

Prepared for:
Industrial, Flex,
Warehouse
Tenants

A2Z

REAL ESTATE

*For Lease – Up to 27,000 sf Industrial / Flex / Warehouse
Hagerstown Gateway Business Park*

Arnett Drive, Hagerstown, MD 21740

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A2Z REAL ESTATE

GATEWAY BUSINESS PARK

ADDRESS:

Arnett Drive, Hagerstown,
MD 21740

SPACE AVAILABLE:

Industrial / Flex/
Warehouse Space

HIGHLIGHTS:

This Shopping Center contains 19 suites, including tenants including Thick n Thin Brewery, Sprint, Great Clips, Jimmy John's, Boost Mobile, Verizon and Lendmark Financial Services. The center is adjacent to Walmart. The center is located right next to a new Aldi, Dunkin Donuts, Taco Bell, Take 5 Car Wash, and Hagerstown Premium Outlets.

There are 2.3 million people within a 50 mile radius.



40,000 sf Building



Industrial / Flex / Warehouse Space – Rendering

Tilt-up concrete construction.

Rear loading dock

22' clear in the 40,000

28' clear in the 50,000

50,000 sf Building



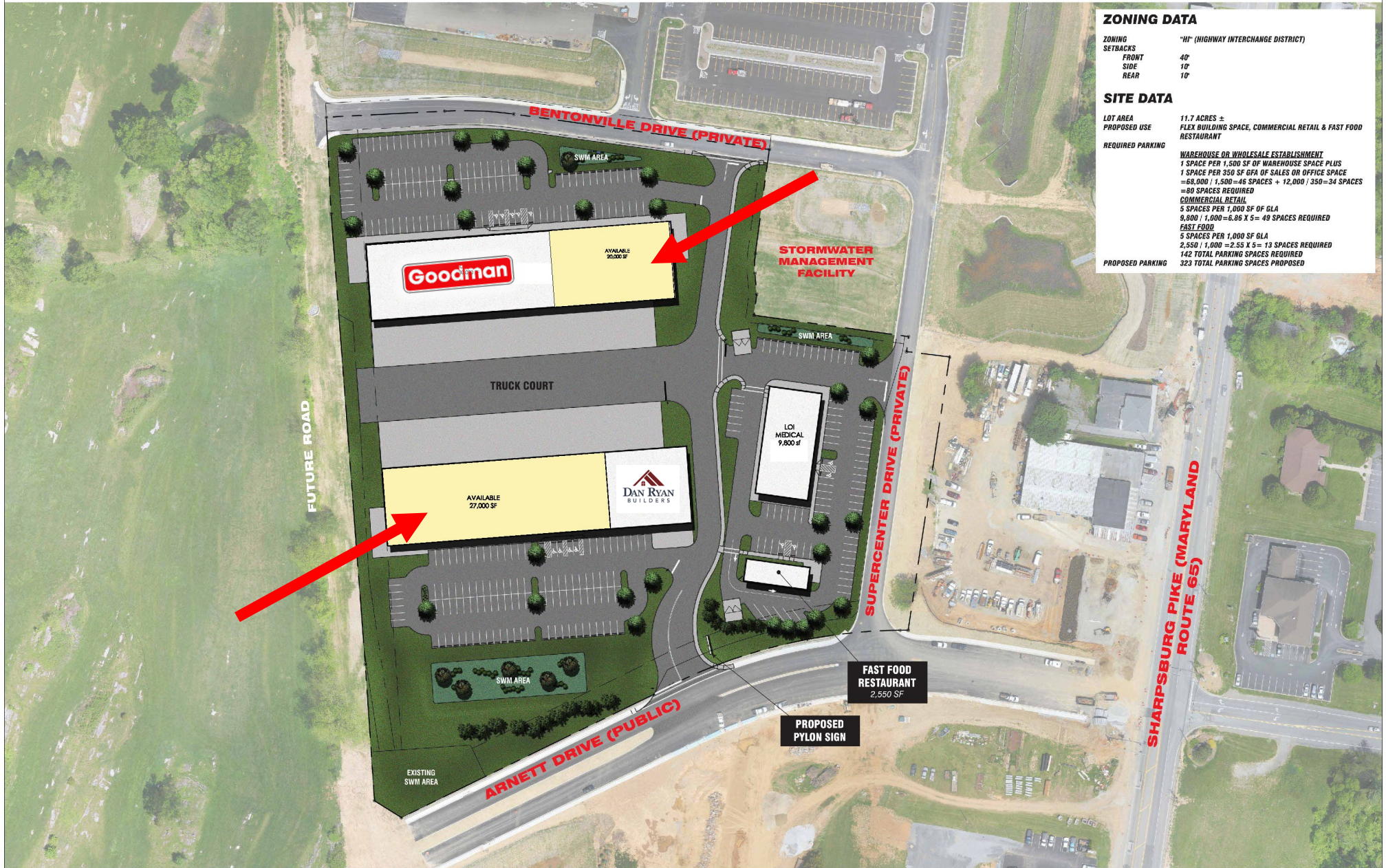
Industrial / Flex / Warehouse Space – Rendering

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22' clear in the 40,000

28' clear in the 50,000



ZONING DATA

ZONING	"H" (HIGHWAY INTERCHANGE DISTRICT)
SETBACKS	
FRONT	40'
SIDE	10'
REAR	10'

SITE DATA

LOT AREA	11.7 ACRES ±
PROPOSED USE	FLEX BUILDING SPACE, COMMERCIAL RETAIL & FAST FOOD RESTAURANT
REQUIRED PARKING	<p>WAREHOUSE OR WHOLESALE ESTABLISHMENT</p> <p>1 SPACE PER 1,500 SF OF WAREHOUSE SPACE PLUS</p> <p>1 SPACE PER 350 SF GFA OF SALES OR OFFICE SPACE</p> <p>= 68,000 / 1,500 = 46 SPACES + 12,000 / 350 = 34 SPACES</p> <p>= 80 SPACES REQUIRED</p> <p>COMMERCIAL RETAIL</p> <p>5 SPACES PER 1,000 SF OF GLA</p> <p>8,800 / 1,000 = 6.86 X 5 = 49 SPACES REQUIRED</p> <p>FAST FOOD</p> <p>5 SPACES PER 1,000 SF GLA</p> <p>2,550 / 1,000 = 2.55 X 5 = 13 SPACES REQUIRED</p> <p>142 TOTAL PARKING SPACES REQUIRED</p> <p>323 TOTAL PARKING SPACES PROPOSED</p>

Industrial Buildings



HAGERSTOWN GATEWAY & THE SHOPS AT SHARPSBURG PIKE

WasHco
COMPANIES



Hagerstown Gateway

Highway Administration

Gateway Business Park

SUBWAY
Walmart+



verizon

Great Clips



Motor Vehicle Association

State Police



KEPLINGERS
AUTOMOTIVE INC



Things Outdoors Supply



Car Wash



WAFFLE HOUSE



LIBERTY FUEL

22,700 CPD



Auto Zone

TACO BELL



Chick-fil-A



Google Earth

Shoppes at Sharpsburg Pike

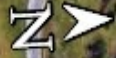


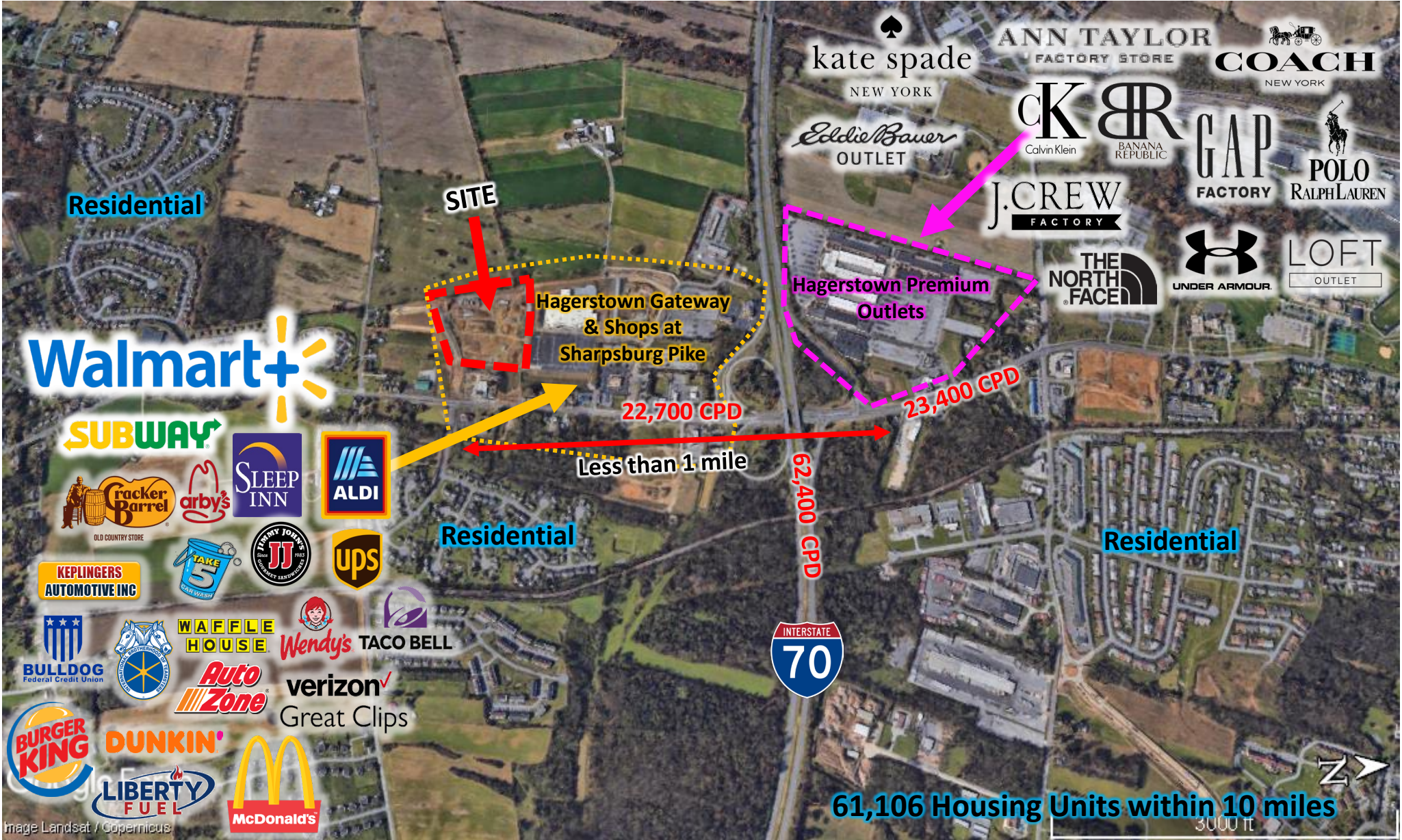
DUNKIN'

SHEETZ

1000 ft

Image Landsat / Copernicus





Residential

SITE

Hagerstown Gateway & Shops at Sharpsburg Pike

Hagerstown Premium Outlets

22,700 CPD

23,400 CPD

Less than 1 mile

62,400 CPD

Residential

Residential



61,106 Housing Units within 10 miles

3000 FT



LOCAL DEMOGRAPHICS

18348 Spark Dr Hagerstown, MD 21740		1 mi radius	3 mi radius	5 mi radius	10 mi radius
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



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