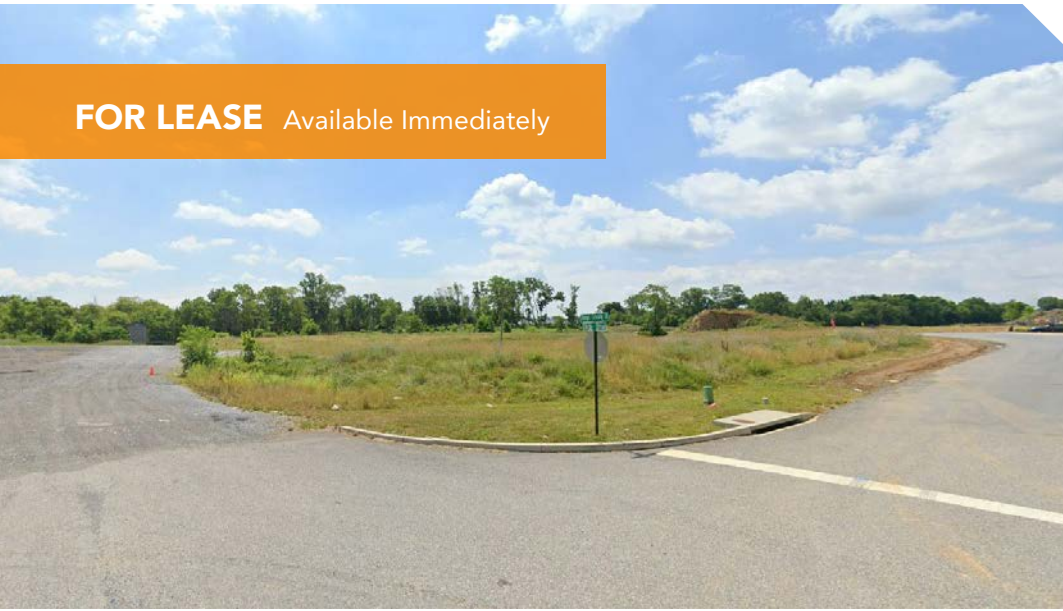


**FOR LEASE** Available Immediately



# 10525 Sharpshurg Pike

Hagerstown, MD 21740

## Overview

Commercial land available at I-70 and Sharpshurg Pike (MD 65). Access via signalized intersection of Sharpshurg Pike and Colonel Henry Douglas Drive. Chick-fil-A and Sheetz operating with hotel proposed.

## Quick Facts

- Availability: Immediate
- Size: 1.68 Acre & 1.23 Acre Parcels
- Rental Rate: Negotiable
- Net Charges: TBD
- Nearby Tenants:

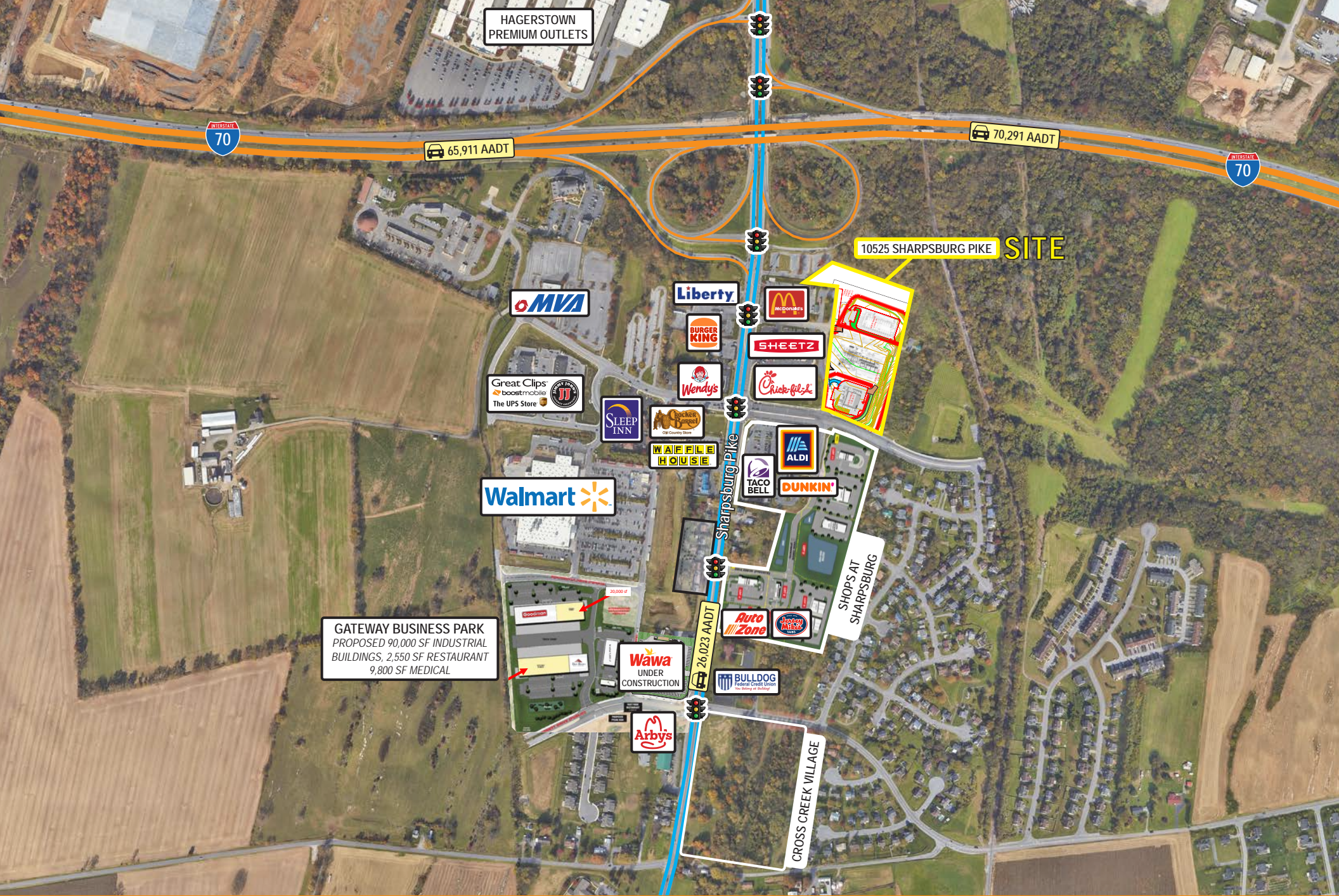


2024 Demographics	1 mile	3 miles	5 miles
POPULATION	2,391	43,197	94,757
HOUSEHOLDS	972	16,575	35,775
AVG. HH INCOME	\$101,673	\$77,555	\$86,109
DAYTIME POPULATION	1,848	53,402	104,772
TRAFFIC COUNT	26,414 AADT (Sharpshurg Pike)		









HAGERSTOWN  
PREMIUM OUTLETS

INTERSTATE  
70

65,911 AADT

70,291 AADT

INTERSTATE  
70

10525 SHARPSBURG PIKE SITE

MVA

Liberty

McDonald's

BURGER KING

SHEETZ

Great Clips  
boostmobile  
The UPS Store

Wendy's

Chick-fil-A

SLEEP INN

Waffle House

ALDI

Walmart

TACO BELL

DUNKIN'

GATEWAY BUSINESS PARK  
PROPOSED 90,000 SF INDUSTRIAL  
BUILDINGS, 2,550 SF RESTAURANT  
9,800 SF MEDICAL

26,023 AADT

SHOPS AT SHARPSBURG

Wawa  
UNDER CONSTRUCTION

BULLDOG  
Federal Credit Union

Arby's


CROSS CREEK VILLAGE



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