

SUBLEASE

Washington County, MD

FREESTANDING RETAIL

13527 PENNSYLVANIA AVENUE | HAGERSTOWN, MARYLAND 21742

AVAILABLE

4,969 sf

LOT SIZE

.63 Acres

ZONING

PB (Planned Business District)

TRAFFIC COUNT

15,150 AADT (Pennsylvania Ave)

RENTAL RATE

Negotiable

HIGHLIGHTS

- ▶ New construction
- ▶ Prime frontage and visibility on highly trafficked Pennsylvania Avenue: 15,000+ cars per day
- ▶ Easy access to Interstate 81
- ▶ 1 minute north of 280-acre Volvo Group facility
- ▶ 1.2 miles south of Hagerstown Regional Airport
- ▶ Unparalleled roadside visibility in high-density retail trade area



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BIRDSEYE

13527 PENNSYLVANIA AVENUE | HAGERSTOWN, MARYLAND 21742



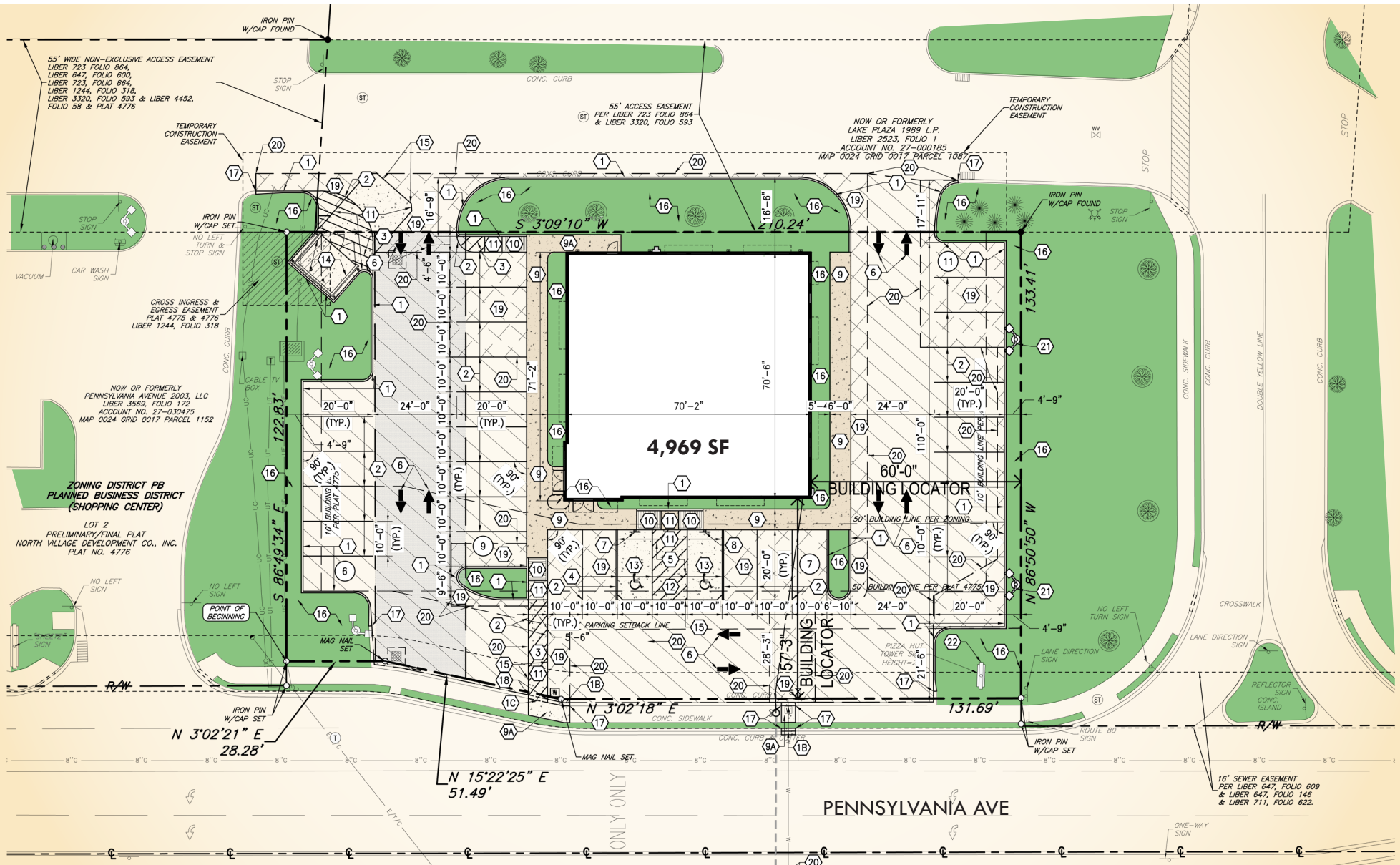
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SITE PLAN

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TRADE AREA

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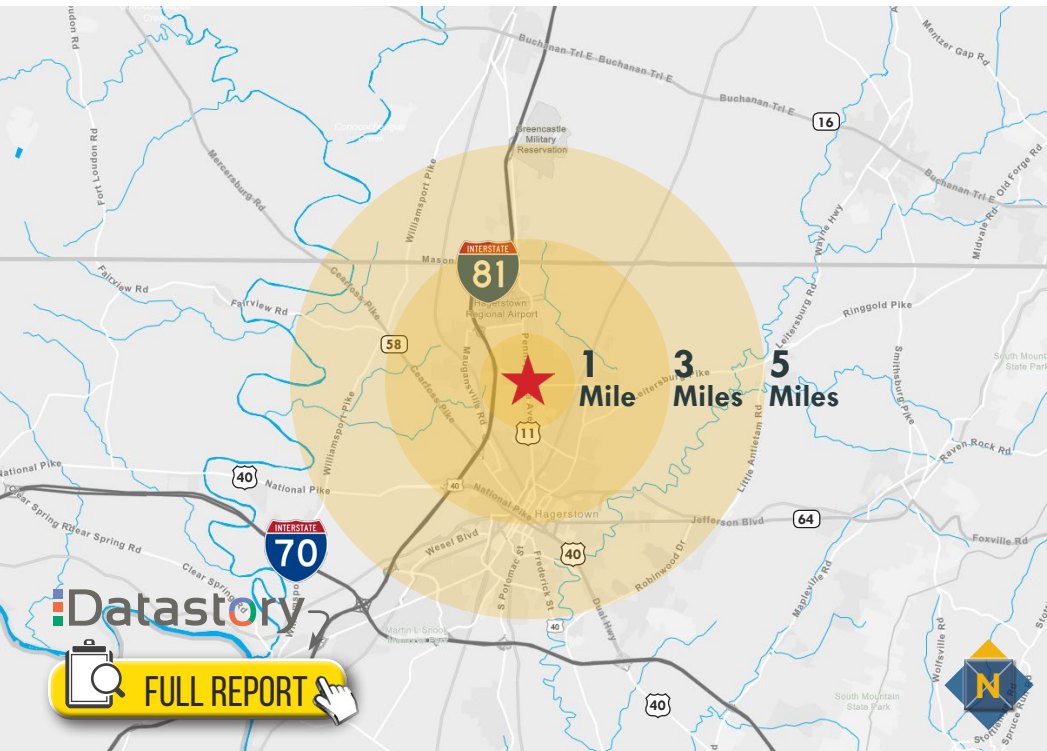


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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION 4,211 1 MILE 40,581 3 MILES 72,792 5 MILES	NUMBER OF HOUSEHOLDS 1,680 1 MILE 15,968 3 MILES 29,124 5 MILES	AVERAGE HH SIZE 2.45 1 MILE 2.49 3 MILES 2.45 5 MILES	MEDIAN AGE 44.3 1 MILE 38.6 3 MILES 38.7 5 MILES
AVERAGE HH INCOME \$89,582 1 MILE \$68,186 3 MILES \$65,580 5 MILES	EDUCATION (COLLEGE+) 71.7% 1 MILE 53.3% 3 MILES 50.8% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.6% 1 MILE 94.0% 3 MILES 94.3% 5 MILES	DAYTIME POPULATION 6,418 1 MILE 41,281 3 MILES 84,296 5 MILES

31%
PARKS AND REC
2 MILES

LEARN MORE

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.49
AVERAGE HH SIZE

40.3
MEDIAN AGE

\$55,000
MEDIAN HH INCOME

17%
COMFORTABLE EMPTY NESTERS
2 MILES

LEARN MORE

These Baby Boomers are earning a comfortable living and benefiting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

2.50
AVERAGE HH SIZE

46.8
MEDIAN AGE

\$68,000
MEDIAN HH INCOME

17%
MIDDLEBURG
2 MILES

LEARN MORE

These conservative, family-oriented consumers are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones, prefer to buy American & travel in the US.

2.73
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$55,000
MEDIAN HH INCOME

13%
GREEN ACRES
2 MILES

LEARN MORE

Self-described conservatives, the Green Acres lifestyle features country living and self-reliance. Cautious consumers, they focus on quality and durability, and are comfortable with technology, more as a tool than a trend.

2.70
AVERAGE HH SIZE

43.9
MEDIAN AGE

\$76,800
MEDIAN HH INCOME