



REAL ESTATE

For Lease – 1,490 sf inline

Hagerstown Gateway

18348 Spark Drive, Hagerstown, MD 21740

JOE ANTHONY, ESQ.

Co-Founder & CEO

C: 814-242-7969

STEVE ZAMIAS JR.

Co-Founder & CFO

C: 814-525-2057



HAGERSTOWN GATEWAY

ADDRESS:

18348 Spark Drive,
Hagerstown, MD 21740

SPACE AVAILABLE:

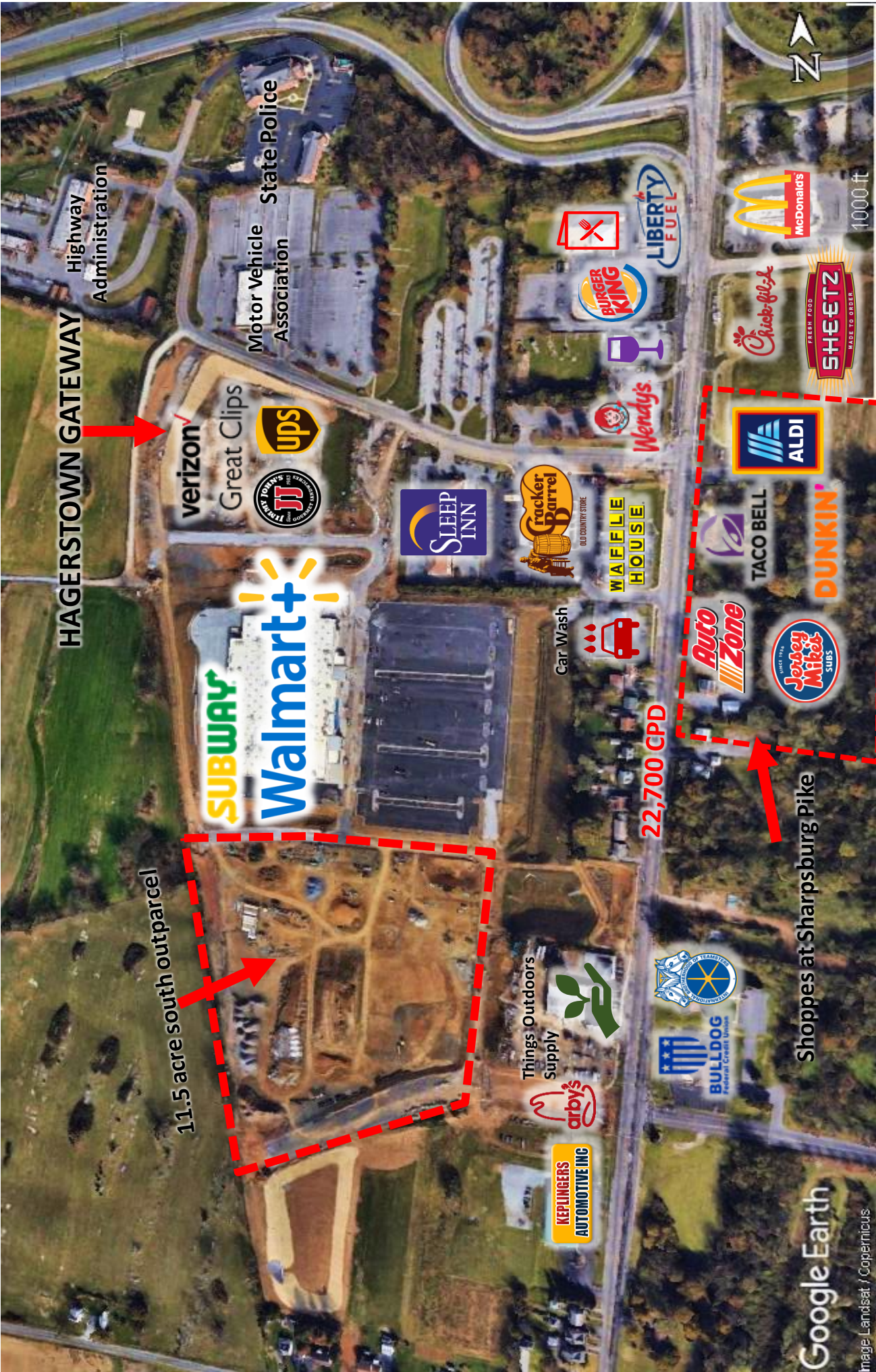
- Suites from 1,490 sf inline
- 11.5 acre south outparcel for sale

HIGHLIGHTS:

This Shopping Center contains 19 suites, including a Walmart Supercenter. Other national tenants include Sprint, Great Clips, Jimmy John's, Boost Mobile, Verizon and Lendmark Financial Services. The center features regional & local restaurants such as Oishi Sushi Japanese Restaurant & Brother's Pizza. The center is located right next to a new Aldi, Dunkin Donuts, Taco Bell, and Hagerstown Premium Outlets.

There are 2.3 million people within a 50 mile radius.





HAGERSTOWN GATEWAY

Highway Administration

State Police
Motor Vehicle Association

verizon

Great Clips

ups

JOHN'S SHIRT SERVICE

SUBWAY
Walmart

SLEEP INN

cracker Barrel
OLD COUNTRY STORE

WAFLE HOUSE

Car Wash

22,700 CPD

Things Outdoors Supply

arby's

KEPLINGERS AUTOMOTIVE INC

SHARPSBURG

BULLDOG Federal Credit Union

Auto Zone

Jersey Mike's SUBS

TACO BELL

DUNKIN'

ALDI

Chick-fil-A

FRESH FOOD SHEETZ
MADE TO ORDER

BURGER KING

LIBERTY FUEL

McDonald's

1000 ft

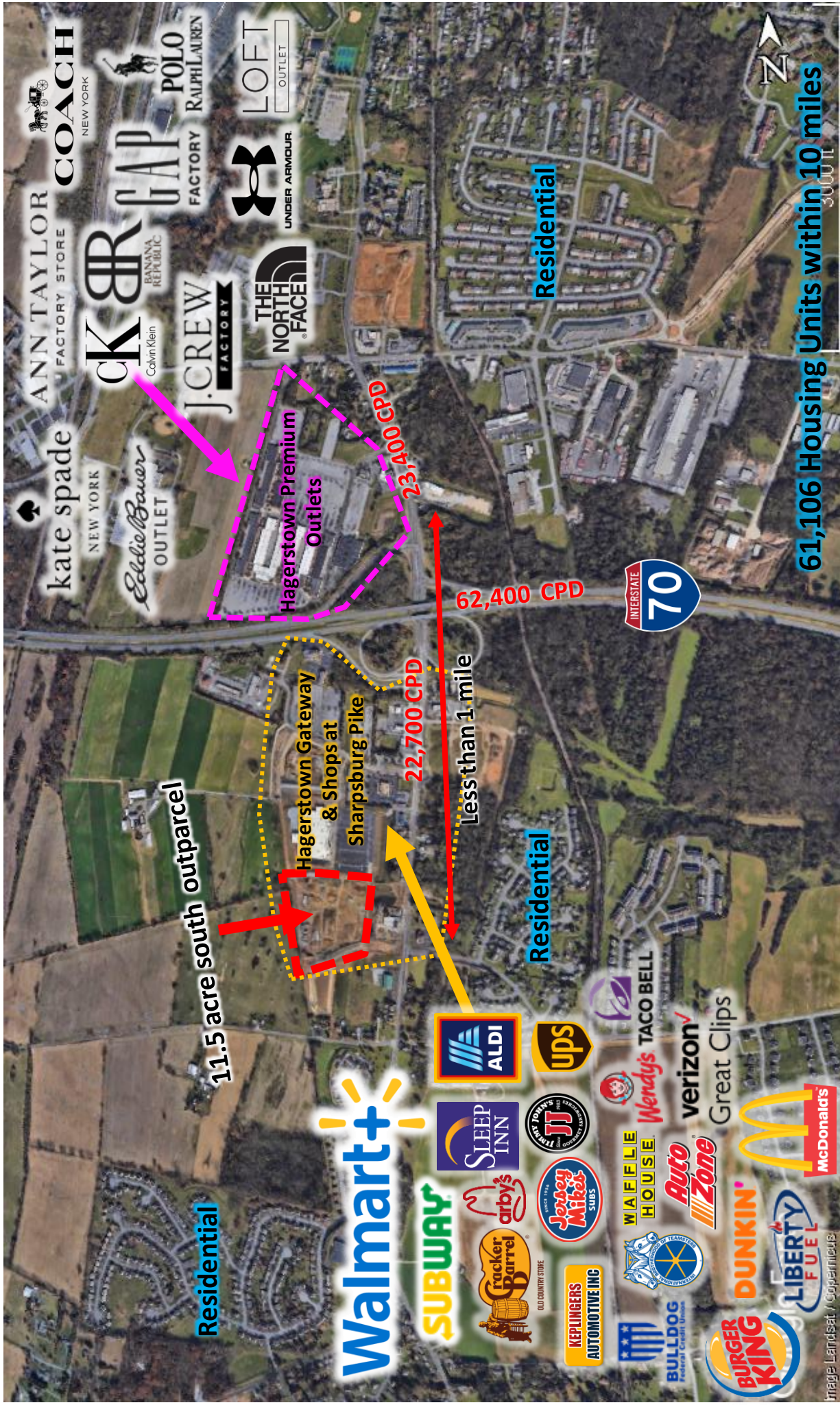
11.5 acre south outparcel

Shoppes at Sharpsburg Pike

Google Earth

Image Landsat / Copernicus





ANN TAYLOR FACTORY STORE
kate spade NEW YORK
Eddie Bauer OUTLET
CK Calvin Klein
J.CREW FACTORY
THE NORTH FACE
COACH NEW YORK
GAP FACTORY
POLO RALPH LAUREN
UNDER ARMOUR
LOFT OUTLET

Hagerstown Premium Outlets

Hagerstown Gateway & Shops at Sharpsburg Pike

11.5 acre south outparcel

22,700 CPD
Less than 1 mile

62,400 CPD

23,400 CPD

Residential

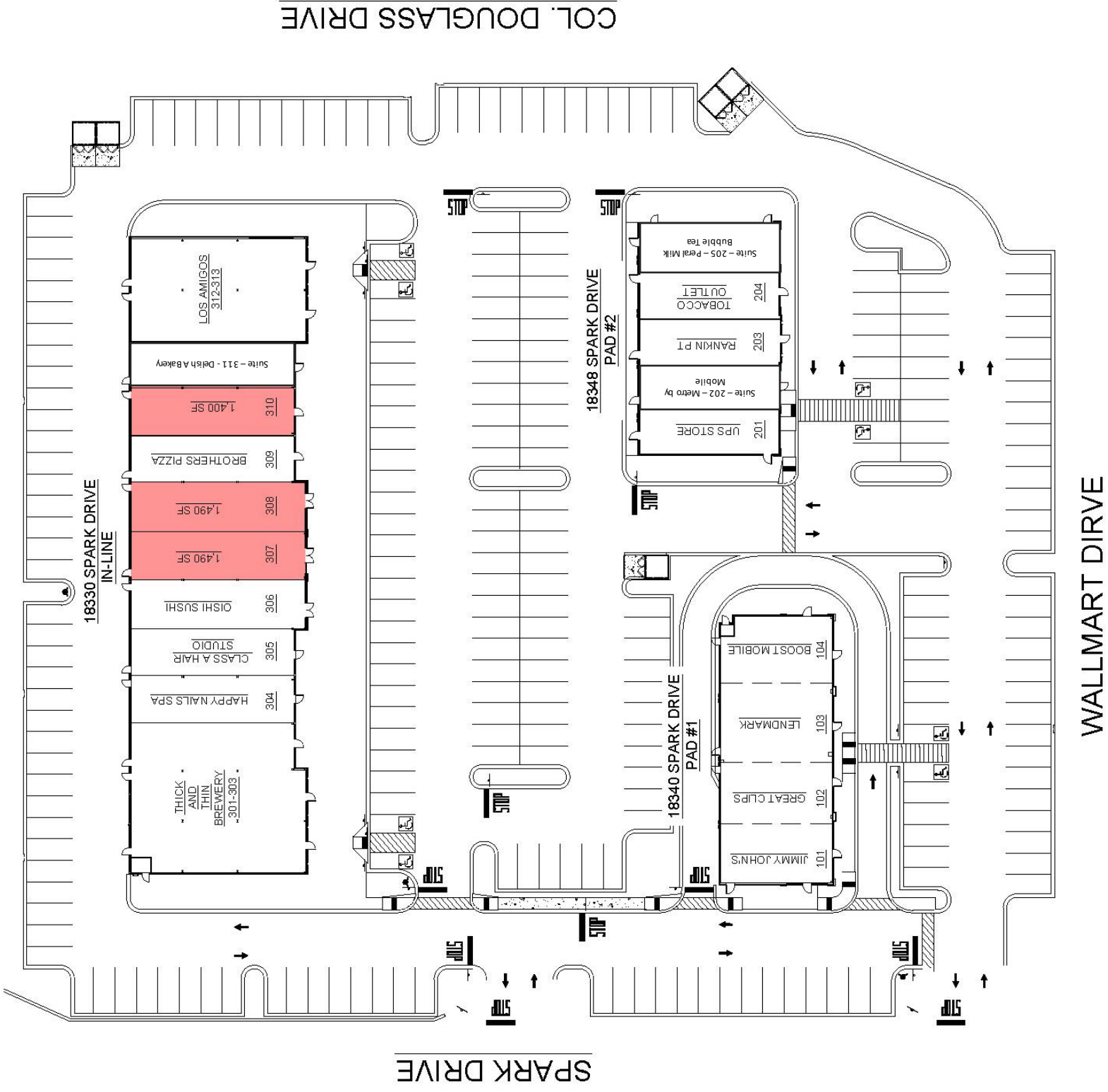
Residential

61,106 Housing Units within 10 miles

Walmart+

SUBWAY
Cracker Barrel
KEPLINGERS AUTOMOTIVE TNG
SLEEP INN
arby's
Jersey Mikes SUBS
Waffle House
Auto Zone
verizon Great Clips
Mendy's TACO BELL
Burger King
DUNKIN'
LIBERTY FUEL
ALDI
ups
McDonald's

Image Landsat / Copernicus



LOCAL DEMOGRAPHICS

18348 Spark Dr Hagerstown, MD 21740		1 miradius	3 miradius	5 miradius	10 miradius
POPULATION	2020 Estimated Population	2,648	40,302	87,719	149,284
	2025 Projected Population	2,652	40,833	89,585	152,730
	2010 Census Population	2,433	39,042	85,431	143,795
	2000 Census Population	1,723	37,954	77,836	125,862
	Projected Annual Growth 2020 to 2025	-	0.3%	0.4%	0.5%
	Historical Annual Growth 2000 to 2020	2.7%	0.3%	0.6%	0.9%
	2020 Median Age	39.6	39.1	38.5	39.8
HOUSEHOLDS	2020 Estimated Households	1,029	14,728	34,039	57,523
	2025 Projected Households	1,035	15,013	34,920	59,020
	2010 Census Households	928	13,946	32,455	54,116
	2000 Census Households	689	13,292	29,615	47,435
	Projected Annual Growth 2020 to 2025	0.1%	0.4%	0.5%	0.5%
	Historical Annual Growth 2000 to 2020	2.5%	0.5%	0.7%	1.1%
RACE AND ETHNICITY	2020 Estimated White	80.5%	71.3%	72.9%	79.5%
	2020 Estimated Black or African American	10.9%	20.9%	18.2%	12.9%
	2020 Estimated Asian or Pacific Islander	3.3%	2.0%	2.3%	2.1%
	2020 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.3%	0.3%
	2020 Estimated Other Races	5.2%	5.6%	6.3%	5.2%
	2020 Estimated Hispanic	6.5%	6.4%	6.8%	5.8%
INCOME	2020 Estimated Average Household Income	\$96,202	\$73,009	\$79,247	\$87,945
	2020 Estimated Median Household Income	\$85,302	\$58,637	\$60,276	\$69,238
	2020 Estimated Per Capita Income	\$37,479	\$29,084	\$31,978	\$34,643
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.1%	4.0%	3.6%	3.2%
	2020 Estimated Some High School (Grade Level 9 to 11)	7.4%	11.2%	10.0%	8.8%
	2020 Estimated High School Graduate	32.4%	36.6%	35.6%	35.2%
	2020 Estimated Some College	19.6%	21.1%	20.8%	20.3%
	2020 Estimated Associates Degree Only	10.5%	8.0%	8.3%	9.2%
	2020 Estimated Bachelors Degree Only	17.0%	11.6%	12.8%	13.8%
	2020 Estimated Graduate Degree	11.2%	7.5%	8.9%	9.4%
BUSINESS	2020 Estimated Total Businesses	302	2,269	4,289	5,849
	2020 Estimated Total Employees	3,797	27,456	54,277	71,443
	2020 Estimated Employee Population per Business	12.6	12.1	12.7	12.2
	2020 Estimated Residential Population per Business	8.8	17.8	20.5	25.5



EXPANDED DEMOGRAPHICS

Spark Dr Hagerstown, MD 21740		20 mi radius	30 mi radius	50 mi radius	60 mi radius
POPULATION	2020 Estimated Population	379,666	781,185	2,363,024	5,060,152
	2025 Projected Population	395,189	820,726	2,464,549	5,202,538
	2010 Census Population	359,388	724,358	2,139,331	4,646,892
	2000 Census Population	309,448	604,821	1,762,683	3,988,240
	Projected Annual Growth 2020 to 2025	0.8%	1.0%	0.9%	0.6%
	Historical Annual Growth 2000 to 2020	1.1%	1.5%	1.7%	1.3%
	2020 Median Age	40.9	40.3	39.9	39.8
HOUSEHOLDS	2020 Estimated Households	148,495	303,673	867,308	1,889,718
	2025 Projected Households	154,879	319,128	914,234	1,969,776
	2010 Census Households	136,628	273,867	781,145	1,739,828
	2000 Census Households	117,236	229,060	644,343	1,502,348
	Projected Annual Growth 2020 to 2025	0.9%	1.0%	1.1%	0.8%
	Historical Annual Growth 2000 to 2020	1.3%	1.6%	1.7%	1.3%
RACE AND ETHNICITY	2020 Estimated White	84.9%	82.6%	74.9%	66.4%
	2020 Estimated Black or African American	8.5%	8.8%	9.2%	15.0%
	2020 Estimated Asian or Pacific Islander	1.8%	2.7%	8.7%	10.7%
	2020 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%	0.3%
	2020 Estimated Other Races	4.5%	5.6%	7.0%	7.6%
	2020 Estimated Hispanic	5.1%	7.1%	10.2%	11.1%
INCOME	2020 Estimated Average Household Income	\$89,241	\$94,656	\$123,319	\$135,610
	2020 Estimated Median Household Income	\$73,160	\$79,975	\$102,986	\$109,872
	2020 Estimated Per Capita Income	\$35,297	\$37,052	\$45,414	\$50,790
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.9%	3.3%	3.5%	3.6%
	2020 Estimated Some High School (Grade Level 9 to 11)	7.9%	6.9%	5.4%	4.6%
	2020 Estimated High School Graduate	36.0%	33.4%	26.3%	22.3%
	2020 Estimated Some College	19.1%	18.4%	16.3%	15.0%
	2020 Estimated Associates Degree Only	9.1%	8.8%	7.7%	6.9%
	2020 Estimated Bachelors Degree Only	14.7%	17.1%	22.8%	24.9%
	2020 Estimated Graduate Degree	10.3%	12.2%	18.1%	22.7%
BUSINESS	2020 Estimated Total Businesses	11,151	26,093	88,497	215,785
	2020 Estimated Total Employees	123,689	289,139	943,127	2,447,837
	2020 Estimated Employee Population per Business	11.1	11.1	10.7	11.3
	2020 Estimated Residential Population per Business	34.0	29.9	26.7	23.4





A2Z
REAL ESTATE

CONTACT

A2Z REAL ESTATE INC

231 Market St
Johnstown, PA 15901
info@a2zreinc.com
www.a2zreinc.com
814-254-4004

JOE ANTHONY, ESQ.
Co-Founder & CEO
janthony@a2zreinc.com
C: 814-242-7969
D: 814-532-6175
O: 814-254-4004 x 101

STEVE ZAMIAS JR.
Co-Founder & CFO
szamias@a2zreinc.com
C: 814-525-2057
D: 814-532-6185
O: 814-254-4004 x 102

