



RETAIL PROPERTY FOR LEASE

Crosspoint Shopping Center HAGERSTOWN, MD 21740



OVERVIEW

Crosspoint Shopping Center is a 170,000 square foot power center, located in Hagerstown, Maryland. The property is approximately 60 miles west of Baltimore and 74 miles northwest of Washington DC. Anchored by Target, Kohl's, Ross, Michaels, DSW and Christmas Tree Shops, the shopping center is situated in the city's primary retail corridor directly south of Valley Mall. Greater Hagerstown is the fastest-growing metropolitan area in the state of Maryland and among the fastest-growing in the United States.

FEATURING

AVAILABILITY	Immediate
SIZE	1,404 - 9,387 square feet One outparcel (see attached plan)
RENTAL RATE	Negotiable
ZONING	BG (Business General)



DEMOGRAPHICS AT A GLANCE

2017 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,057	32,556	78,625
No. Households	2,086	13,087	30,754
Average HH Income	\$62,696	\$57,889	\$61,204
Daytime Population	5,623	24,055	51,627

All information herein was obtained from sources deemed reliable. This information is subject to change. No warranty is made as to its accuracy.



FOR MORE INFORMATION, CONTACT:

Jonathan Garritt
jgarritt@segallgroup.com
443.223.0662 **CELL**
410.753.3000 **OFFICE**

José R. Santana
jsantana@segallgroup.com
410.978.7744 **CELL**
410.753.3000 **OFFICE**

SEGALL GROUP COMMERCIAL REAL ESTATE

410.753.3000 **OFFICE** 202.833.3830 **OFFICE**
605 South Eden Street 1600 Wilson Boulevard
Suite 200 Suite 930
Baltimore, MD 21231 Arlington, VA 22209

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SITE PLAN Crosspoint Shopping Center • Hagerstown, MD 21740

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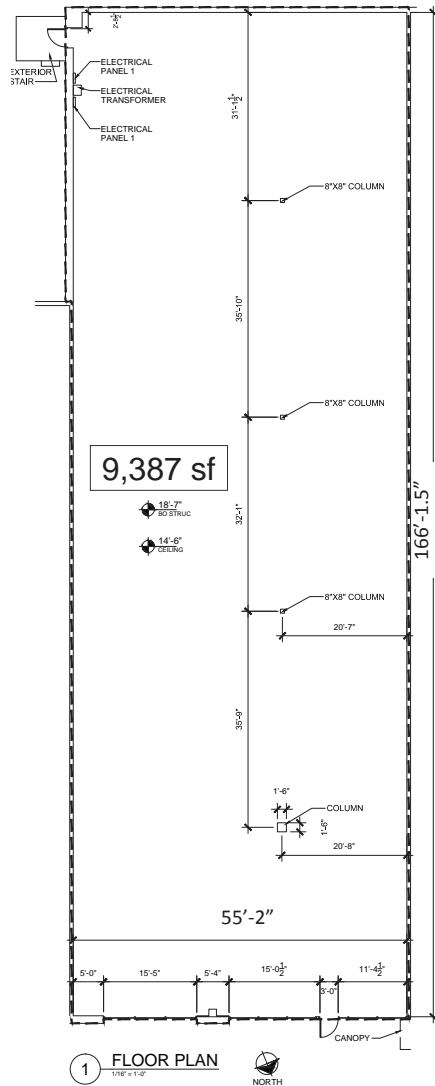
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FLOOR PLAN Crosspoint Shopping Center • Hagerstown, MD 21740

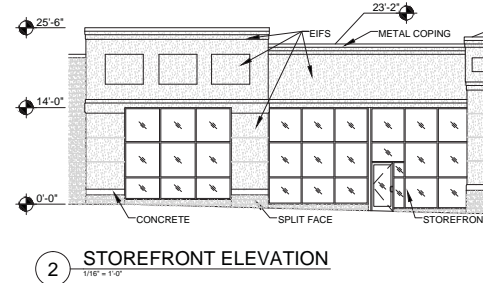
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ELECTRICAL SERVICE 1
A: 250A MAXIMUM
V: 600Y/347V

ELECTRICAL SERVICE 2
A: 225A MAXIMUM
V: 240VAC/480VDC

RTU #1
CARRIER NOT VERIFIED
MODEL NOT VERIFIED
SERIAL NOT VERIFIED



**AVAILABLE
9,387 SF**



BUILDING A

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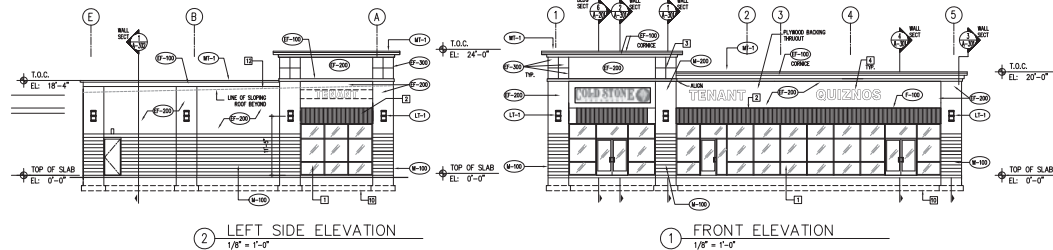
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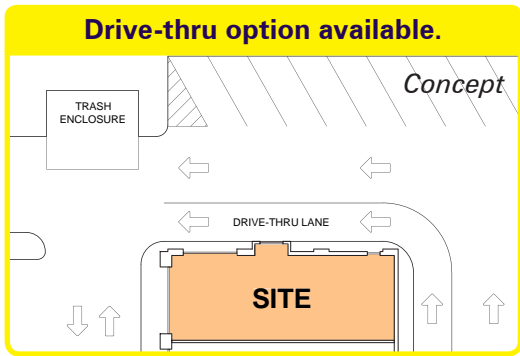
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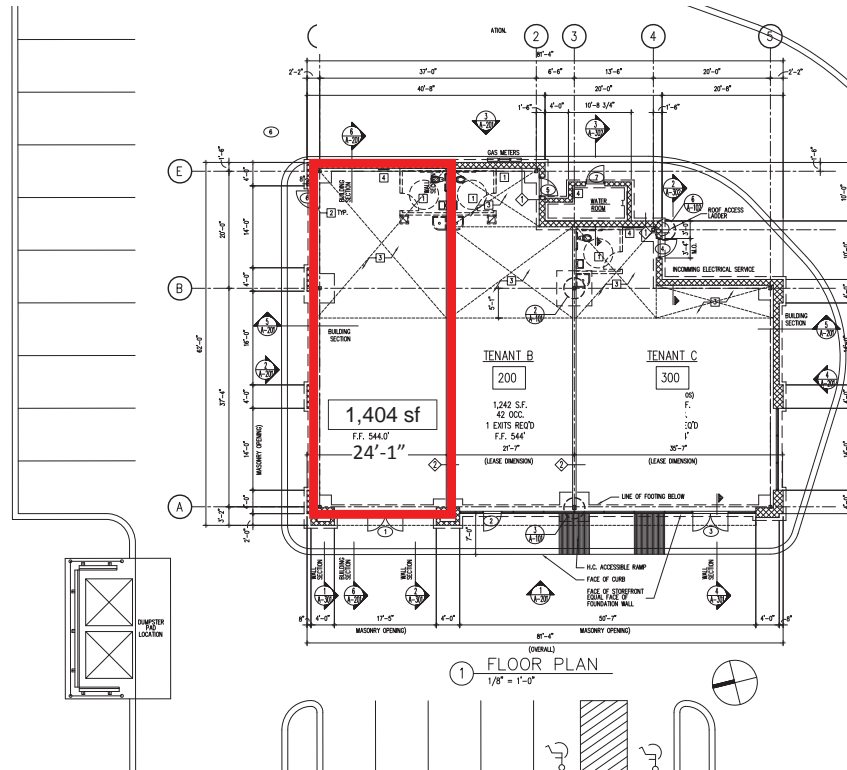


ELEVATION KEY NOTES

1. CLEAR ANCHOR ANCHOR EMBEDMENT / INSULATED GLAZING PROFILE TYPING SLASH IN ALL LOCATIONS MARKED BY DOT
2. FABRIC CHIMNEY
3. EPS HEAVY TYP
4. 3\"/>



BUILDING B



MATERIAL KEY LIST

MARK	MATERIAL	COLOR	MFG. / CATALOG NO.
M-100	DRIFT PINE OAK CLADDING & CEILING BEARDS	CREAM	MANHATTAN BLOCK CO. 25 1/2\"/>
M-200	PAINTED CMU	TO MATCH EP-100	DIAM BUILDING PRODUCTS CO.
M-1-1	PRETYPED COPING	TO MATCH EP-100	DIAM AND SUBSTITUTIONS
EP-100	EPS	CREAM WHITE	DIAMET OF 200 CREAM WHITE
EP-200	EPS	CARAMEL	DIAMET OF 400 CARAMEL
EP-300	EPS	CREAM	DIAMET OF 200 PINE CREAM
M-1-1	ACCENT LIGHT FIXTURE	WHITE	LUMITEC OF 200 SERIES
S-1	OUTSIDE AIR COMPONENTS	TO MATCH EP-300	DIAMET SHOP DRAWINGS
F-100	FABRIC AWNING	WASH DRIFT PINE LAWN "ASTRUP" (800401)	



**SPACE 100
1,404 SF**

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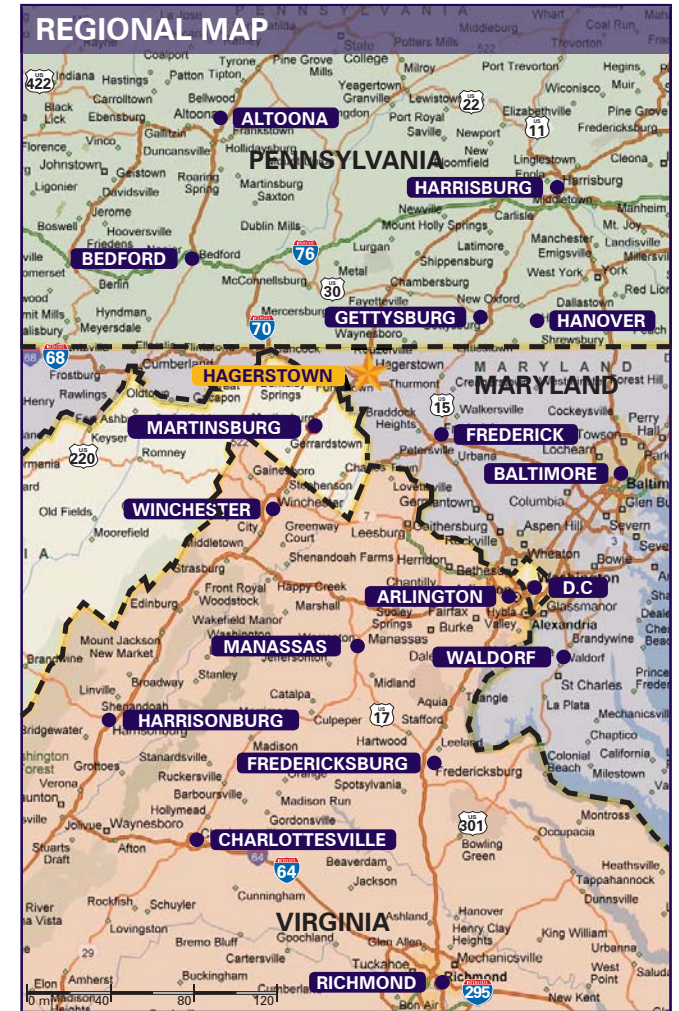
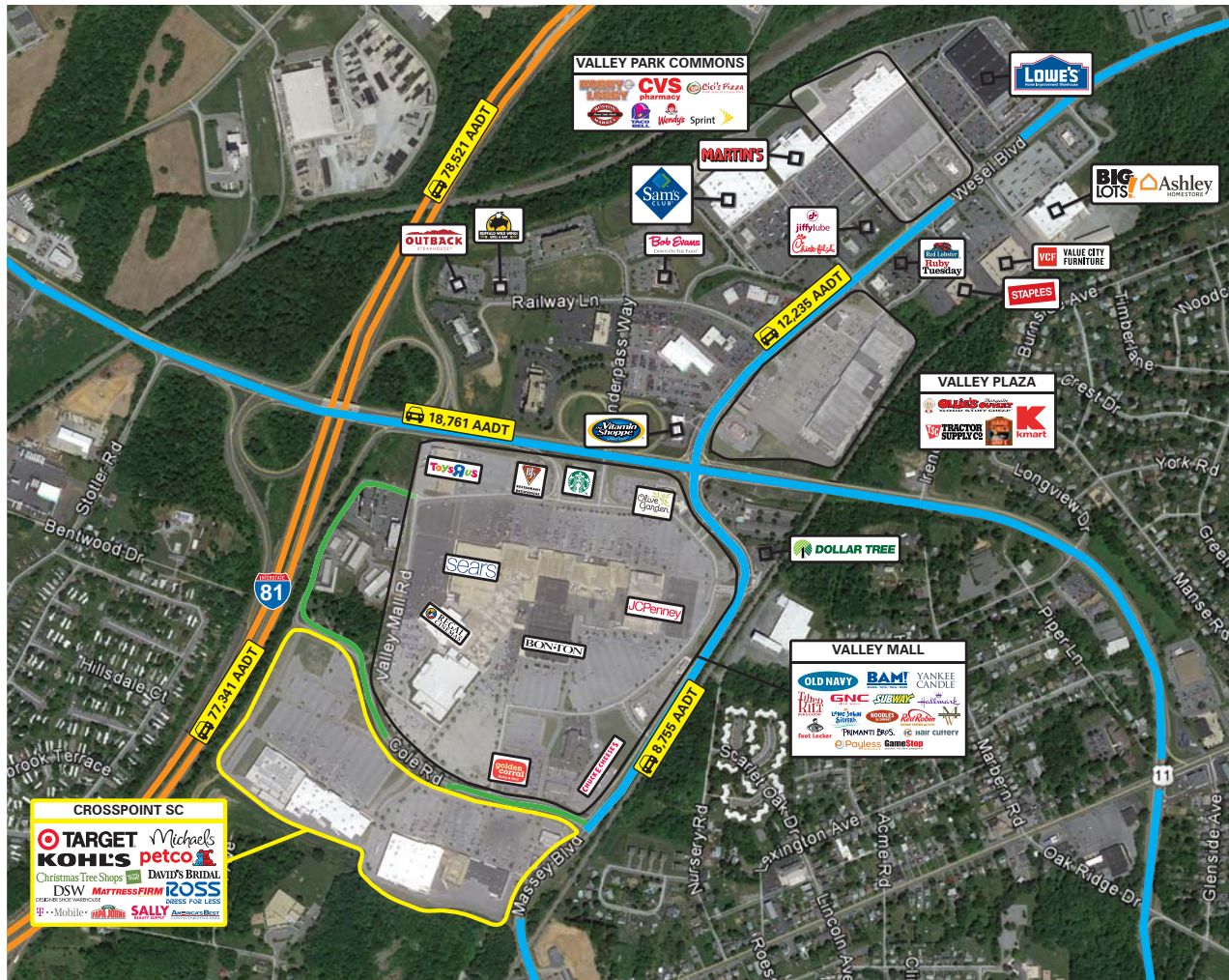
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