H&R RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

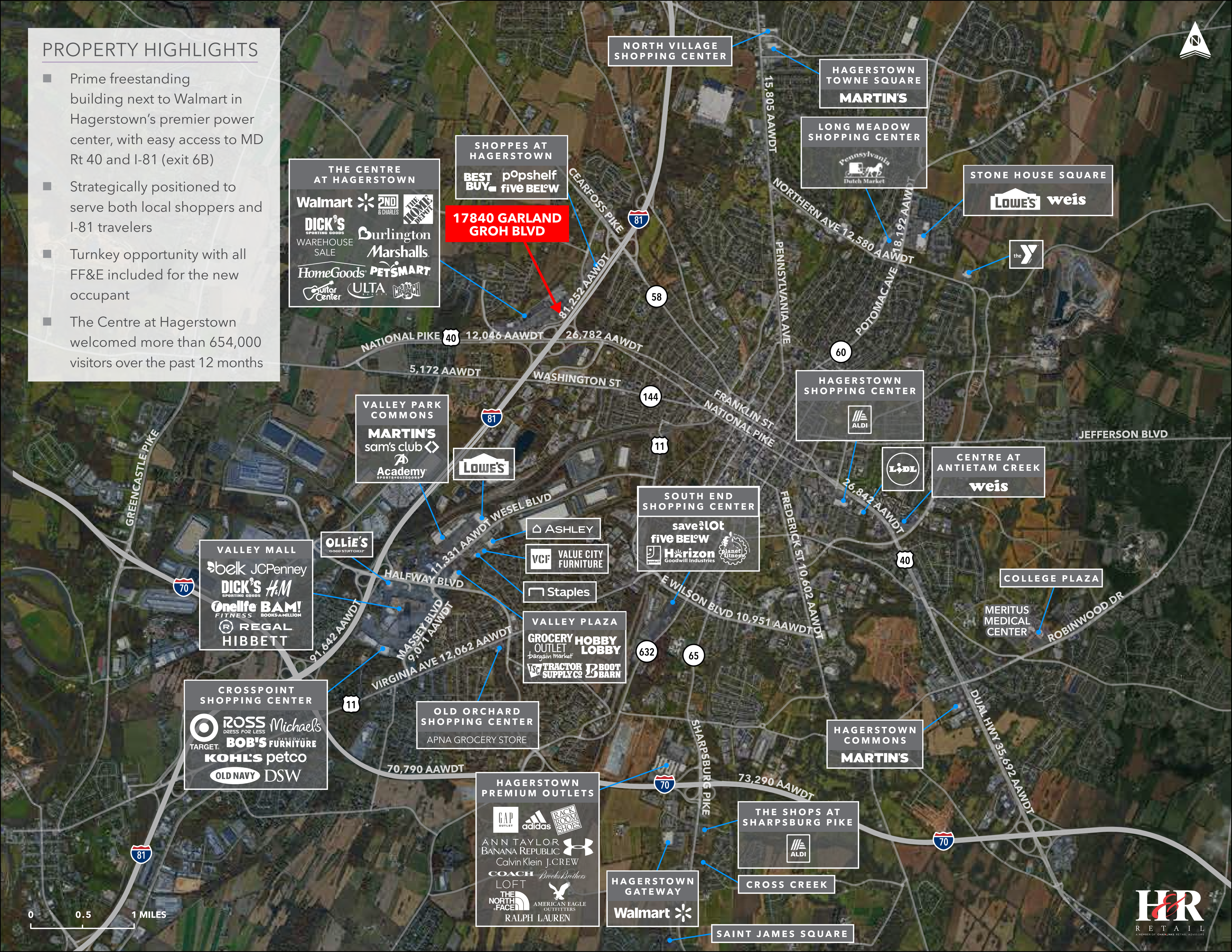
17840 GARLAND GROH BLVD

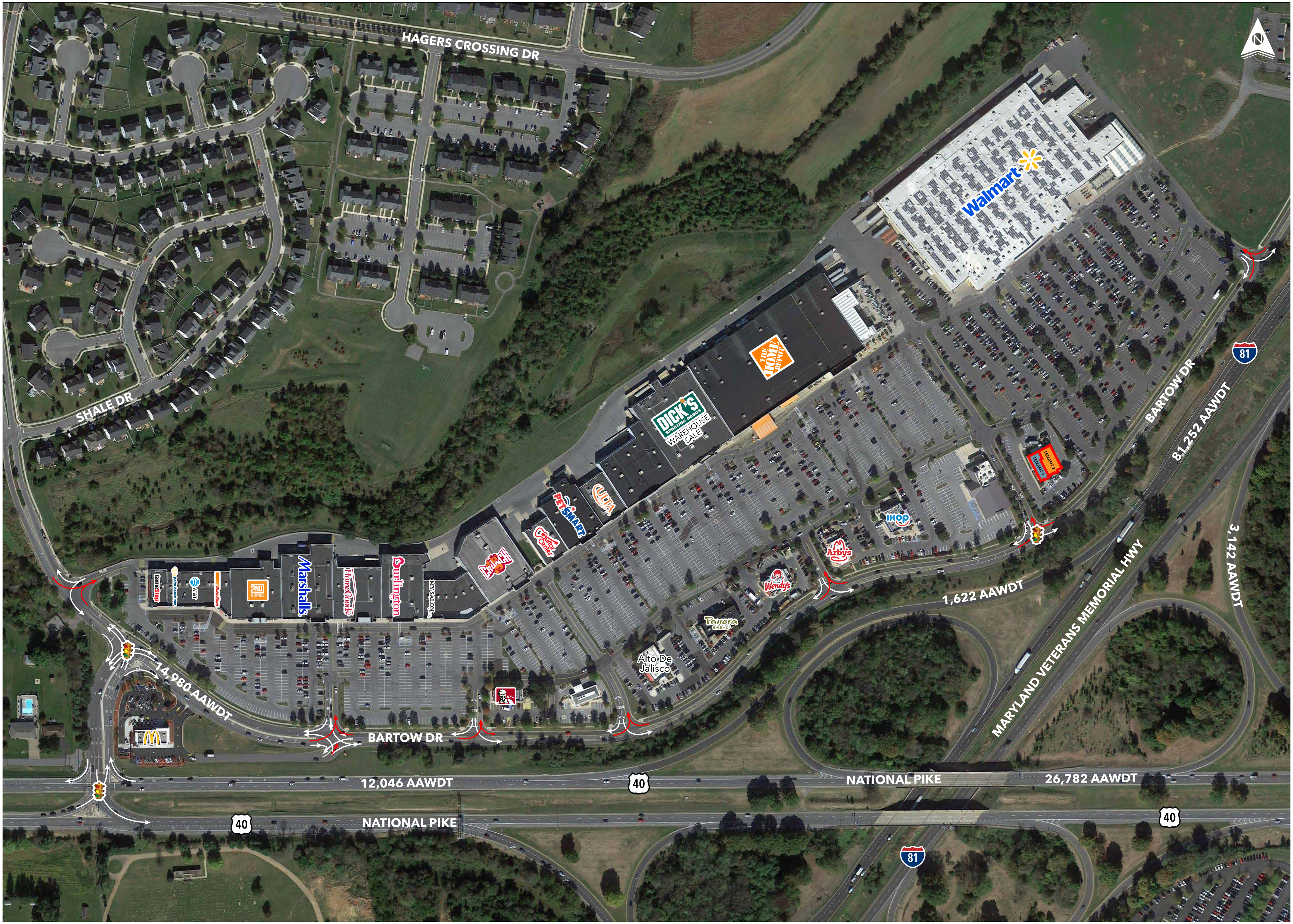
HAGERSTOWN, MD 21740

5,731 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




HAGERS CROSSING DR
SHALE DR
Walmart
THE HOME DEPOT
DICK'S SPORTING GOODS
WAREHOUSE SALE
ULTA
PETSMART
Marshalls
HomeGoods
Burlington
IHOP
Arby's
Wendy's
Panera BREAD
Alto De Jalisco
BARTOW DR
81,252 AAWDT
3,142 AAWDT
1,622 AAWDT
14,980 AAWDT
BARTOW DR
MARYLAND VETERANS MEMORIAL HWY
12,046 AAWDT
NATIONAL PIKE
26,782 AAWDT
NATIONAL PIKE
40
81

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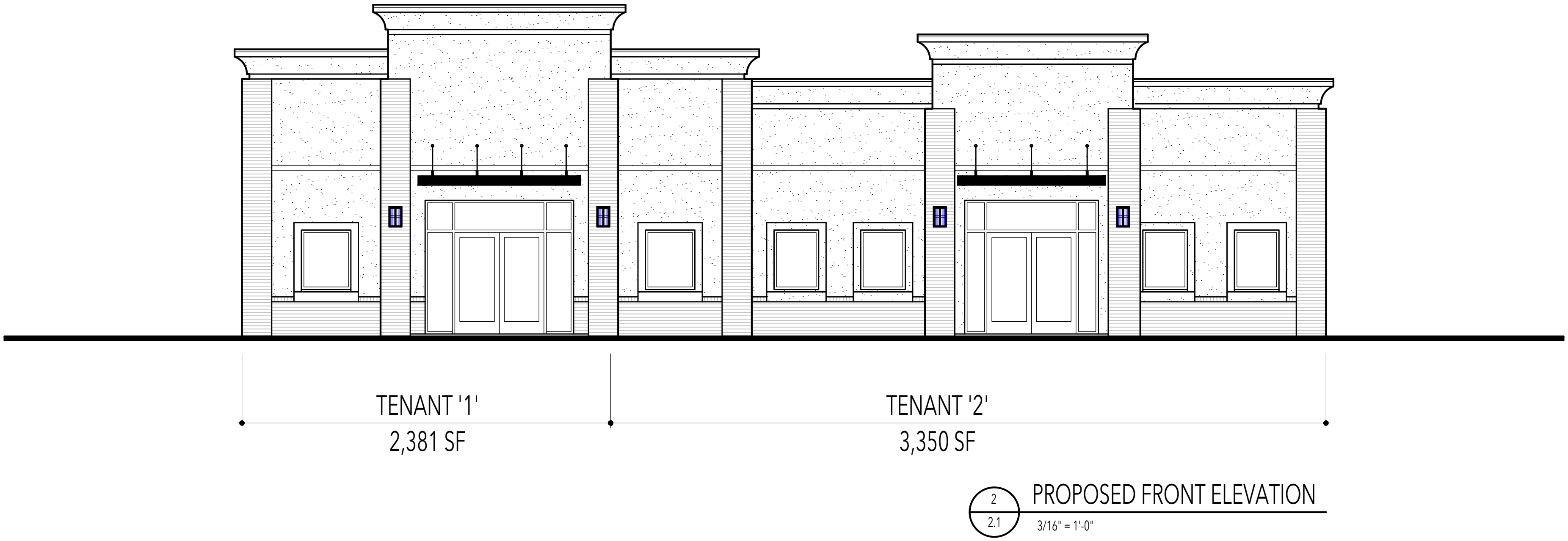
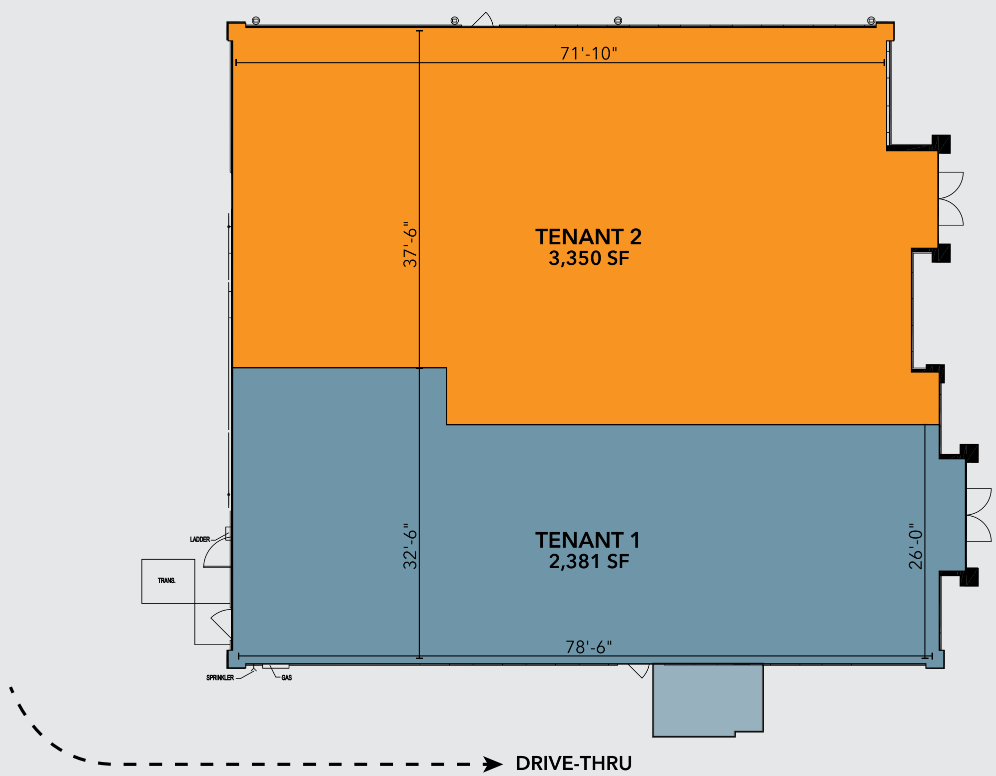




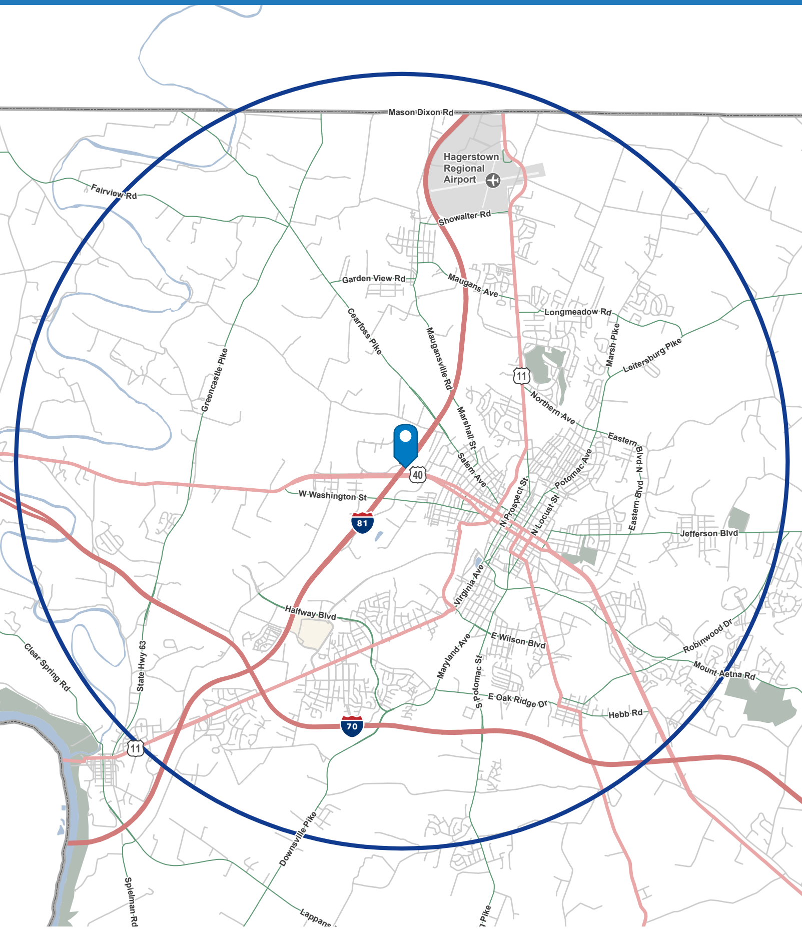
Site Plan Key

- AVAILABLE
- UNDER NEGOTIATION

HAGERSTOWN, MD

DEMOGRAPHIC PROFILE (2025)

The Centre at Hagerstown
17840 Garland Groh Blvd
5 mile ring



KEY FACTS

93,785	40.4	38,136
Population	Median Age	Households

EDUCATION

29%	14%	10%
High School Diploma	Bachelor's Degree	Graduate/Professional Degree

BUSINESS

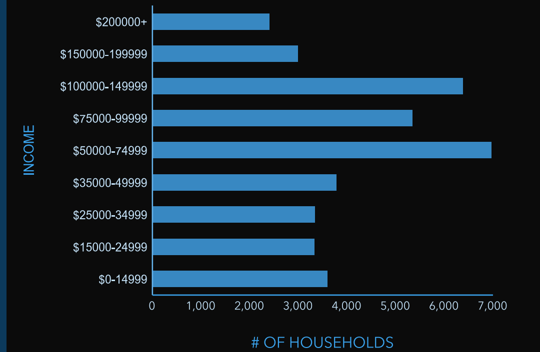
4,138	109,216	305
Total Businesses	Daytime Population	Food Srv & Drinking Places

INCOME

$67,097
Median Household Income

$34,902
Per Capita Income

$86,168
AVERAGE HH INCOME ($)



TAPESTRY SEGMENTS

C6 Moderate Metros

6,467 (17.0%) of households

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 residents 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.

- 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.

C2 Kids and Kin

2,850 (7.5%) of households

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 54 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.

- 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.

K5 Dreambelt

2,718 (7.1%) of households

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.

- 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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