

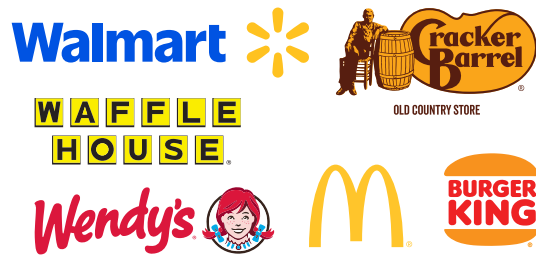
CROSS CREEK VILLAGE

10215 Sharpsburg Pike, Hagerstown, MD 21740
Washington County



COMMERCIAL REAL ESTATE FOR LEASE

AREA RETAILERS:



PROPERTY HIGHLIGHTS:

- Prime Pad site for Lease (approximately 2 acres) on Corner of Sharpsburg Pike (34,188 VPD) & Poffenberger Rd (4,131 VPD)
- 13 acre lot (divisible)
- Less than 0.25 mile from I-70 (65,698 VPD)
- Excellent visibility and convenient access from new Walmart Supercenter
- Build to Suit or Ground Lease opportunity
- Utilities on site with traffic approvals on hand

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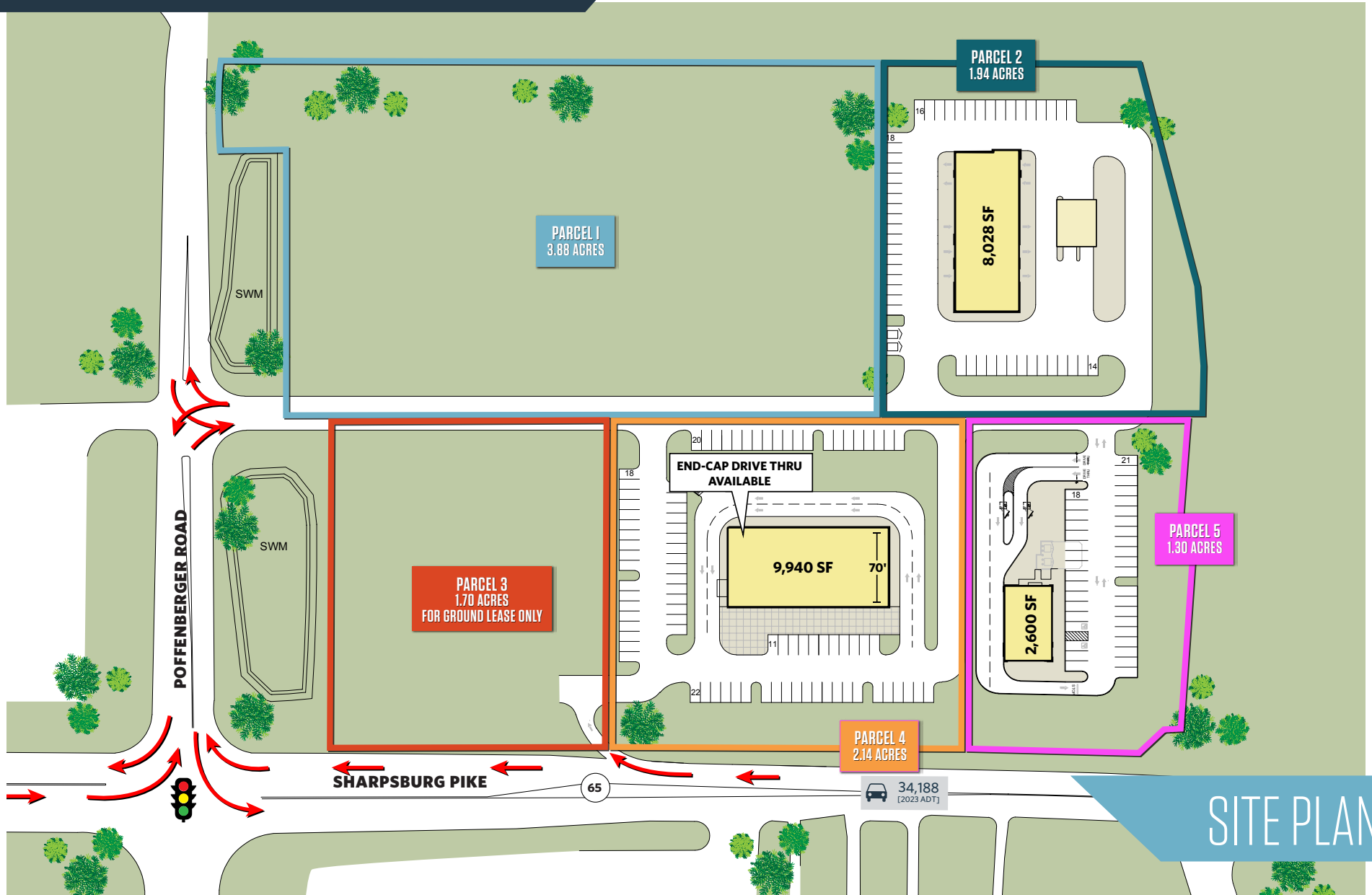
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MARKET AERIAL

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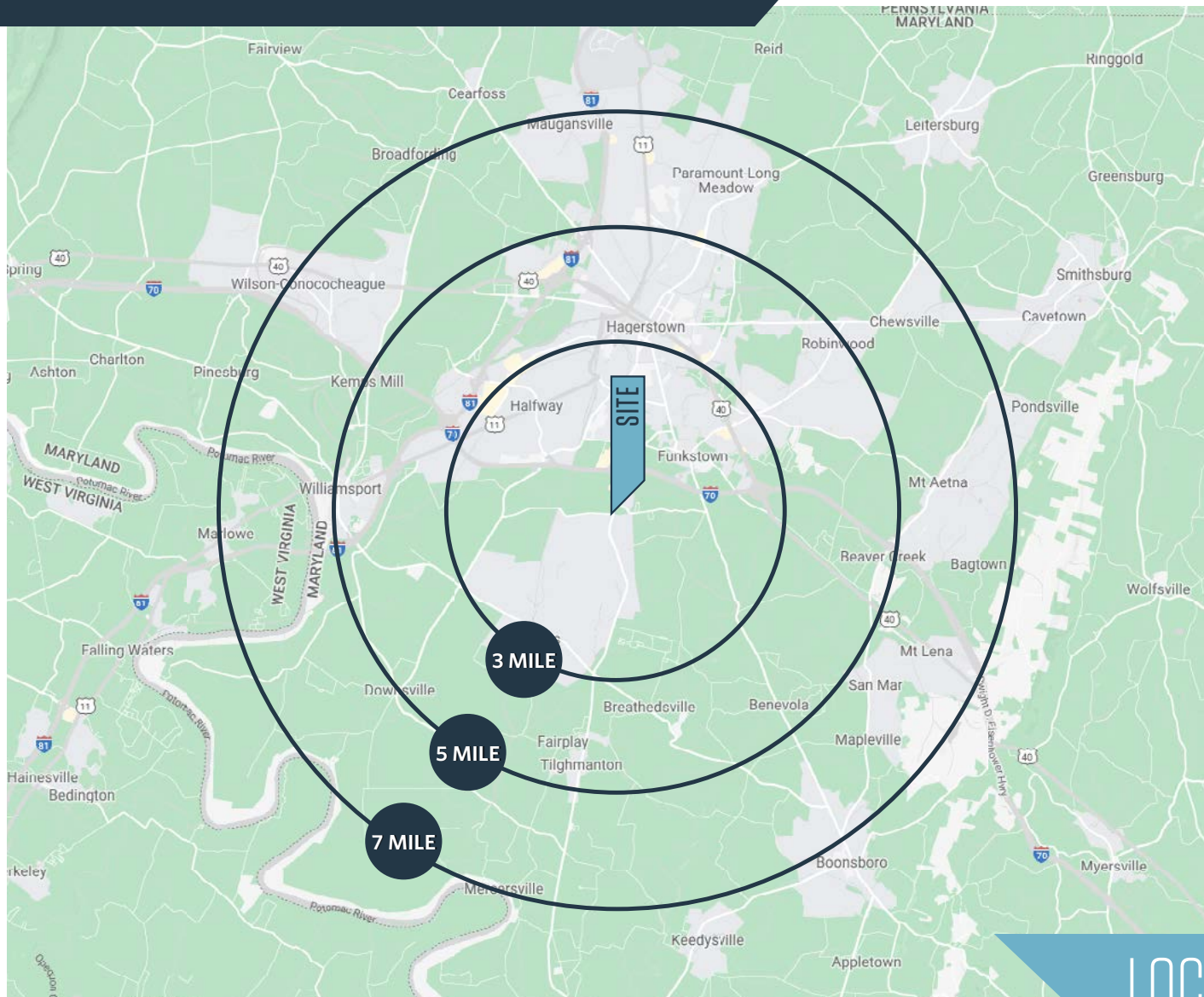
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DEMOGRAPHICS | 2023:

3-MILE	5-MILE	7-MILE
Population		
35,633	89,855	118,156
Daytime Population		
36,102	100,050	124,183
Households		
12,510	34,147	44,921
Average HH Income		
\$87,331	\$86,000	\$92,275
Median HH Income		
\$64,987	\$60,463	\$66,225

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Sharpsburg Pike	34,188 ADT
I-70	65,698 ADT
Distance to Washington DC	68 MILES
Distance to Baltimore	72 MILES

LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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