

Pad Sites Available for Sale or Lease

Hagerstown Commerce Center

Lot 1 & Lot E

All Star Court Hagerstown, MD 21740



Two pad sites are available on All Star Court, just off the Dual Highway (US 40) in one of Hagerstown's primary commercial corridors. The US-40 and I-70 Interchange is less than a mile away and access to I-81 is within five minutes, giving All Star Court great access within the region. Washington DC and Baltimore are an hour's drive; Frederick and Martinsburg are 30 minutes.

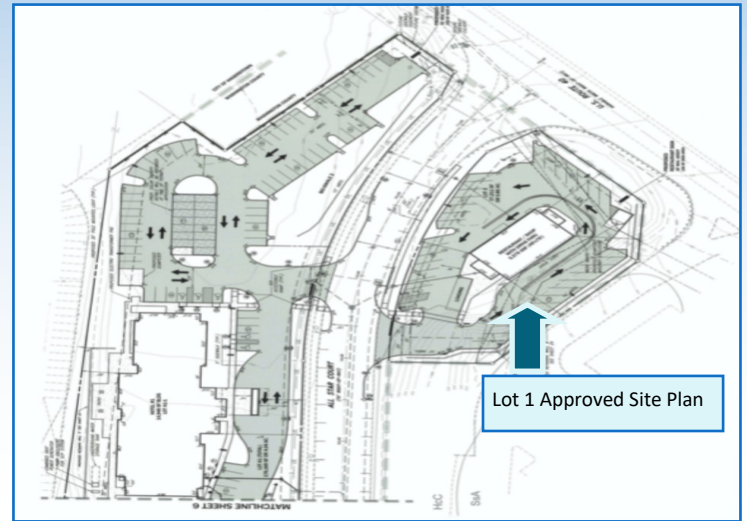
Lot 1 is approximately .85 acres, has existing site plan approval and is available for **Lease**. Lot E is approximately 6.66 acres (4.78 usable) and is available for **Sale or Lease**.

Tim Shanklin 443-422-4600 or tshanklin@tylerco.com

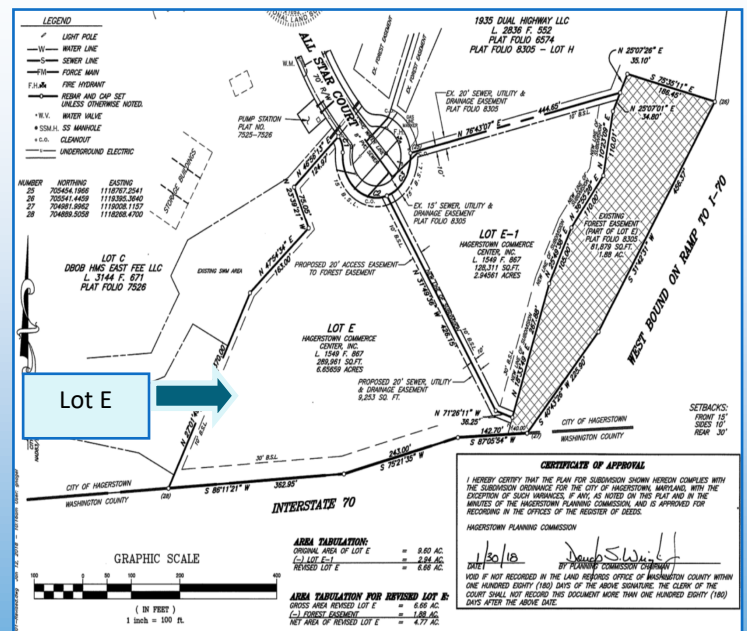
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- **“Shovel-ready”**- Site plan approved
- High visibility along the Dual Highway (**30,000+ VPD**)
- On the ‘morning side’ of the street—Excellent location for fast food, coffee shop, breakfast concept
- Situated directly across Newly-delivered Fairfield Inn & Suites by Marriot
- **Tax Incentive Potentially Available**— contact broker for more information



- Development Lot
- Available for automotive use



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Property Information

Utilities:

- Water/Sewer: To Site
- Electricity: To Site
- Natural gas: To Site
- High Speed Internet: To Site (newly installed)

Traffic Counts

- Over 30,000 per day on US 40 or “Dual Highway”
- Over 60,000 per day on US 70

Infrastructure

- Offsite Stormwater Management is in place
- Forest Conservation requirement has been met
- Existing advertising signage on Dual Highway
- Curb cut to property line

Zoning: Commercial General (CG)

Permitted Uses include:

Ambulatory health care services
Amusement and recreation establishments
Business and professional offices
Farm equipment and supply stores
Kennels
Multi-purpose arenas for sporting, entertainment & events
Nurseries and greenhouses
Outpatient substance abuse centers
Personal and household goods repair and maintenance
Primary and Secondary schools
Religious sanctuaries
Restaurants
Retail and wholesale trade
Specialty trade contractors (no outside yard)
Veterinary services

**Lot 1- No automobile uses– prohibited by deed covenants
(automobile uses permitted at Lot E)**

A 96-key Fairfield Inn & Suites by Marriot is currently under construction and will be delivering Spring 2022; approvals are in place for ownership to add an additional 96 keys. The Fairfield is expected to be a market leader moving forward given the generally older hospitality inventory in and around Hagerstown. (Picture below taken Fall 2021.)



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