

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
11

MARTIN'S


STARBUCKS




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