

FOR LEASE Available Immediately



13524 Pennsylvania Avenue

Hagerstown, MD 21742

Overview

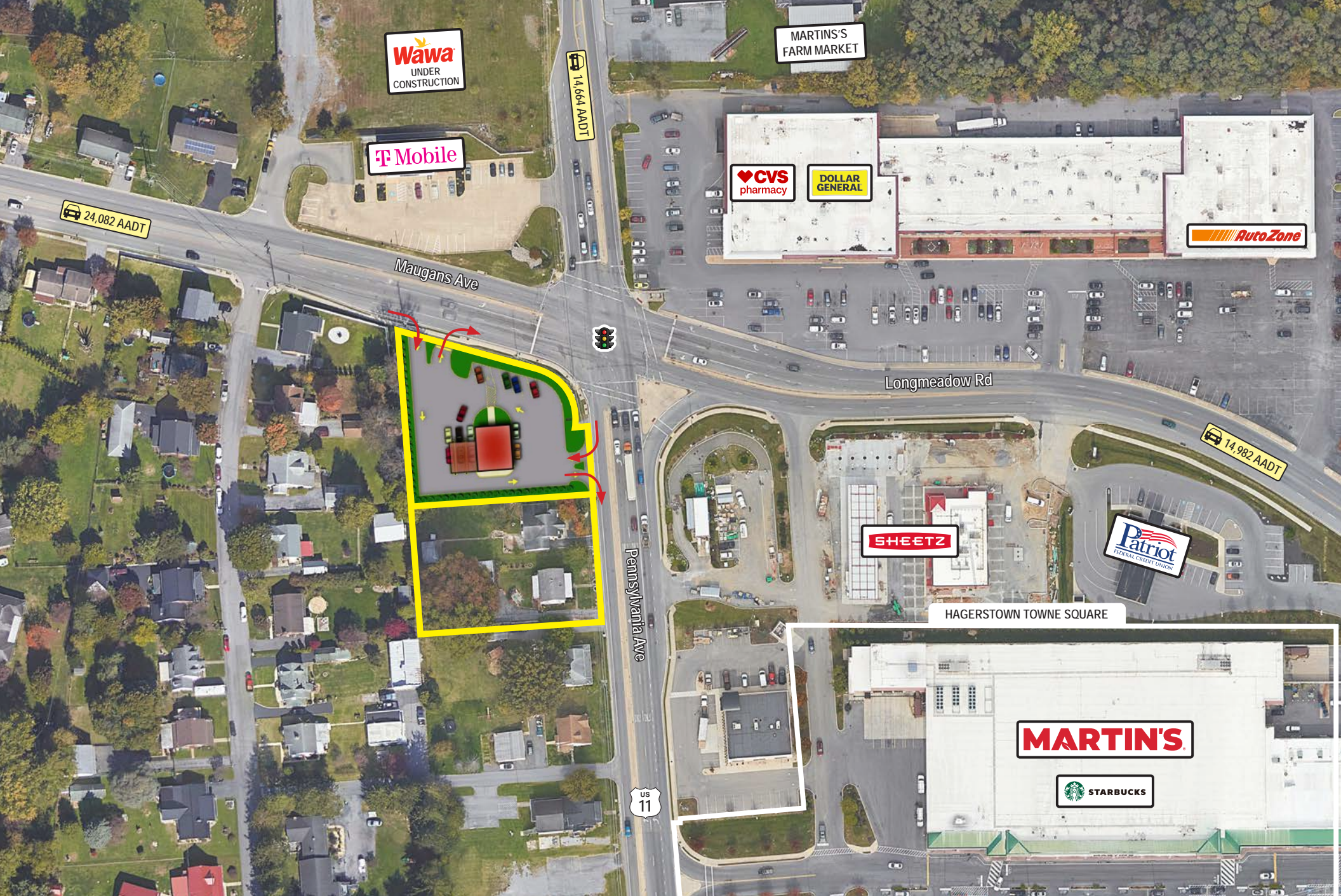
Four contiguous (2 commercially-zoned) parcels at the southwest corner of Pennsylvania Avenue and Maugans/Longmeadow Road. Excellent visibility and right-in, right-out access from both roads.

Quick Facts

- Availability: Immediate
- Size: 0.66 - 0.77 Acre Parcels
- Rental Rate: Negotiable
- Net Charges: TBD
- Nearby Retailers:



2024 Demographics	1 mile	3 miles	5 miles
POPULATION	3,860	42,707	76,390
HOUSEHOLDS	1,438	16,826	30,503
AVG. HH INCOME	\$116,333	\$86,461	\$82,649
DAYTIME POPULATION	5,605	40,513	84,135
TRAFFIC COUNT	24,082 AADT (Maugans Ave)	14,664 AADT (Pennsylvania Ave)	



Wawa
UNDER
CONSTRUCTION

T Mobile

14,664 AADT

MARTIN'S
FARM MARKET

CVS
pharmacy

DOLLAR
GENERAL

AutoZone

24,082 AADT

Maugans Ave

Longmeadow Rd

14,982 AADT

SHEETZ

Patriot
FEDERAL CREDIT UNION

HAGERSTOWN TOWNE SQUARE

Pennsylvania Ave

US
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MARTIN'S


STARBUCKS




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