



## 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
3,000 SF	"MARKET"	"AS-IS" (FORMER AAA)	IMMEDIATE
3,550 SF	"MARKET"	"AS-IS" (2 <sup>ND</sup> GEN RESTAURANT)	WITHIN 60 DAYS OF EXECUTED LEASE
5,200 SF	"MARKET"	"AS-IS" (2 <sup>ND</sup> GEN RESTAURANT)	IMMEDIATE
8,450 SF	"MARKET"	"AS-IS" (FORMER CVS)	IMMEDIATE

\*EST. NNN: \$4.93 PSF

OWNED BY: MOSAIC REALTY PARTNERS

FORREST H. MORRILL

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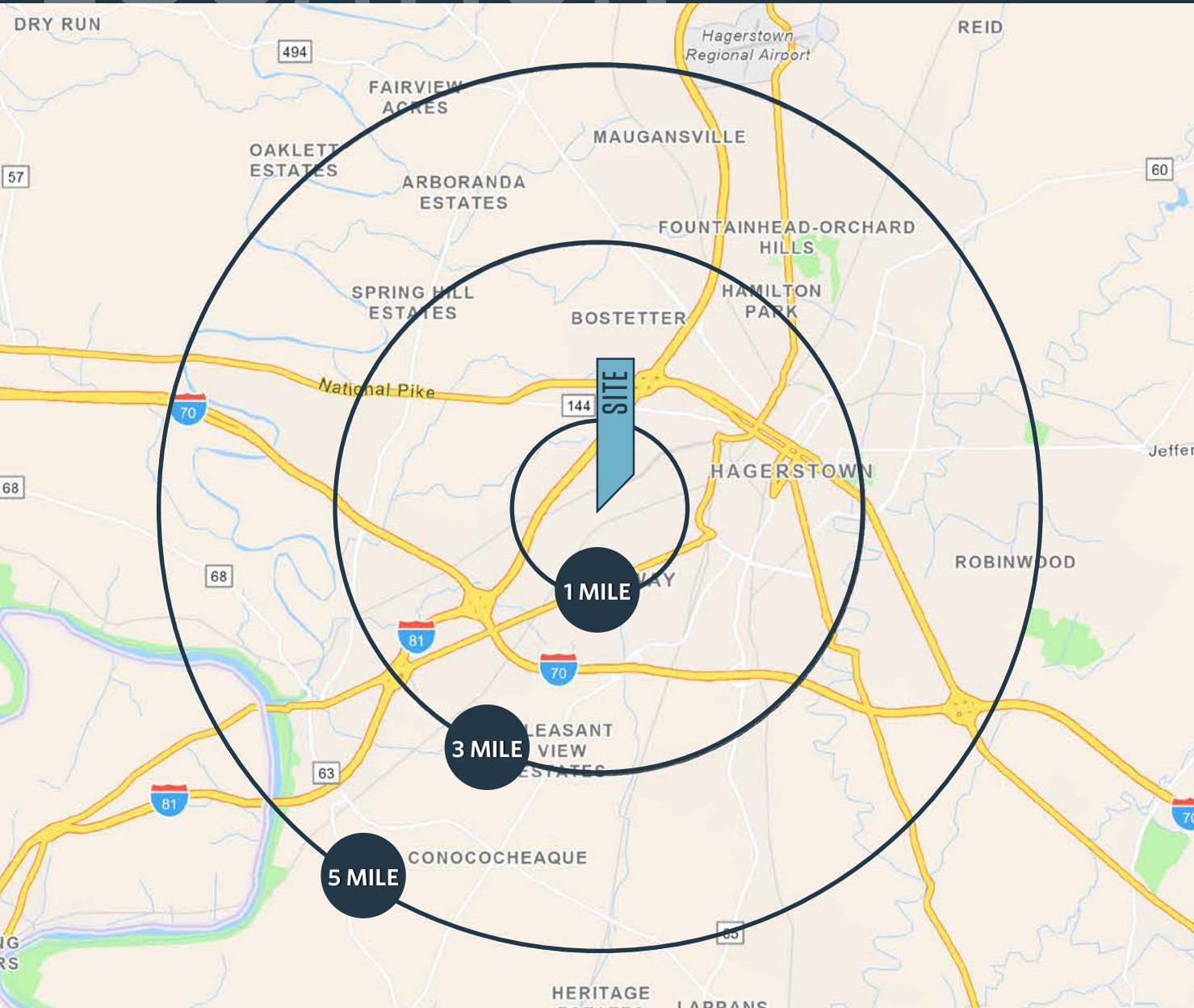
DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

# 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

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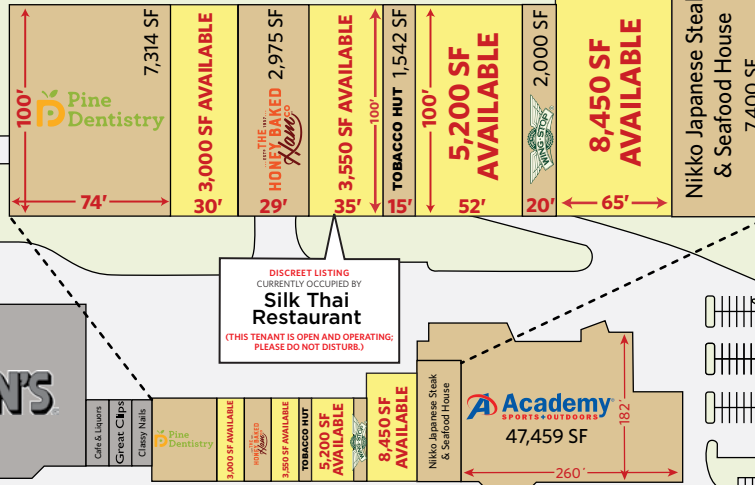
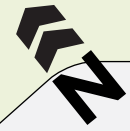




# SITE PLAN

# VALLEY PARK COMMONS

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



## AVAILABLE SPACE

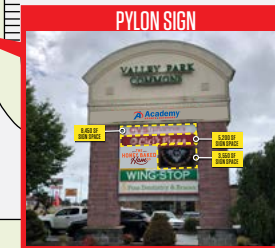
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\*EST. NNN: \$4.93 PSF

- AVAILABLE
- LEASED
- NOT A PART



**WESEL BLVD.**



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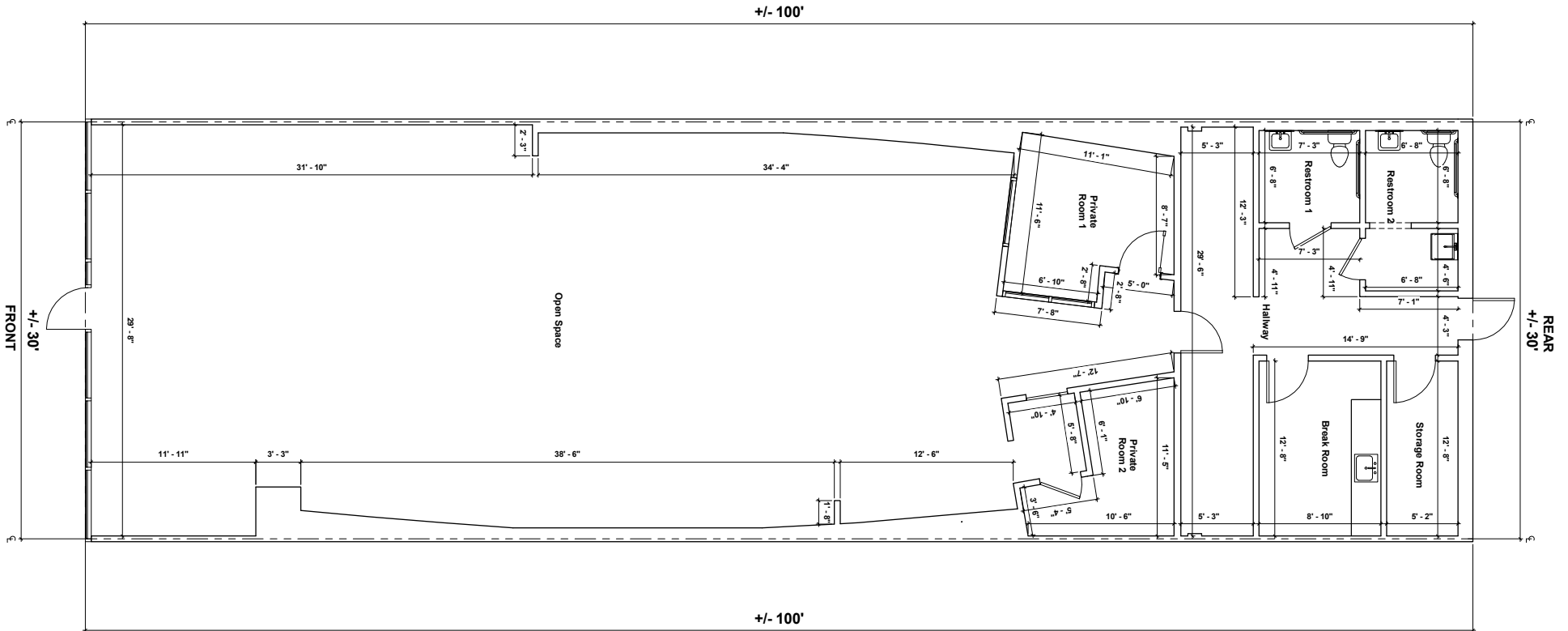
3,000 SF AVAILABLE



CLICK FOR ADA INFORMATION



CLICK FOR LOD



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# PHOTOS

# VALLEY PARK COMMONS

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## FOR MORE INFORMATION, PLEASE CONTACT:

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