



NOW OPEN:
Academy
 SPORTS+OUTDOORS

JOIN THESE RETAILERS



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)	IMMEDIATE
1,500 SF	"MARKET**"	"AS-IS" (FORMER AAA)	MARCH 31, 2025

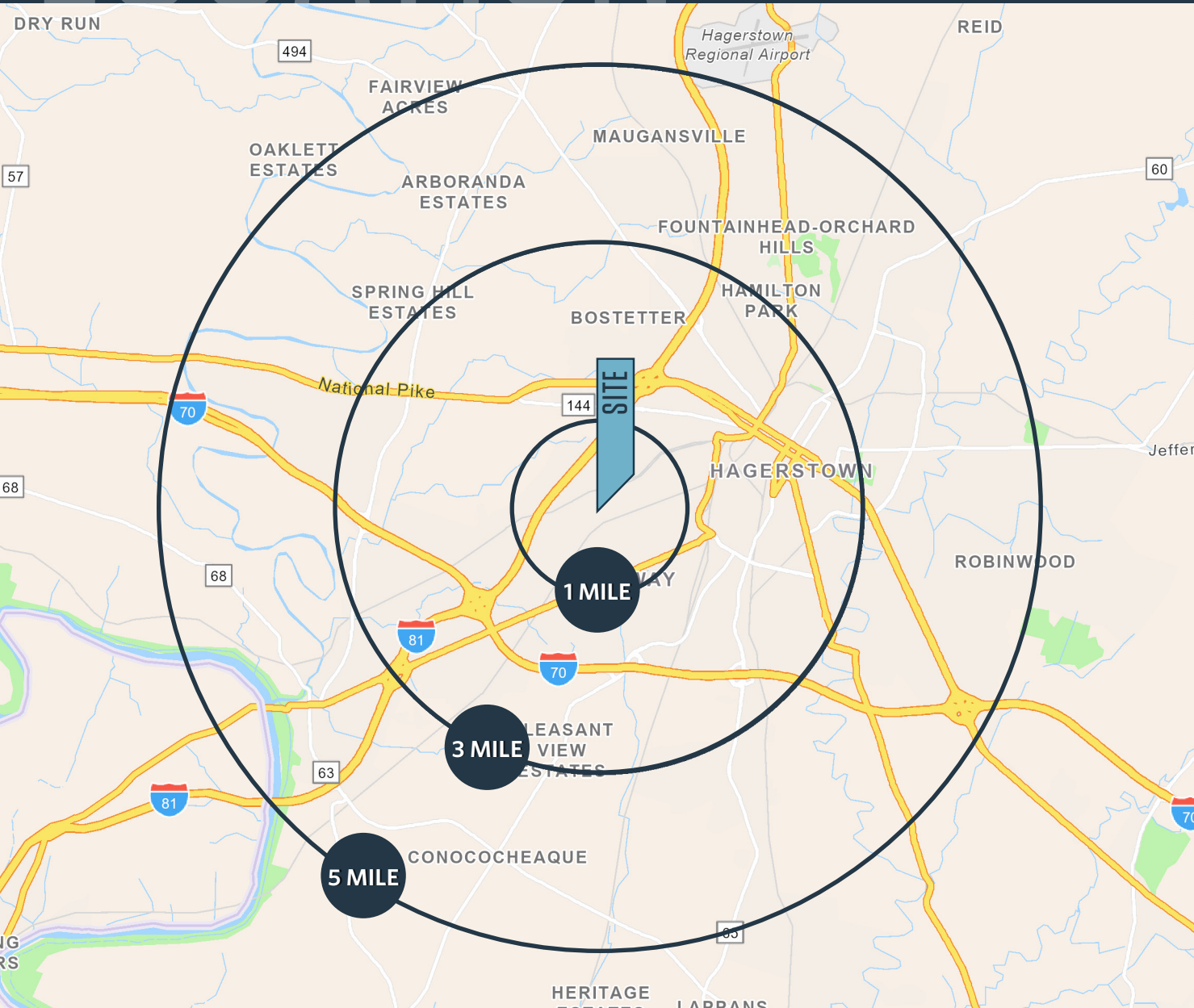
*EST. NNN: \$4.93 PSF

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
Wesel Blvd	13,751 ADT

FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703



SITE PLAN

VALLEY PARK COMMONS

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

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)	IMMEDIATE
1,500 SF	"MARKET"	"AS-IS" (FORMER AAA)	MARCH 31, 2025

*EST. NNN: \$4.93 PSF



FORREST H. MORRILL
fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY
dcheney@klnb.com | 703-268-2703



VALLEY PARK COMMONS

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

Hagerstown
Washington County | Maryland

Google Earth Pro Aerial Photographs
While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



FORREST H. MORRILL
fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY
dcheney@klnb.com | 703-268-2703

PHOTOS

VALLEY PARK COMMONS

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



FORREST H. MORRILL
 fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY
 dcheney@klnb.com | 703-268-2703





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](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.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.