



17840 GARLAND GROH BLVD

HAGERSTOWN, MARYLAND 21740

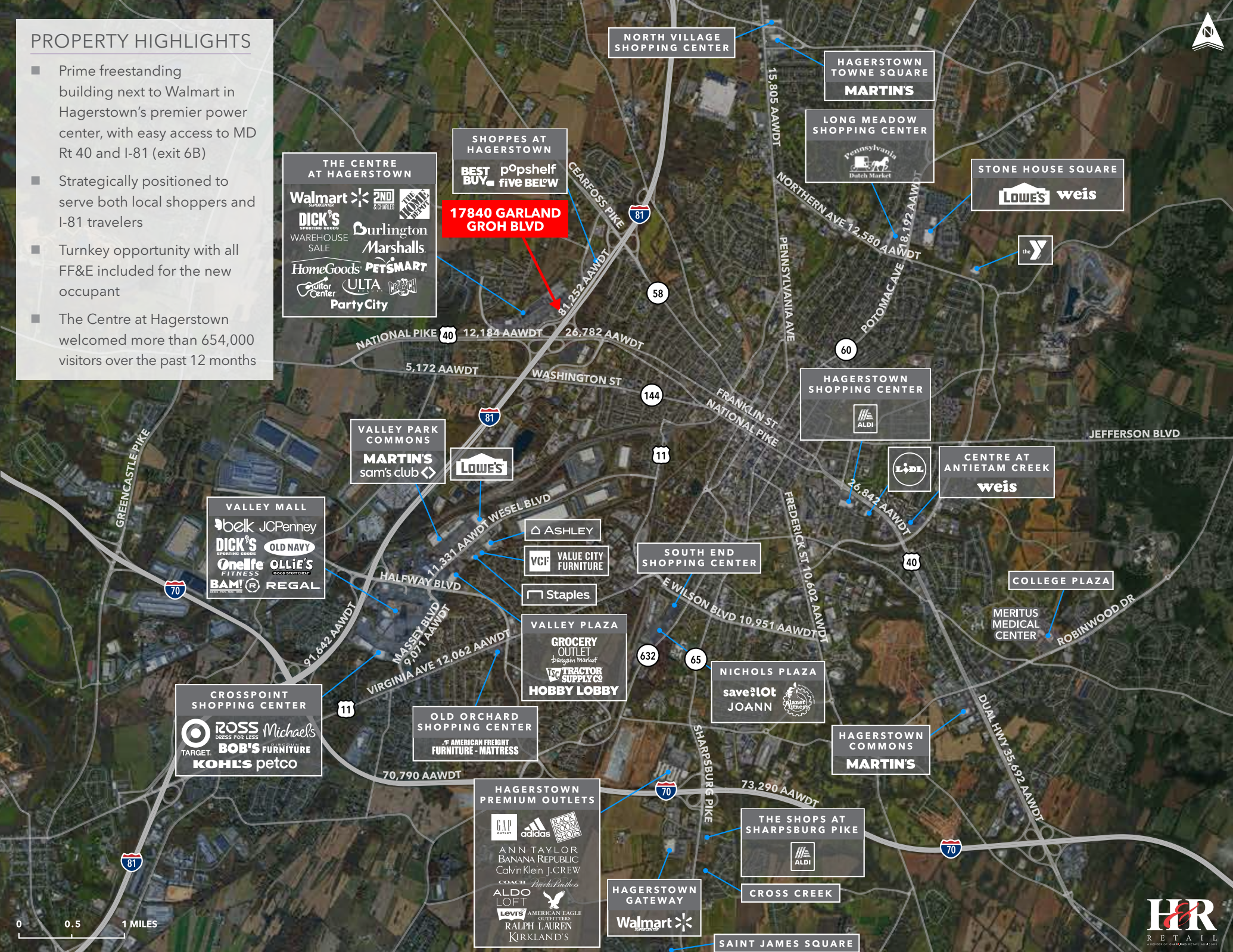


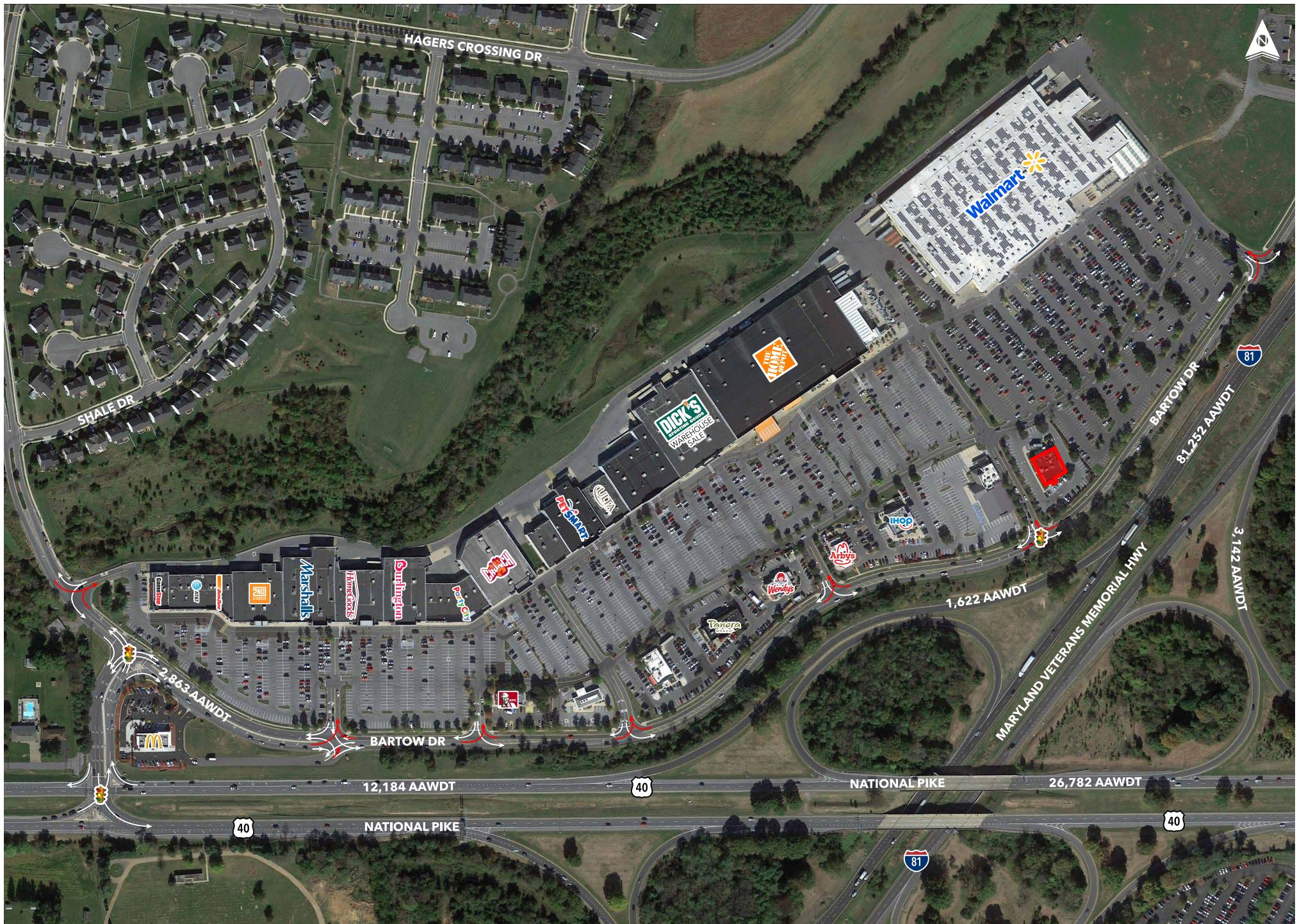
6,195 SF Available

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PROPERTY HIGHLIGHTS

- Prime freestanding building next to Walmart in Hagerstown's premier power center, with easy access to MD Rt 40 and I-81 (exit 6B)
- Strategically positioned to serve both local shoppers and I-81 travelers
- Turnkey opportunity with all FF&E included for the new occupant
- The Centre at Hagerstown welcomed more than 654,000 visitors over the past 12 months







HAGERSTOWN, MD

DEMOGRAPHIC PROFILE (2024)

Centre at Hagerstown
17840 Garland Groh Blvd
5 mile ring



KEY FACTS

93,256

Population

40.3

Median Age

37,793

Households



30%

High School Diploma



15%

Bachelor's Degree



10%

Graduate/Professional Degree

BUSINESS



4,092

Total Businesses



109,668

Daytime Population



304

Food Srv & Drinking Places

INCOME



\$60,630

Median Household Income

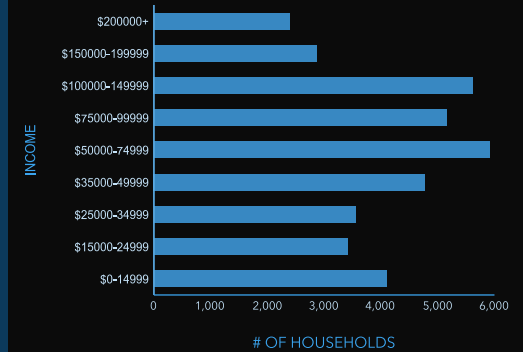


\$34,620

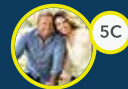
Per Capita Income

\$85,819

AVERAGE HH INCOME (\$)



TAPESTRY SEGMENTS



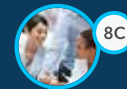
5C

Parks and Rec

7,626 (20.2%) of households

These practical suburbanites have achieved the dream of home ownership. They have purchased homes that are within their means. Their homes are older, and town homes and duplexes are not uncommon. Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and their homes, budget wisely, but do not plan on retiring anytime soon or moving. Neighborhoods are well established, as are the amenities and programs that supported their now independent children through school and college. The appeal of these kid-friendly neighborhoods is now attracting a new generation of young couples.

- The work force is diverse: professionals in health care, retail trade, and education, or skilled workers in manufacturing and construction.
- This is a financially shrewd market; consumers are careful to research their big-ticket purchases.
- When planning trips, they search for discounted airline fares and hotels and choose to vacation within the US.
- These practical residents tend to use their cell phones for calls and texting only.



8C

Bright Young Professionals

2,964 (7.8%) of households

Prosperous domesticity best describes the settled denizens of Pleasantville. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth. Older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the Internet largely for financial purposes.

- Not cost-conscious, these consumers willing to spend more for quality and brands they like.
- Prefer fashion that is classic and timeless as opposed to trendy.
- Use all types of media equally (newspapers, magazines, radio, Internet, TV).



8E

Front Porches

2,744 (7.3%) of households

Front Porches blends household types, with more young families with children or single households than average. This group is also more diverse than the US. Half of householders are renters, and many of the homes are older town homes or duplexes. Friends and family are central to Front Porches residents and help to influence household buying decisions. Residents enjoy their automobiles and like cars that are fun to drive. Income and net worth are well below the US average, and many families have taken out loans to make ends meet.

- Price is more important than brand names or style to these consumers.
- With limited incomes, these are not adventurous shoppers.
- They would rather cook a meal at home than dine out.
- They seek adventure and strive to have fun.



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