



17840 GARLAND GROH BLVD

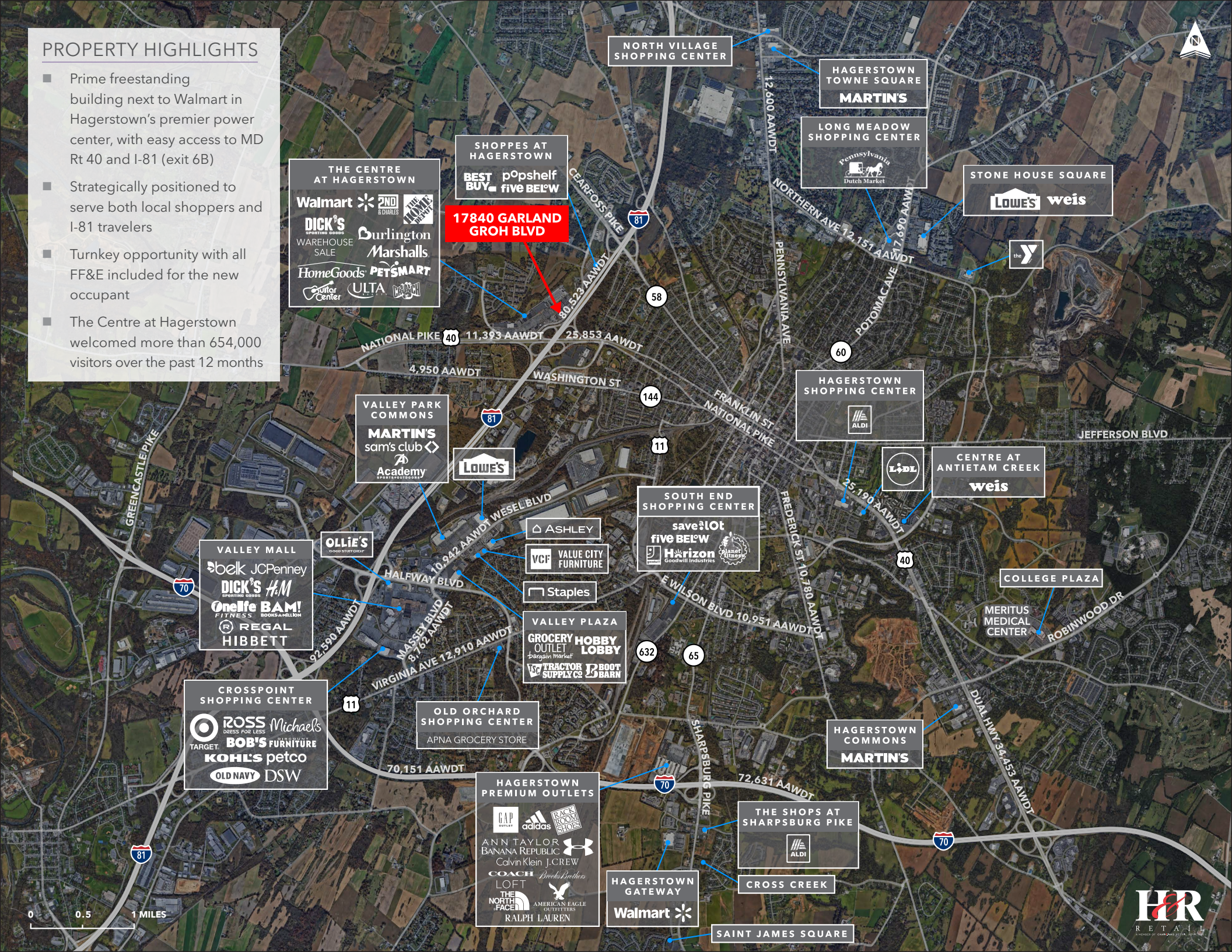
HAGERSTOWN, MD 21740



**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 **Burlington Marshalls**

WAREHOUSE SALE **HomeGoods** **PETSMART**

Center Center **ULTA** **BRANDS**

SHOPPES AT HAGERSTOWN

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

17840 GARLAND GROH BLVD

VALLEY PARK COMMONS

MARTIN'S **sam's club**

Academy **LOWE'S**

VALLEY MALL

belk **JCPenney**

DICK'S **SPORTING GOODS** **Home** **WAREHOUSE**

Onelle **BOOKS & MORE**

REGAL **HIBBETT**

CROSSPOINT SHOPPING CENTER

Target **ROSS** **Michael's**

BOB'S FURNITURE **petco**

OLD NAVY **DSW**

HAGERSTOWN PREMIUM OUTLETS

GAP **adidas** **NIKE** **REI** **BOOT BARN**

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** **Winn-Dixie**

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

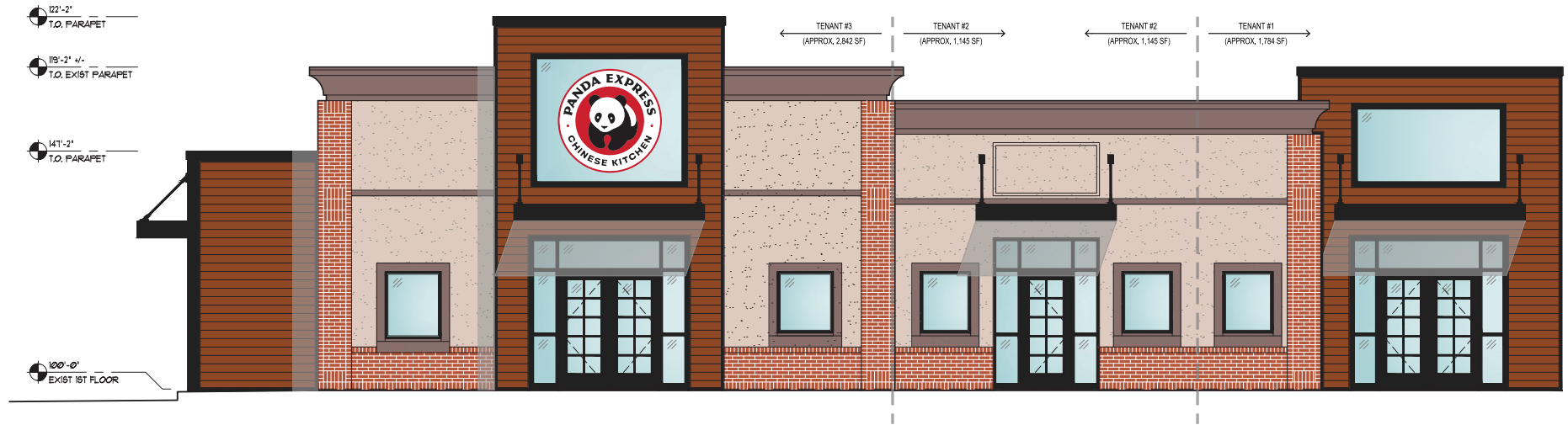
THE SHOPS AT SHARPSBURG PIKE

ALDI

CROSS CREEK

SAINT JAMES SQUARE

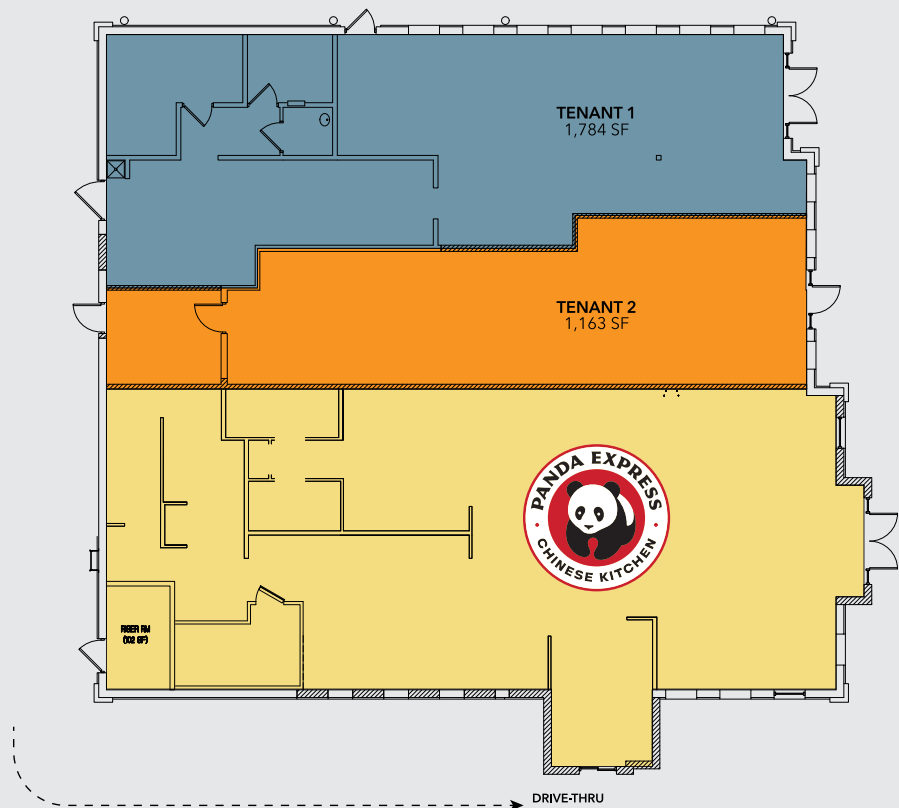
0 0.5 1 MILES



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

Site Plan Key

- AVAILABLE
- AT LEASE
- LEASED





HAGERSTOWN, MD

DEMOGRAPHIC PROFILE (2025)

The Centre at Hagerstown
17840 Garland Groh Blvd
5 mile ring



KEY FACTS

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

INCOME

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

Income Range	Approx. # of Households
\$200000+	2,500
\$150000-199999	3,000
\$100000-149999	6,500
\$75000-99999	5,500
\$50000-74999	6,800
\$35000-49999	4,000
\$25000-34999	3,500
\$15000-24999	3,500
\$0-14999	3,500

BUSINESS

	4,138 Total Businesses		109,216 Daytime Population		305 Food Srv & Drinking Places
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TAPESTRY SEGMENTS

<p>C6 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"> • These residents tend to shop online instead of in person. Credit unions are often used for financial services and products. • Clothing, groceries, and electronics are typical purchases. Residents look for deals at discount stores and focus on essential items. 	<p>C2 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"> • Residents often shop for clothing, groceries, and footwear at nearby discount stores. They tend to use online banking and digital payment services over cash. • Spending centers around baby and children's products. Individuals also purchase TVs, video gaming equipment, and jewelry. Residents often carry a credit card balance. 	<p>K5 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"> • Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty. • They often spend money on their pets and tools for gardening. Residents take active roles in planing their financial future.
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Please contact

John Schultz
443.983.2108
jschultz@hrretail.com

Bradley Buslik
240.482.3609
bbuslik@hrretail.com

Morgan Arrup
443.886.4575
marrup@hrretail.com

2 Hamill Road,
Suite 348W
Baltimore, MD 21210
410.308.0800