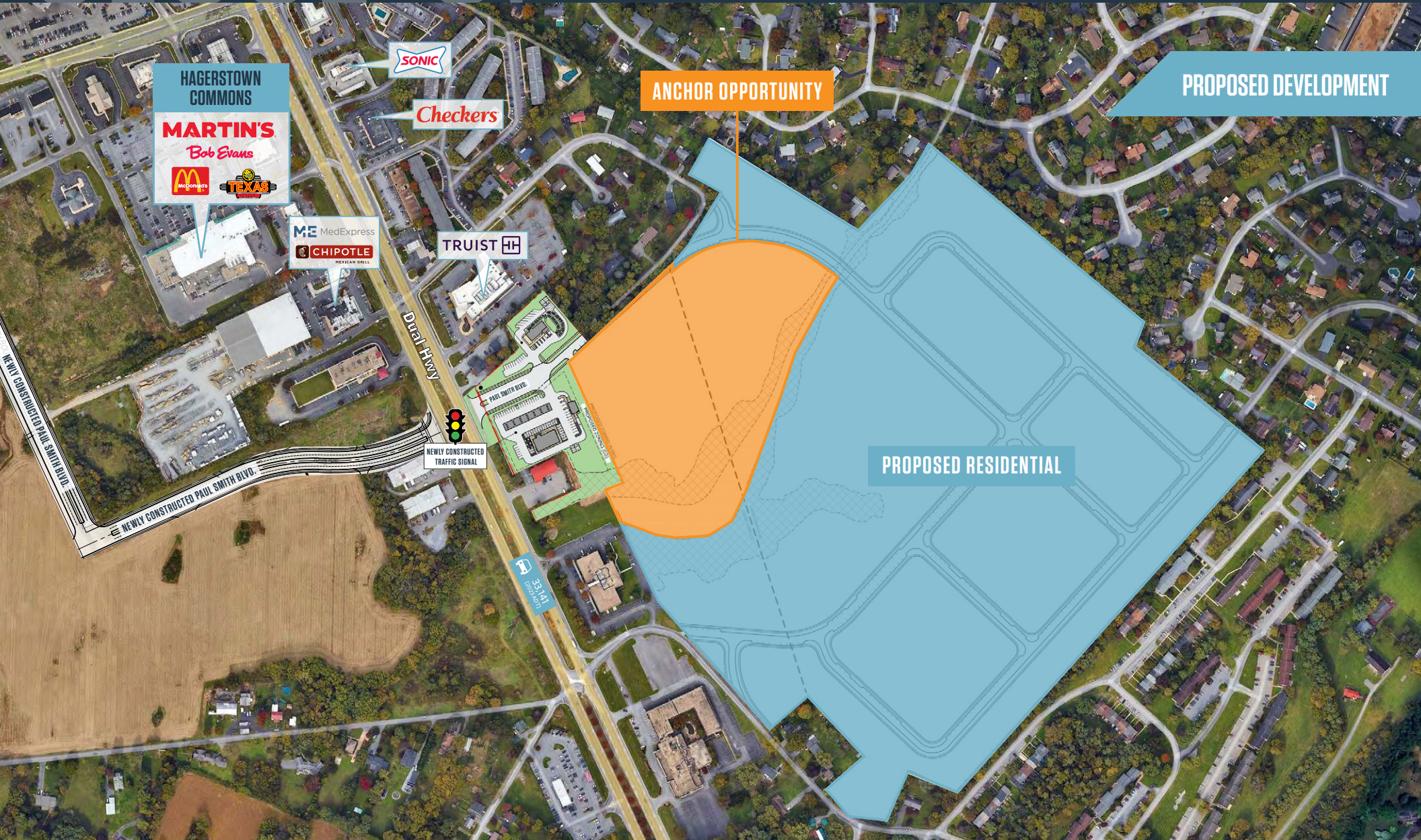
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CLOSE-UP

DUAL HIGHWAY RETAIL DEVELOPMENT

1912 DAY ROAD, HAGERSTOWN, MD 21740, WASHINGTON COUNTY



HAGERSTOWN COMMONS
MARTIN'S
Bob Evans
McDonald's
Texas

SONIC

Checkers

ME MedExpress
CHIPOTLE MEXICAN GRILL

TRUIST

ANCHOR OPPORTUNITY

PROPOSED DEVELOPMENT

PROPOSED RESIDENTIAL

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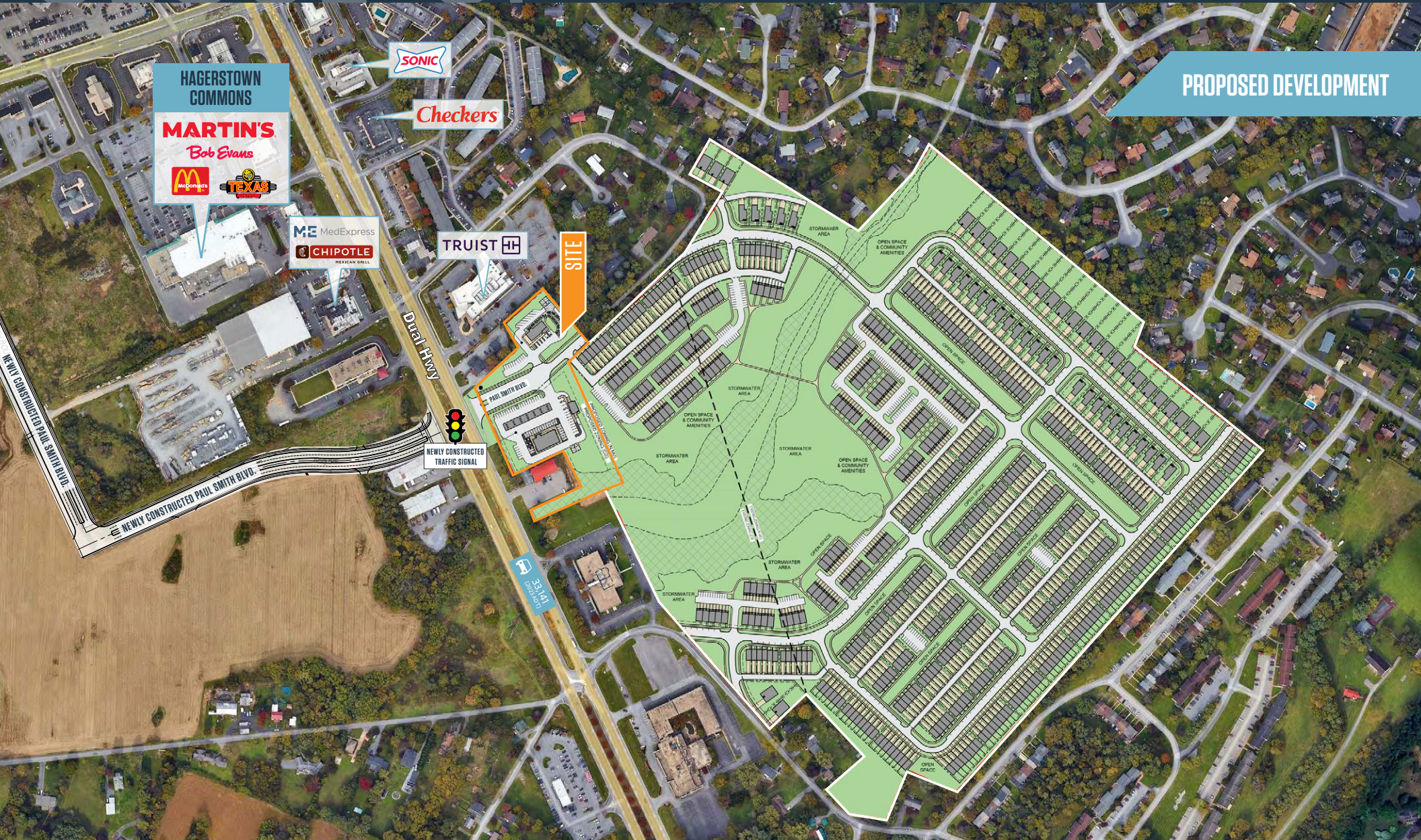
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PROPOSED DEVELOPMENT

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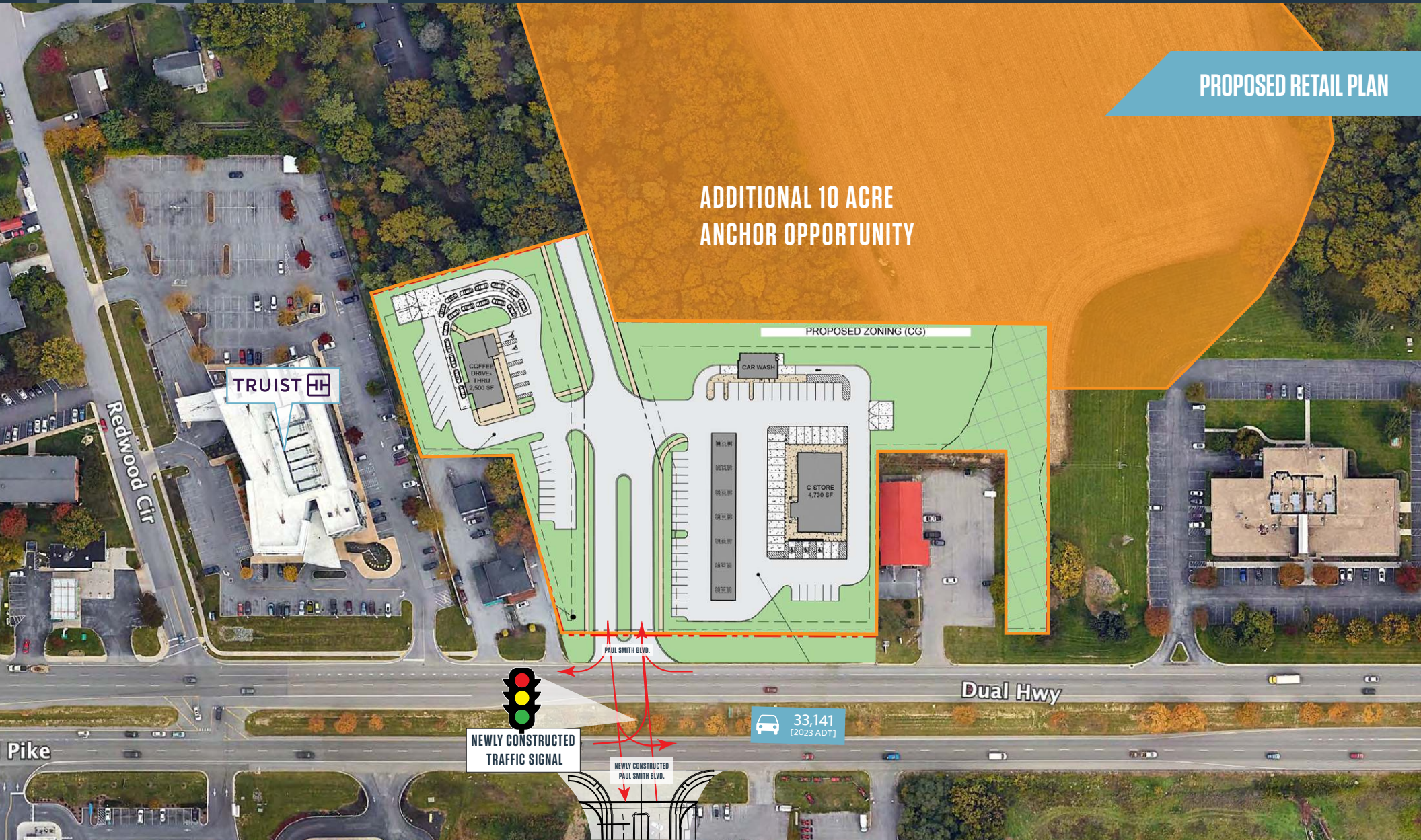
RETAIL

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PROPOSED RETAIL PLAN

ADDITIONAL 10 ACRE
ANCHOR OPPORTUNITY



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FOR MORE INFORMATION, PLEASE CONTACT:

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