

FOR LEASE

Washington County, MD

10,000 SF
AVAILABLE

SOUTH END SHOPPING CENTER

1101-1181 MARYLAND AVENUE
HAGERSTOWN, MARYLAND 21740



John Schultz | Senior Vice President & Principal

☎ 410.494.4894 ✉ jschultz@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

Tim Harrington | Real Estate Advisor

☎ 410.494.4855 ✉ timharrington@mackenziecommercial.com

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AVAILABLE

10,000 sf

RENTAL RATE

Available upon request

CAM / RE TAXES / INSURANCE

\$1.00 / \$1.17 / \$0.11

HIGHLIGHTS

- ▶ Ample parking
- ▶ Pylon signage
- ▶ Center is located across from South Hagerstown High School and just north of Hagerstown Premium Outlets
- ▶ Quick access to I-70 and I-81
- ▶ 2 miles from the amenity-rich Historic Downtown Hagerstown
- ▶ Join Save-a-Lot, Planet Fitness, Joann, Dollar General, Aaron's, Goodwill, Plato's Closet, Citi Trends and more!
- ▶ Nearby retailers include Target, Kohl's, Regal Cinemas, CVS, Sam's Club, Michaels, Ross, Big Lots!, Walmart, Lowe's Home Improvement and more!



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1101-1181 MARYLAND AVENUE | HAGERSTOWN, MARYLAND 21740



OWNED AND MANAGED BY:
CoastalEquities



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SITE PLAN

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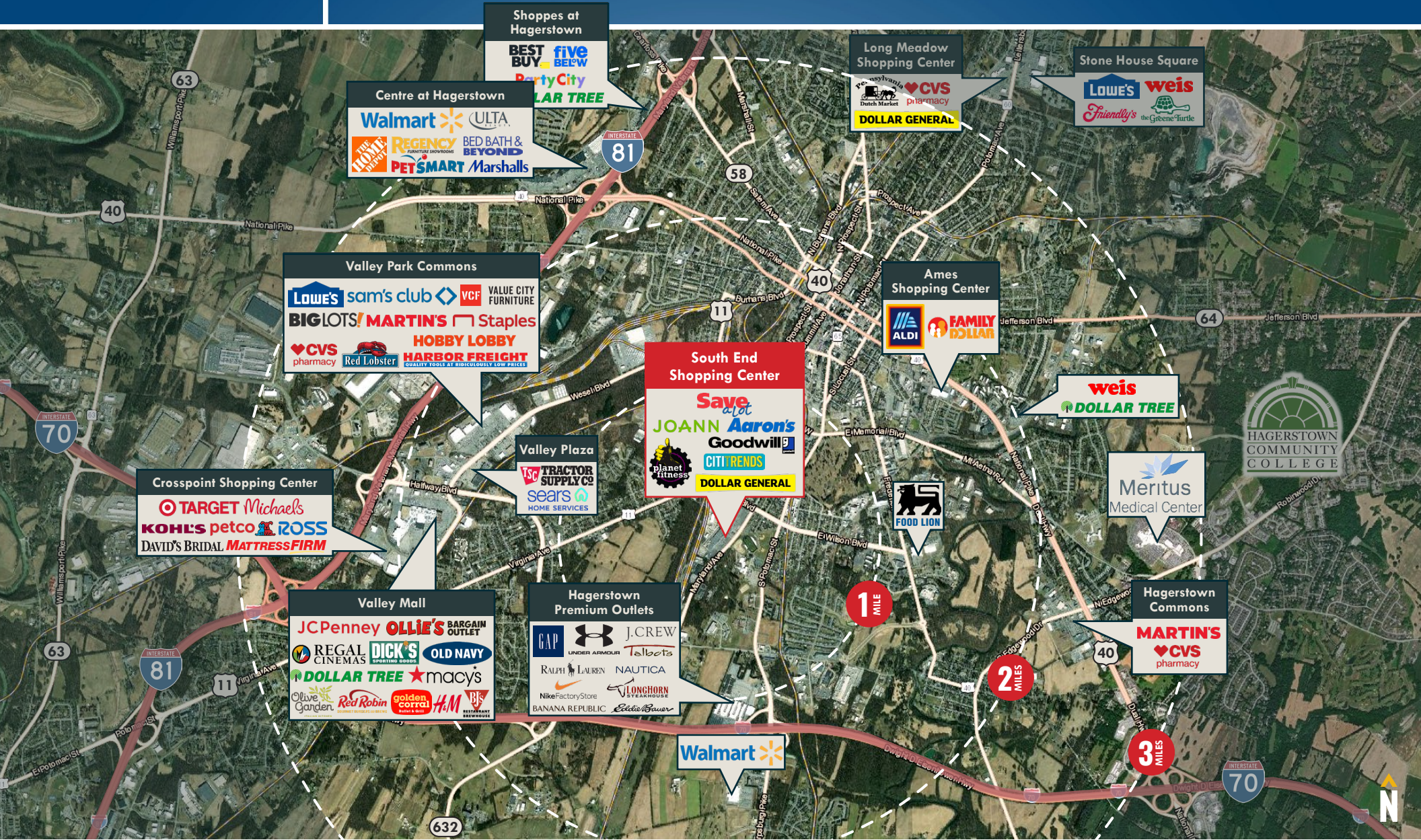
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HAGERSTOWN TRADE AREA

SOUTH END SHOPPING CENTER | 1101-1181 MARYLAND AVENUE | HAGERSTOWN, MARYLAND 21740



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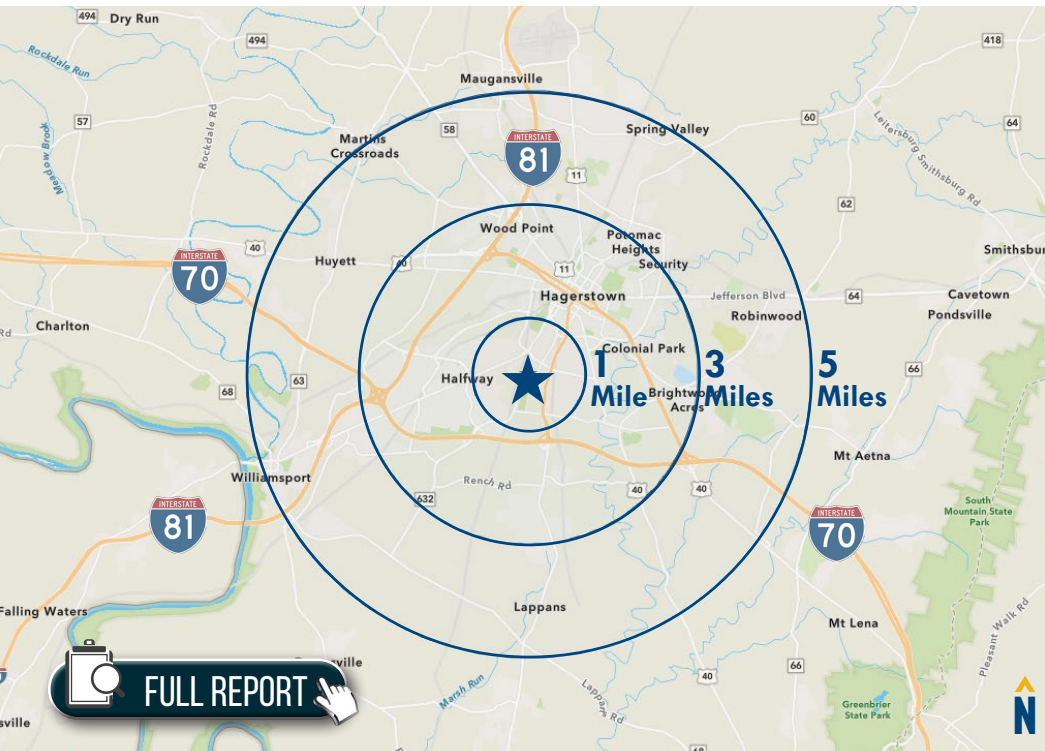
Washington County, MD

LOCATION / DEMOGRAPHICS (2022)

SOUTH END SHOPPING CENTER | 1101-1181 MARYLAND AVENUE | HAGERSTOWN, MARYLAND 21740

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RESIDENTIAL POPULATION

8,837

1 MILE

57,762

3 MILES

100,172

5 MILES

NUMBER OF HOUSEHOLDS

3,896

1 MILE

23,547

3 MILES

37,897

5 MILES

AVERAGE HH SIZE

2.24

1 MILE

2.39

3 MILES

2.45

5 MILES

MEDIAN AGE

40.7

1 MILE

39.3

3 MILES

39.6

5 MILES

AVERAGE HH INCOME

\$65,619

1 MILE

\$67,260

3 MILES

\$80,250

5 MILES

EDUCATION (COLLEGE+)

46.9%

1 MILE

47.0%

3 MILES

50.8%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

94.8%

1 MILE

94.9%

3 MILES

95.4%

5 MILES

DAYTIME POPULATION

9,619

1 MILE

70,532

3 MILES

111,189

5 MILES

16%

FRONT PORCHES

2 MILES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57

AVERAGE HH SIZE

34.9

MEDIAN AGE

\$43,700

MEDIAN HH INCOME

LEARN MORE

13%

SOCIAL SECURITY SET

2 MILES

This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

1.73

AVERAGE HH SIZE

45.6

MEDIAN AGE

\$17,900

MEDIAN HH INCOME

LEARN MORE

13%

HOMETOWN HERITAGE

2 MILES

This is primarily a market of married couples and single parents that work mainly in service and retail trade. These cost-conscious consumers purchase sale items in bulk and buy generic over name brands.

2.66

AVERAGE HH SIZE

32.4

MEDIAN AGE

\$28,200

MEDIAN HH INCOME

LEARN MORE

12%

METRO FUSION

2 MILES

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

2.65

AVERAGE HH SIZE

29.3

MEDIAN AGE

\$35,700

MEDIAN HH INCOME

LEARN MORE

MACKENZIE
RETAIL

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