

FOR LEASE



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.

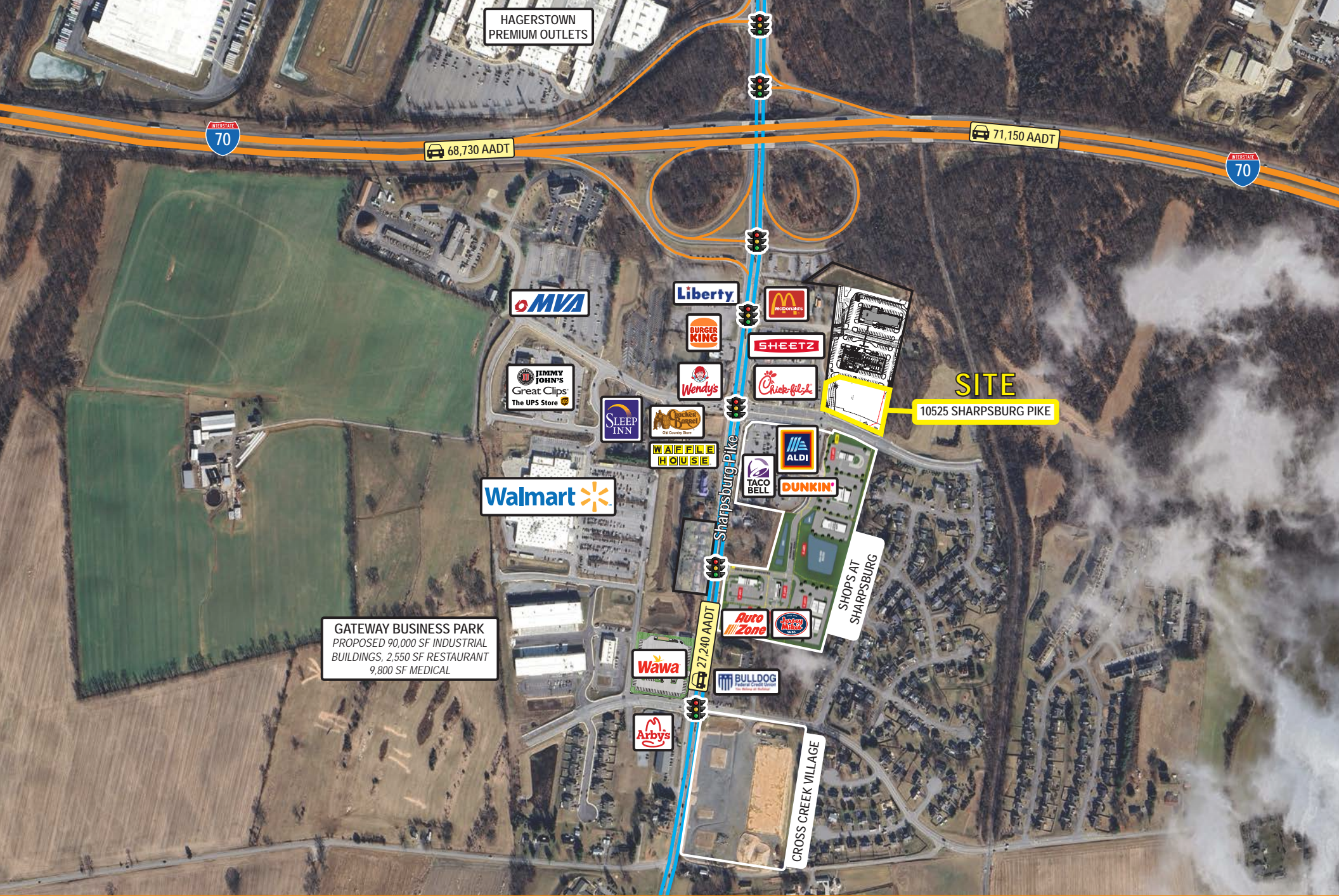
Quick Facts

- Availability: Immediate
- Size: 1.81 acre parcel
- Rental Rate: Negotiable
- Net Charges: TBD
- Nearby Tenants:



| 2025 Demographics | 1 mile | 3 miles | 5 miles |
|--------------------|----------------------------------|----------|----------|
| POPULATION | 2,235 | 40,132 | 94,461 |
| HOUSEHOLDS | 837 | 15,478 | 35,664 |
| AVG. HH INCOME | \$130,080 | \$83,871 | \$92,176 |
| DAYTIME POPULATION | 1,835 | 50,912 | 105,263 |
| TRAFFIC COUNT | 27,240 AADT (Sharpshurg Pike) | | |





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

SITE
10525 SHARPSBURG PIKE

Interested? Contact:

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