

FOR SALE

SOUTH END SHOPPING CENTER

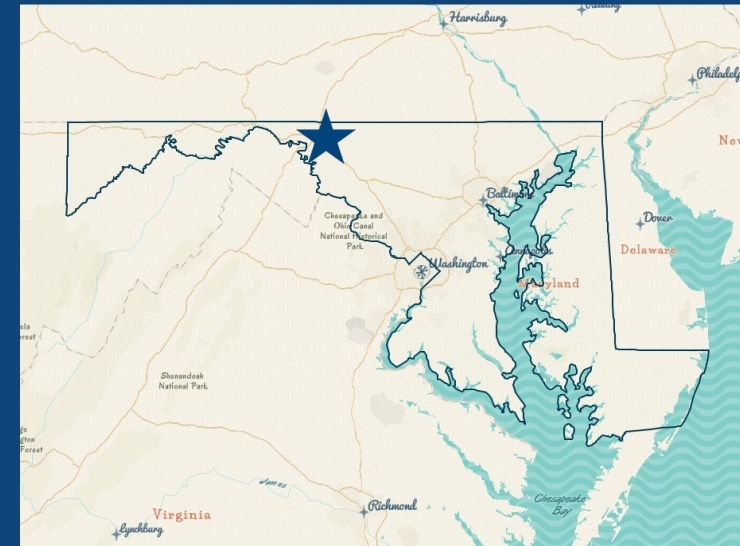


OVERVIEW

South End Shopping Center is an established 147,290 square foot grocery-anchored shopping center situated on 11.51 acres facing Route 632 (Maryland Avenue) in Hagerstown, Maryland. Originally constructed in 1966 and recently renovated in 2021, the center is located in a residential neighborhood just off of MD Route 11 (Virginia Avenue). South End Shopping Center has a diverse mix of national value-oriented retailers that draw a high volume of local and commuter traffic to the center.

INVESTMENT HIGHLIGHTS

- » **97% leased** established shopping center
- » **2 full movement intersections**
- » **Superb visibility (950 ft. ± of frontage on Rt. 632 and avg. of 12,000+ cars/day)**
- » **Oversized parking lot (458 surface spaces)**
- » **Expanded and renovated Planet Fitness and newly constructed Fulton Bank pad now open!**



INVESTMENT OVERVIEW

Address:	1101-1181 Maryland Avenue Hagerstown, Maryland 21740
Parcel Identification:	District-03 Acct. No.-008606
Map/Grid/Parcel:	0314/0000/0887
Land Area:	11.51 Acres
Frontage:	950' ± (Maryland Ave)
Parking:	458 surface spaces
Building Size:	147,290 SF
Land-to-Building Ratio:	10.10:1
Number of Buildings:	Two (2)
Number of Stories:	One (1)
Year Built:	1966 (Most recent partial renovations 2021)
Docks:	5 ext.
Zoning:	CG (Commercial General) City of Hagerstown, MD Allows all types of commercial uses, except big box retail

ASKING PRICE: **\$15,000,000**

OFFERS DUE: **MARCH 18, 2022**



FOR FULL **OFFERING MEMORANDUM**, PLEASE DOWNLOAD, SIGN & RETURN THE **CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT** TO ONE OF THE BELOW AGENTS.

**CONFIDENTIALITY
& NDA**



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