



NEARBY RETAILERS



RETAIL FOR LEASE

- 94 acre mixed use development in Hagerstown on Rt. 40.
- Proposed Zoning: CG (Commercial General) & N-MU (Mixed Use).
- 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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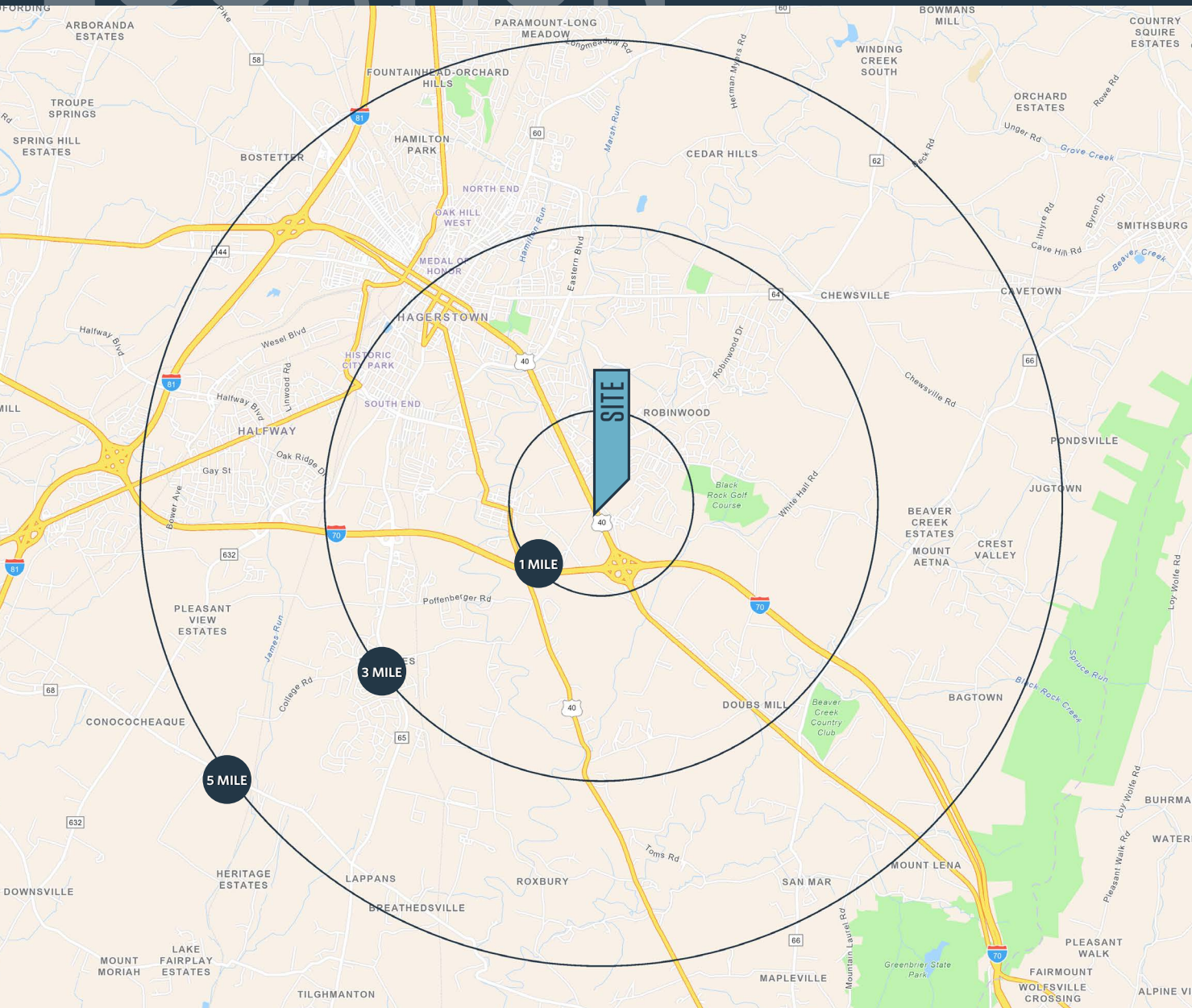
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LOCATION

DUAL HIGHWAY RETAIL DEVELOPMENT

1912 DAY ROAD, HAGERSTOWN, MD 21740, WASHINGTON COUNTY



PROPERTY HIGHLIGHTS:

- ~1.25 acres & 3 acres

DEMOGRAPHICS | 2026:

1-MILE	3-MILE	5-MILE
Population		
4,692	38,092	88,726
Daytime Population		
9,808	47,335	94,997
Households		
2,080	16,080	33,808
Average HH Income		
\$95,069	\$91,457	\$93,927

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Dual Highway 33,042 ADT

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MARKET

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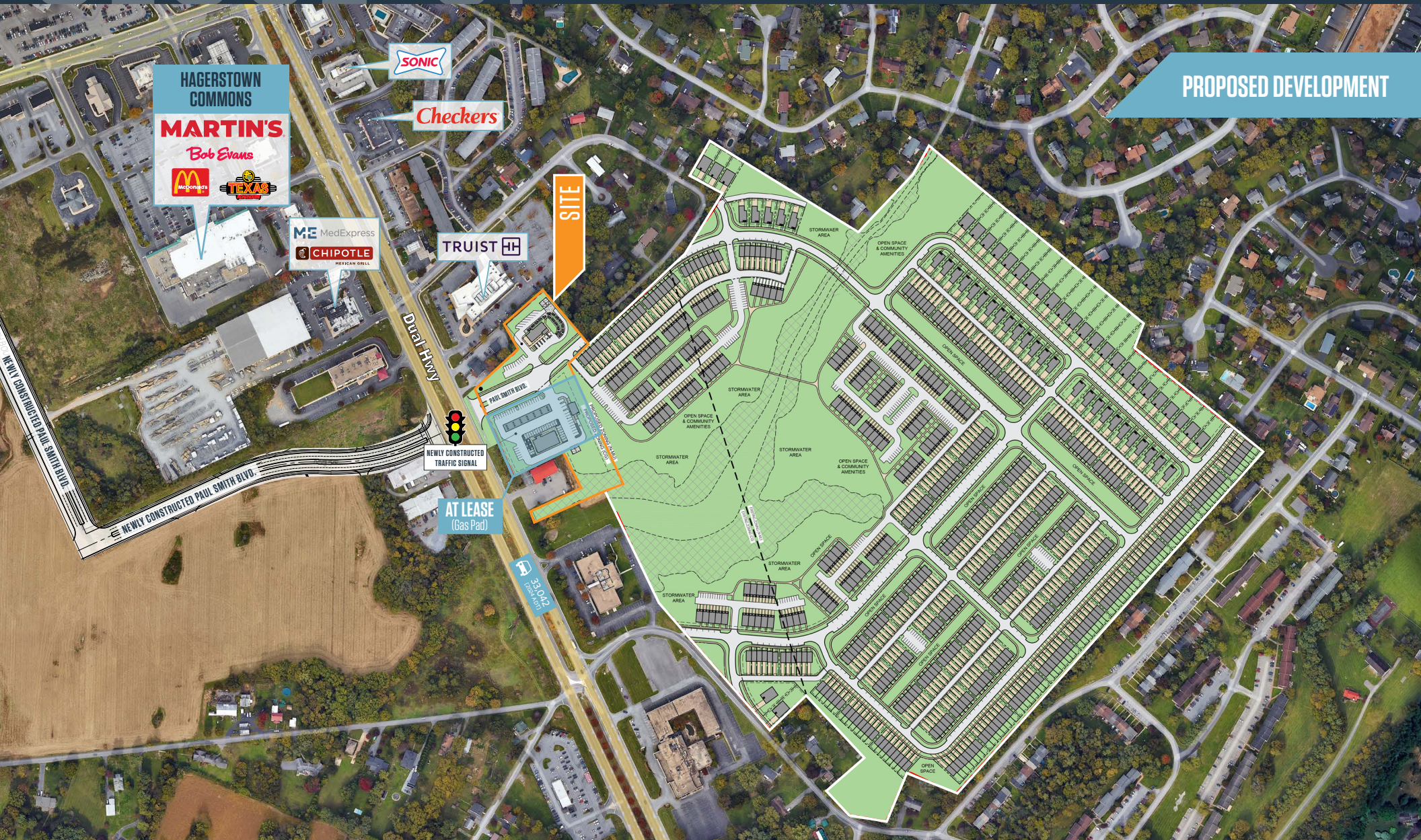
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CLOSE-UP

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PROPOSED DEVELOPMENT

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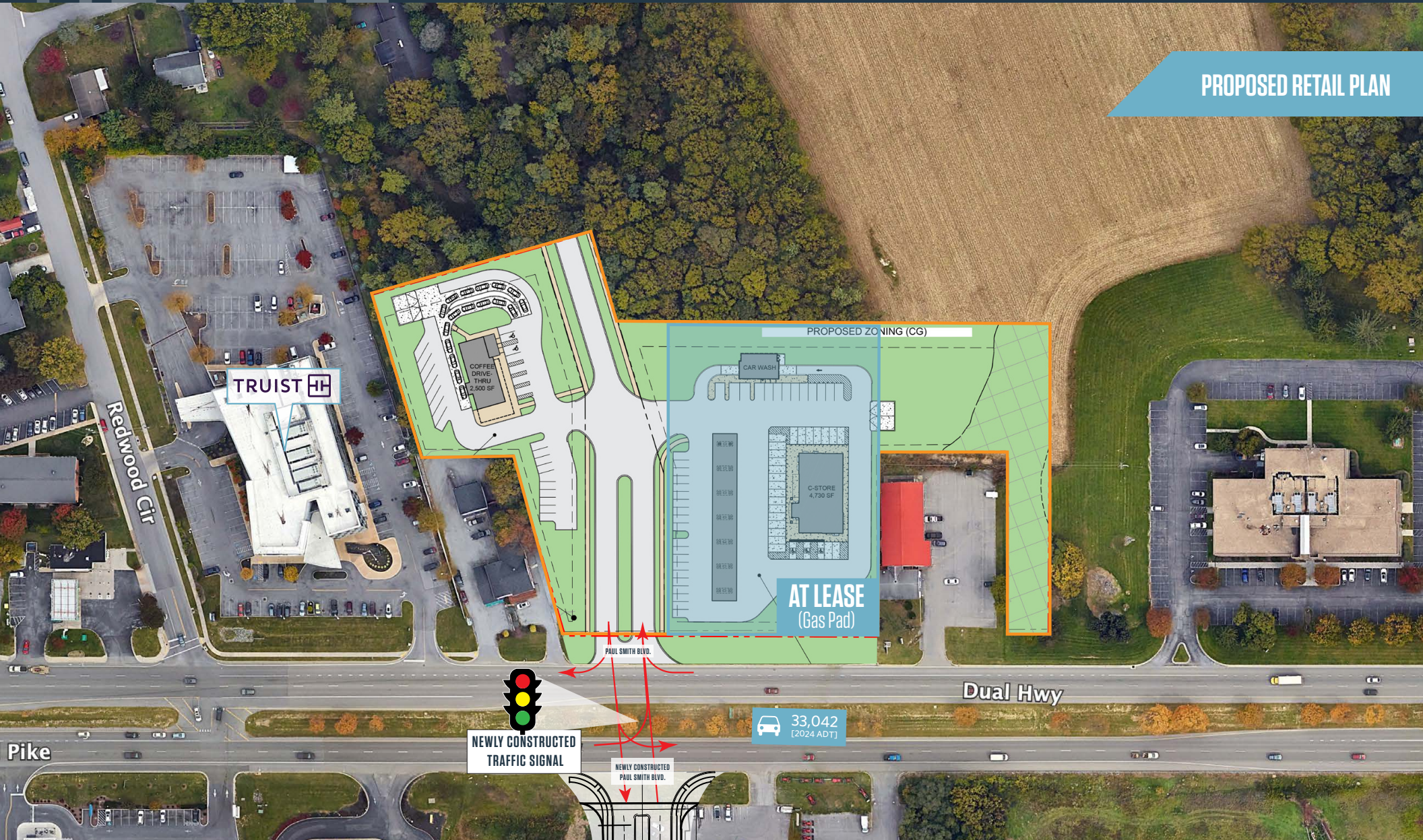
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RETAIL

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PROPOSED RETAIL PLAN



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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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