



Academy
SPORTS+OUTDOORS
OPENING
MARCH 2025

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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 ND GEN RESTAURANT) | APRIL 1, 2025 |
| 1,500 SF | "MARKET" | "AS-IS" (FORMER AAA) | MARCH 31, 2025 |

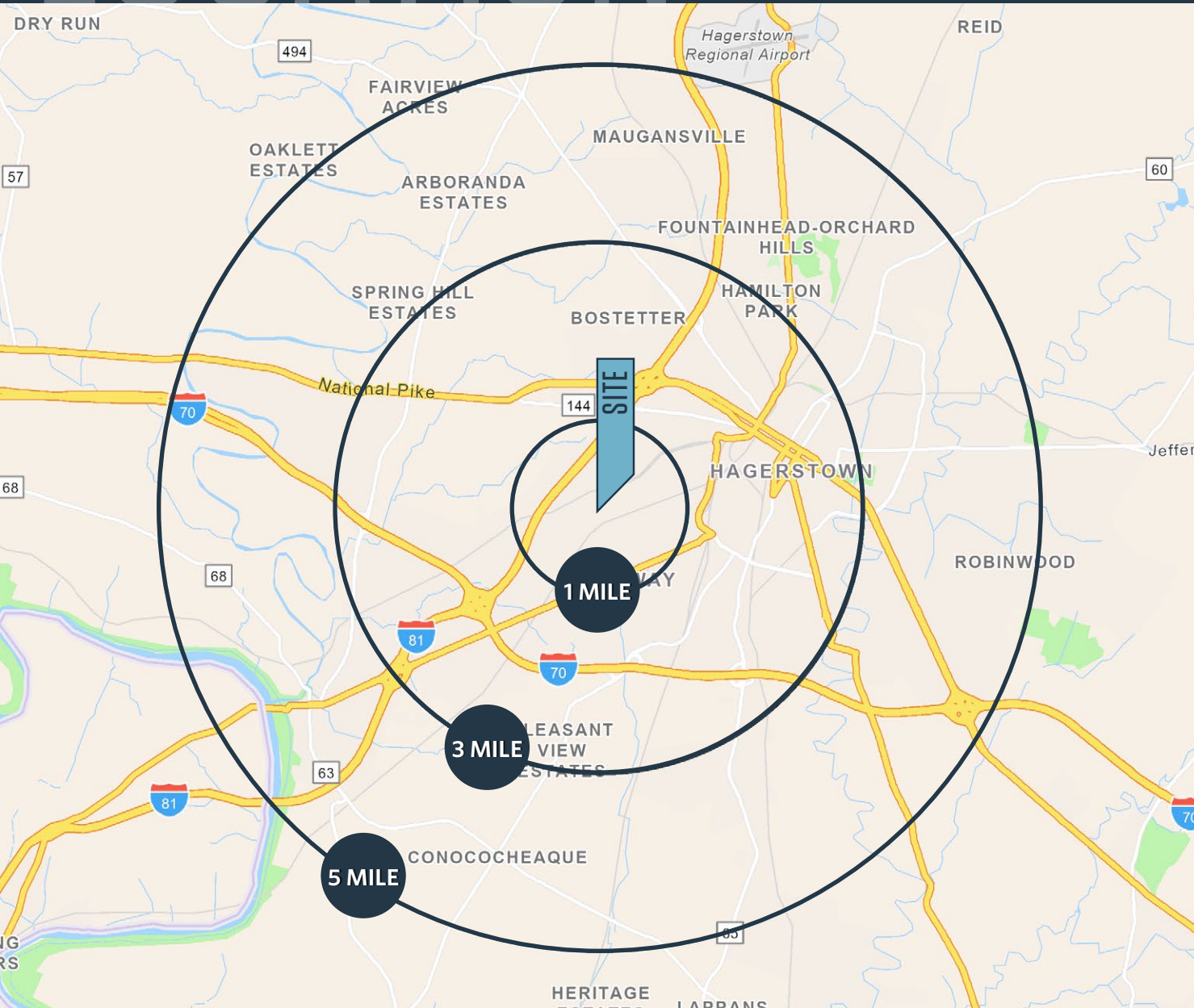
*EST. NNN: \$4.93 PSF

OWNED BY: **MOSAIC**
REALTY PARTNERS

LOCATION

VALLEY PARK COMMONS

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



DEMOGRAPHICS | 2024:

| | 1-MILE | 3-MILE | 5-MILE |
|--------------------|----------|----------|----------|
| Population | 3,801 | 50,637 | 96,420 |
| Daytime Population | 8,440 | 59,989 | 112,352 |
| Median HH Income | \$51,941 | \$52,379 | \$60,378 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

| | |
|-------------|------------|
| I-81 | 76,041 ADT |
| Weasel Blvd | 13,751 ADT |

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SITE PLAN

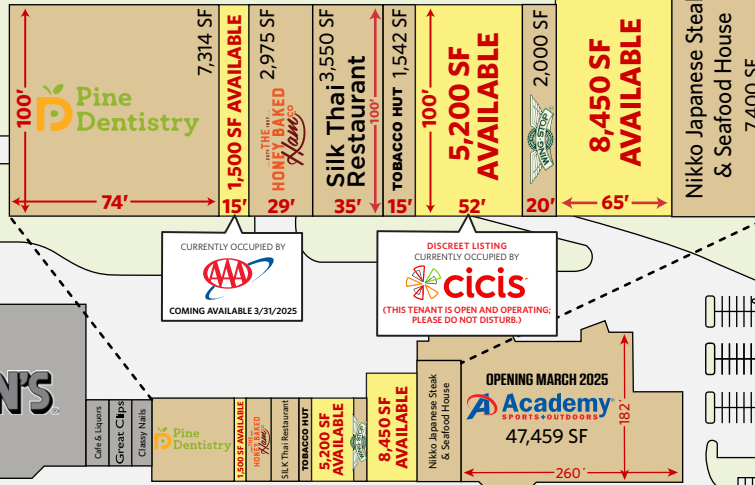
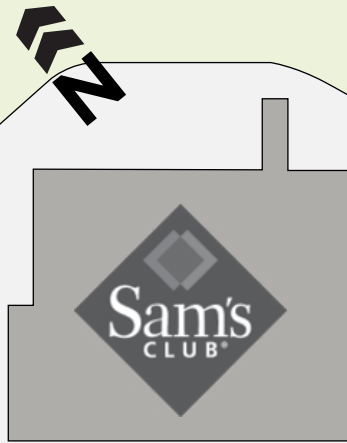
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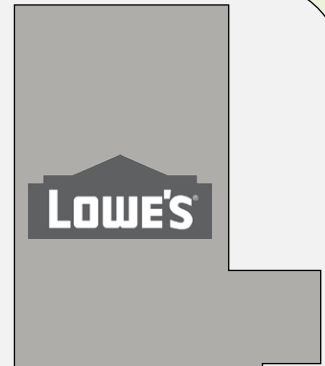
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±1 ACRE



- AVAILABLE
- LEASED
- NOT A PART

WESEL BLVD.



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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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