

LEASE

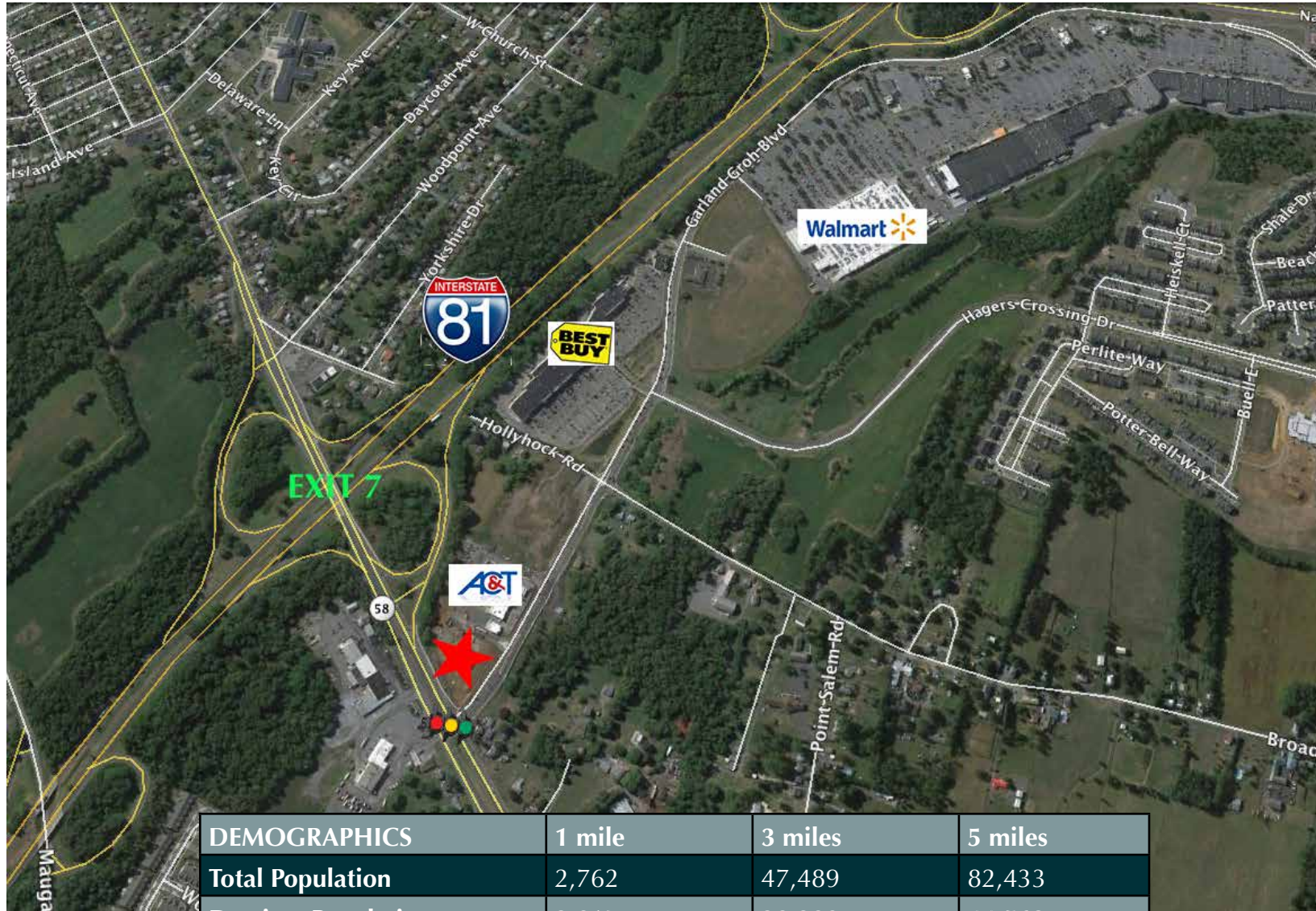
RETAIL PAD SITES

RETAIL PAD SITES FOR LEASE

North Market Plaza, Hagerstown, MD 21740

PROPERTY HIGHLIGHTS:

- Located directly off of I-81, Exit 7, at the signalized intersection of Salem Avenue and Garland Groh Blvd.
- Tremendous visibility and traffic flow
- Located at the signalized entrance to 794,000 SF of existing retail on Garland Groh Blvd. This area is exploding with additional retailers and planned hotel users adjacent to the site.
- PAD A: Trophy corner location, approved for a 10,530 SF drive thru pharmacy.
- PAD B: Interstate 81 visibility, fully approved for a 6,500 SF restaurant.
- PADS are currently rough graded with all utilities stubbed to the site and ready to permit for construction.



DEMOGRAPHICS	1 mile	3 miles	5 miles
Total Population	2,762	47,489	82,433
Daytime Population	2,817	28,299	44,562
Median HH Income	\$42,800	\$40,256	\$46,856

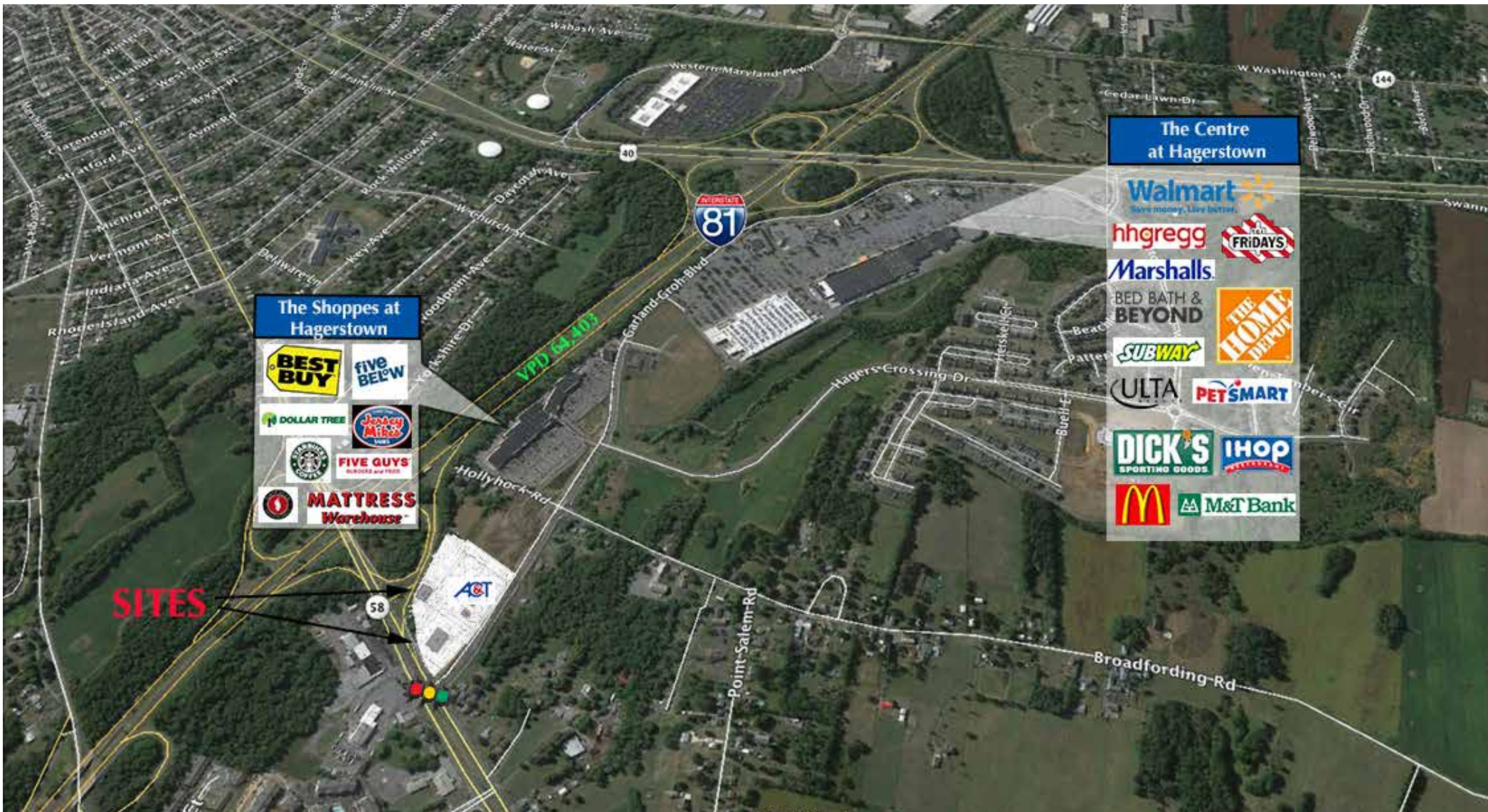


Exclusively Represented By: **DEREK HECKMAN** | 301.991.1235 | derek@heckmancommercial.com

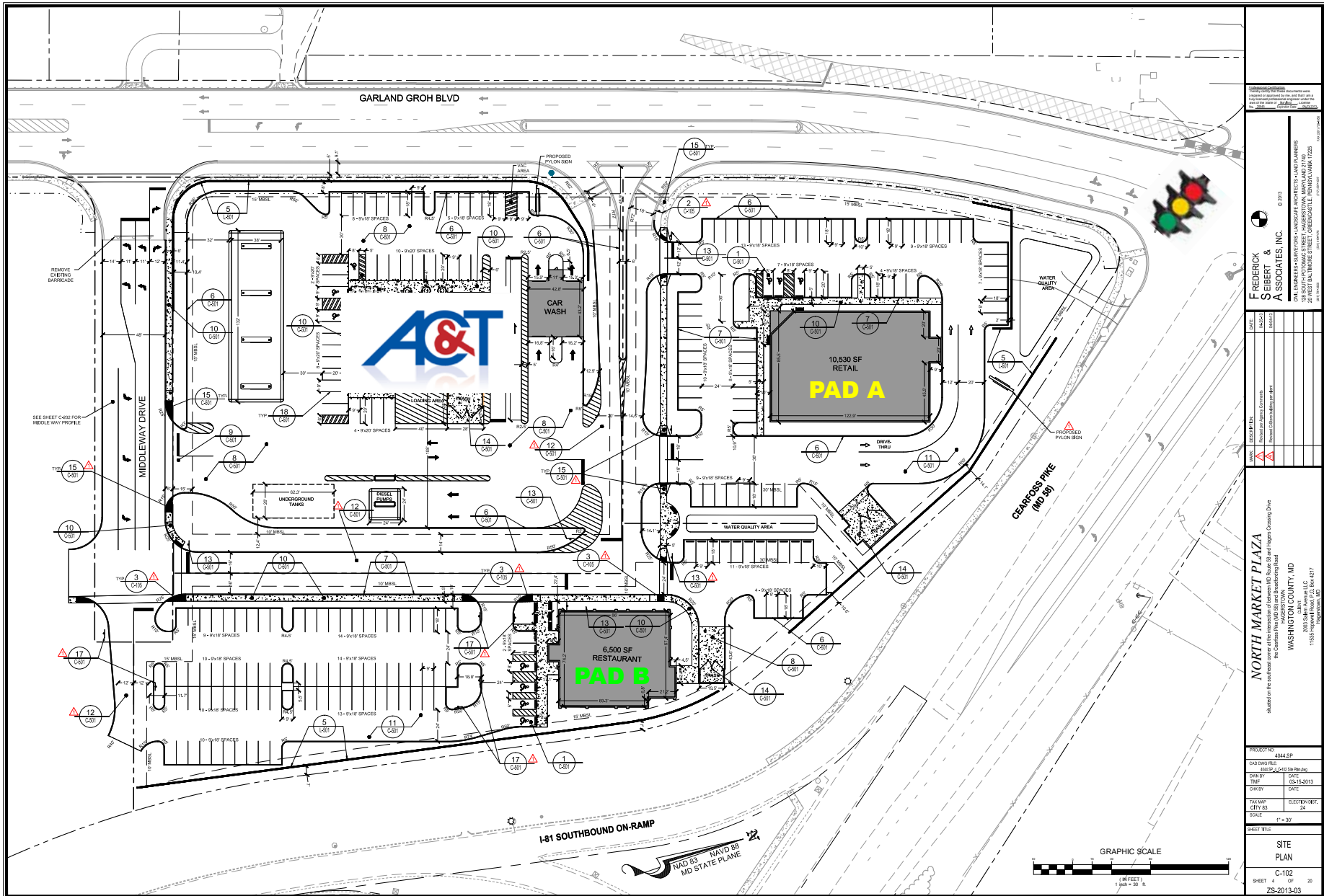
LEASE
RETAIL PAD SITES

IMMEADIATE RETAILERS

Garland Groh Blvd, Hagerstown, MD 21740



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<p>FREDERICK SEIBERT & ASSOCIATES, INC. 2000 S. MARKET STREET, HAGERSTOWN, MARYLAND 21740 TEL: 410.326.1234 FAX: 410.326.1235 WWW.FSEIBERT.COM</p>	
<p>PROJECT NO. 2013-03</p>	<p>DATE 03-15-2013</p>
<p>CLIENT TUF</p>	<p>DATE 03-15-2013</p>
<p>DESIGNER C&S</p>	<p>DATE 03-15-2013</p>
<p>SCALE 1" = 30'</p>	<p>SHEET TITLE</p>
<p>SITE PLAN</p>	
<p>SHEET NO. C-102</p>	<p>TOTAL SHEETS 20</p>
<p>2S-2013-03</p>	

