



# 17840 GARLAND GROH BLVD

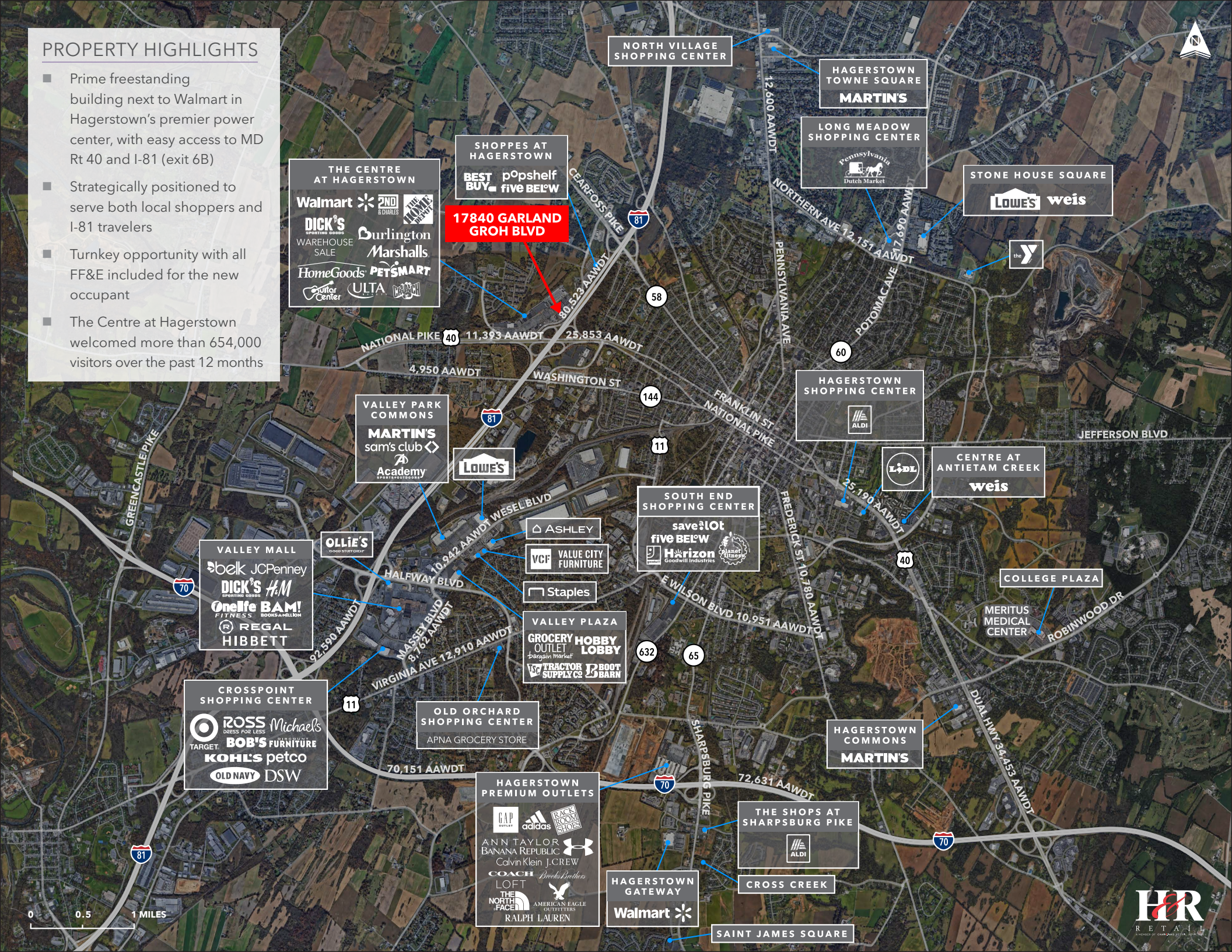
HAGERSTOWN, MD 21740



**5,669 SF MULTI-TENANT OUTPARCEL  
WITH DRIVE-THRU AVAILABLE**

## 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



**THE CENTRE AT HAGERSTOWN**

Walmart **2ND & CHARLES** **HOME DEPOT**

DICK'S SPORTING GOODS **WAREHOUSE SALE** Burlington **Marshalls**

HomeGoods **PETSMART** **Ulta**

**SHOPPES AT HAGERSTOWN**

**BEST BUY** **popshelf** **five BELOW**

**17840 GARLAND GROH BLVD**

**VALLEY PARK COMMONS**

**MARTIN'S** **sam's club** **Academy**

**VALLEY MALL**

belk JCPenney **DICK'S** **HM** **Onelle** **BAM!** **REGAL** **HIBBETT**

**CROSSPOINT SHOPPING CENTER**

**Target** **ROSS** **Michael's** **BOB'S FURNITURE** **KOHL'S** **petco** **OLD NAVY** **DSW**

**HAGERSTOWN PREMIUM OUTLETS**

**GAP** **adidas** **NIKE** **ANN TAYLOR** **BANANA REPUBLIC** **Calvin Klein** **J.CREW** **COACH** **LOFT** **Brooks Brothers** **THE NORTH FACE** **AMERICAN EAGLE** **OUTLETS** **RALPH LAUREN**

**SOUTH END SHOPPING CENTER**

**save a lot** **five BELOW** **Horizon** **Goodwill Industries**

**VALLEY PLAZA**

**GROCERY OUTLET** **HOBBY LOBBY** **Tractor Supply Co** **BOOT BARN**

**OLD ORCHARD SHOPPING CENTER**

APNA GROCERY STORE

**HAGERSTOWN GATEWAY**

**Walmart**

**HAGERSTOWN SHOPPING CENTER**

**ALDI**

**CENTRE AT ANTIETAM CREEK**

**weis**

**HAGERSTOWN COMMONS**

**MARTIN'S**

**THE SHOPS AT SHARPSBURG PIKE**

**ALDI**

**SAINT JAMES SQUARE**

0 0.5 1 MILES

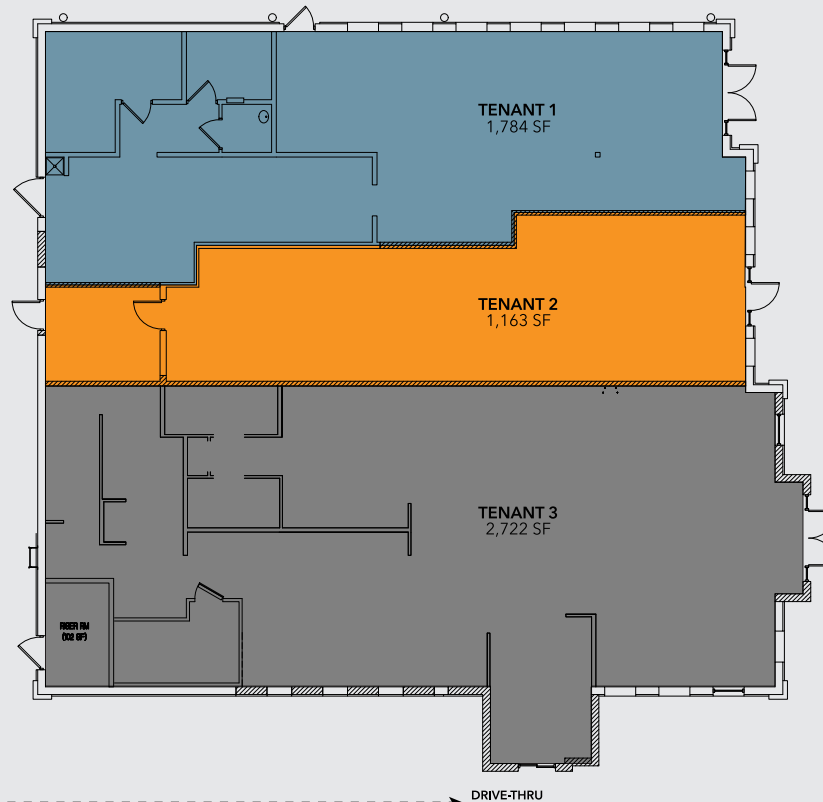




**1 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**Site Plan Key**

- AVAILABLE
- UNDER NEGOTIATION
- FINALIZING LEASE





# HAGERSTOWN, MD

## DEMOGRAPHIC PROFILE (2025)

The Centre at Hagerstown  
17840 Garland Groh Blvd  
5 mile ring



### KEY FACTS

<b>93,785</b> Population	<b>40.4</b> Median Age	<b>38,136</b> Households
EDUCATION		
<b>29%</b> High School Diploma	<b>14%</b> Bachelor's Degree	<b>10%</b> Graduate/Professional Degree

### INCOME

	<b>\$67,097</b> Median Household Income
	<b>\$34,902</b> Per Capita Income
<b>\$86,168</b> AVERAGE HH INCOME (\$)	

Income Range	# of Households
\$200000+	~2,500
\$150000-199999	~3,500
\$100000-149999	~6,500
\$75000-99999	~5,500
\$50000-74999	~7,000
\$35000-49999	~4,000
\$25000-34999	~3,500
\$15000-24999	~3,500
\$0-14999	~3,500

### BUSINESS

	<b>4,138</b> Total Businesses		<b>109,216</b> Daytime Population		<b>305</b> Food Srv & Drinking Places
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### TAPESTRY SEGMENTS

<p><b>C6</b> Moderate Metros 6,467 (17.0%) of households</p> <p>These neighborhoods are young, growing, and usually located in suburbs and the peripheries of metropolitan areas with relatively dense populations of at least half a million. Single-person households make up about one-third of total households, followed by married, cohabiting, or single persons with children. There is an above-average presence of preschool-age children. Many have attended some college, and individuals often work in health care, retail, office/administration, or sales. Household incomes generally fall within the middle tier. The typical home for this segment is a moderately priced (\$200-500K) single-family residence built before the 90s; about half are rented and half are owned. Commute times are generally low and driven alone.</p> <ul style="list-style-type: none"> <li>• These residents tend to shop online instead of in person. Credit unions are often used for financial services and products.</li> <li>• Clothing, groceries, and electronics are typical purchases. Residents look for deals at discount stores and focus on essential items.</li> </ul>	<p><b>C2</b> Kids and Kin 2,850 (7.5%) of households</p> <p>Neighborhoods in this segment are largely found in and around metropolitan areas with populations exceeding half a million. Householders are generally under the age of 34 and may have adult children living with parents at home. The majority of the population aged 25 and above have a high school diploma, an associate degree, or some college education. Jobs are often in the health care, retail, food, manufacturing, and transportation sectors; there is a high level of female labor force participation. Residents live in older homes, usually as renters, with a notable presence of town homes and smaller low-rise rental buildings. On average, homes are modestly priced and affordable for most households. Suburban residents rely on vehicles to get to work, while those in and near cities use public transportation.</p> <ul style="list-style-type: none"> <li>• Residents often shop for clothing, groceries, and footwear at nearby discount stores. They tend to use online banking and digital payment services over cash.</li> <li>• Spending centers around baby and children's products. Individuals also purchase TVs, video gaming equipment, and jewelry. Residents often carry a credit card balance.</li> </ul>	<p><b>K5</b> Dreambelt 2,718 (7.1%) of households</p> <p>These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of the population is between 35 and 74, and most households consist of married or cohabiting couples. Most households earn middle-tier incomes, and labor force participation is high. This segment has a high concentration of employment in public administration, construction, health care, and retail trade sectors. Neighborhoods consist mainly of single-family homes built between 1950 and 1990, offering ample parking space, often for three or more vehicles. A significant portion of the population commutes alone by car. Rental rates and home prices are substantial, with more than half of the properties for purchase valued between \$300,000 and \$500,000.</p> <ul style="list-style-type: none"> <li>• Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty.</li> <li>• They often spend money on their pets and tools for gardening. Residents take active roles in planing their financial future.</li> </ul>
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