



**JUST SIGNED**  
**NATIONAL SPORTING GOODS RETAILER**  
 EST. 1957  
**HONEY BAKED Ham Co.**

## JOIN THESE RETAILERS

**MARTIN'S**  
 NATIONAL SPORTING GOODS RETAILER  
 (COMING)



## 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
5,200 SF	"MARKET"	"AS-IS" (2 <sup>ND</sup> GEN RESTAURANT)	APRIL 1, 2025

\*EST. NNN: \$4.93 PSF

**OWNED BY:** **MOSAIC**  
 REALTY PARTNERS

**FORREST H. MORRILL**

fmorrill@klnb.com | 703-268-2707

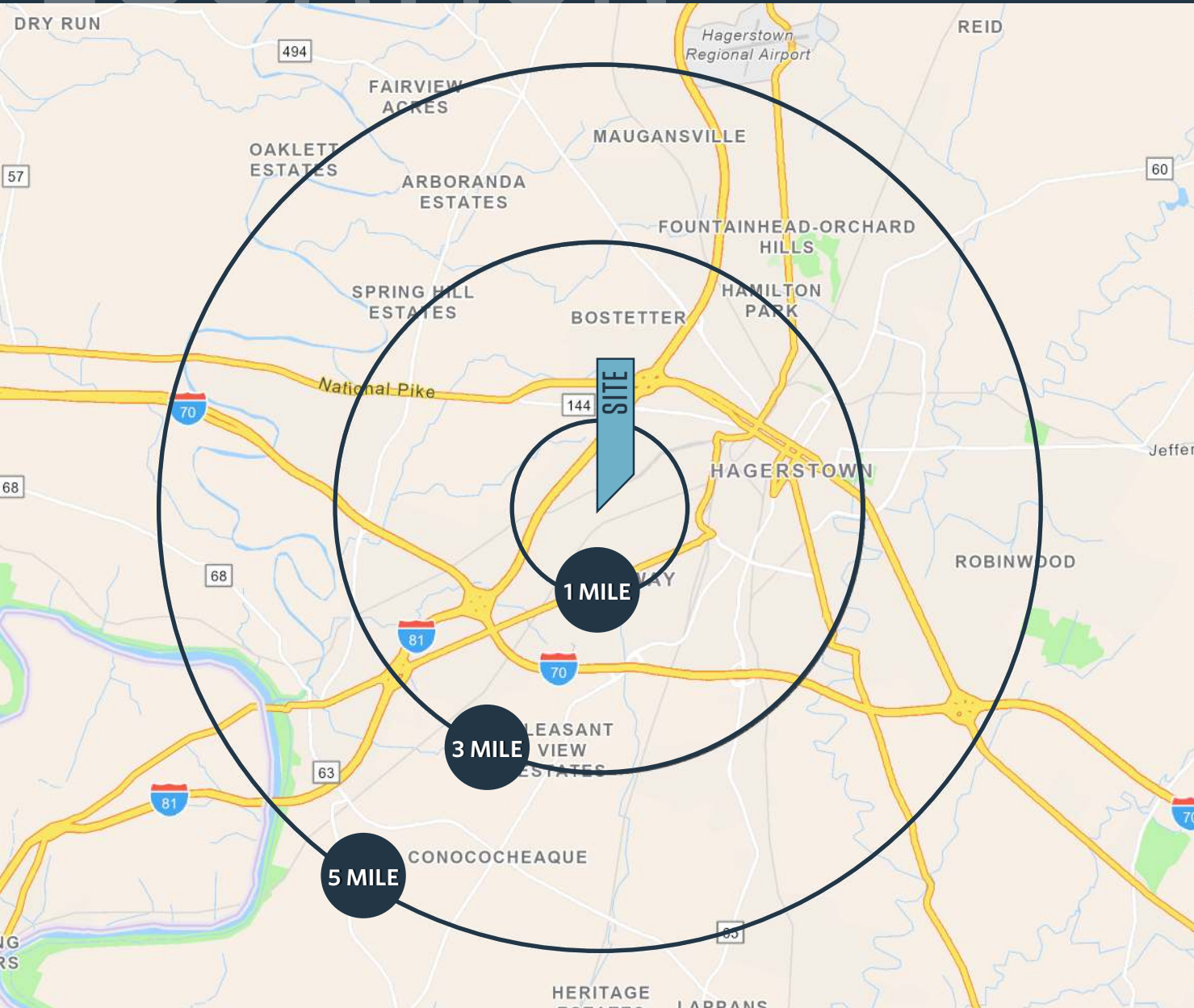
**DALLON L. CHENEY**

dcheney@klnb.com | 703-268-2703

# 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

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# SITE PLAN

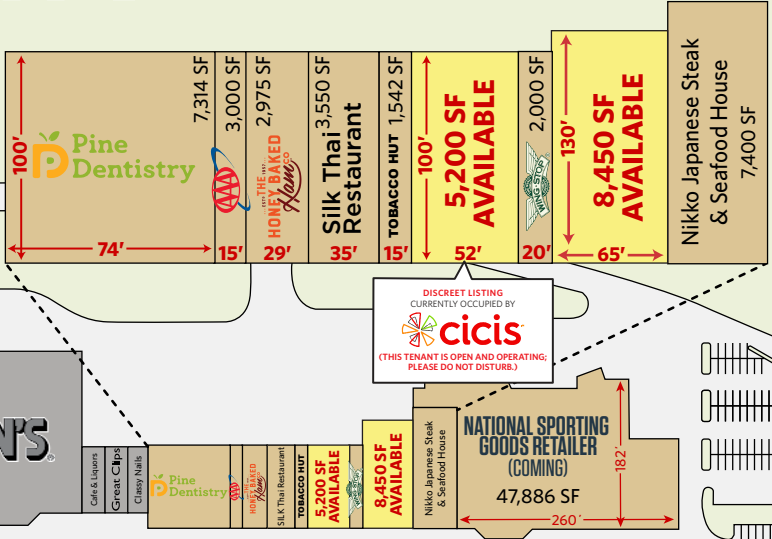
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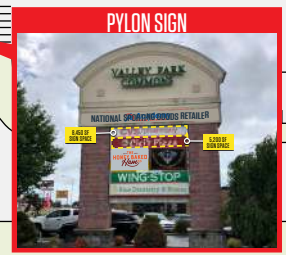
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- AVAILABLE
- LEASED
- NOT A PART

**WESEL BLVD.**



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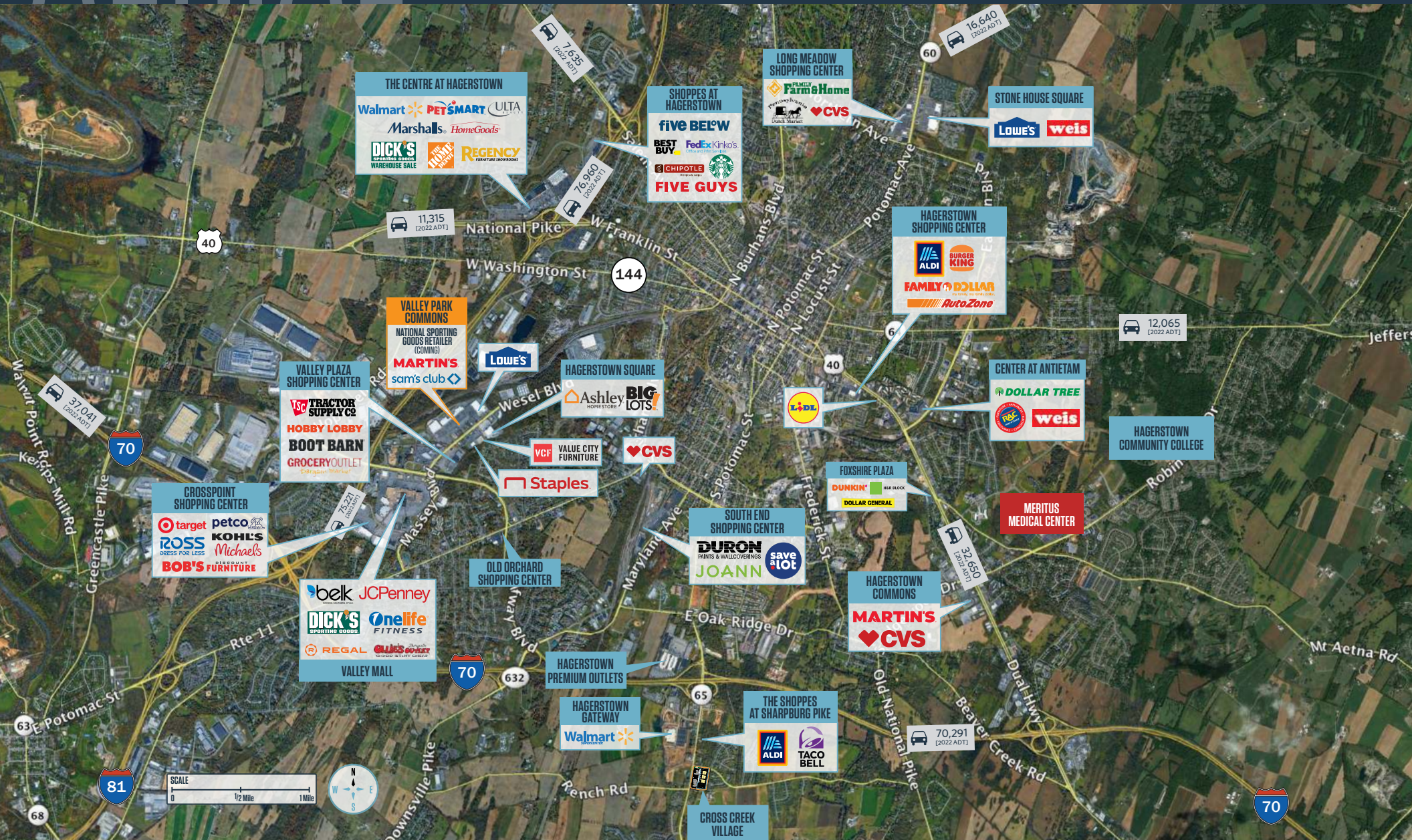




# AERIAL

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# PHOTOS

# VALLEY PARK COMMONS

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## FOR MORE INFORMATION, PLEASE CONTACT:

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