



REAL ESTATE

For Lease – 4,031 sf

South Cumberland Shopping Center

1050 W INDUSTRIAL BLVD, CUMBERLAND, MD 21502

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SOUTH CUMBERLAND SHOPPING CENTER

ADDRESS:

1050 W Industrial Blvd,
Cumberland, MD 21502

HIGHLIGHTS:

Major tenants: Save-a-Lot, Planet Fitness, Dollar General, Five Below

Since 2014, over \$2.6 million in capital improvements

Downtown Cumberland 2.4 miles away

Adjacent to Greater Cumberland Regional Airport

16,000 CPD on Rt-51

CUMBERLAND'S TOP 5 EMPLOYERS:

Western Maryland Health System - 2,000+
Frostburg State University - 1,000+
Hunter Douglas Northeast - 500-999
American Woodmark - 500-999
Alleghany College Of Maryland - 500-999



Potential Store Front Area





FACING NORTHEAST



Fort Hill High School
780 students

Alleghany College of Maryland
4,071 students

UPMC Western Maryland
200 beds

Washington Middle School
780612

Planet Fitness -
8,000 members

DOLLAR GENERAL

Save a lot
food stores

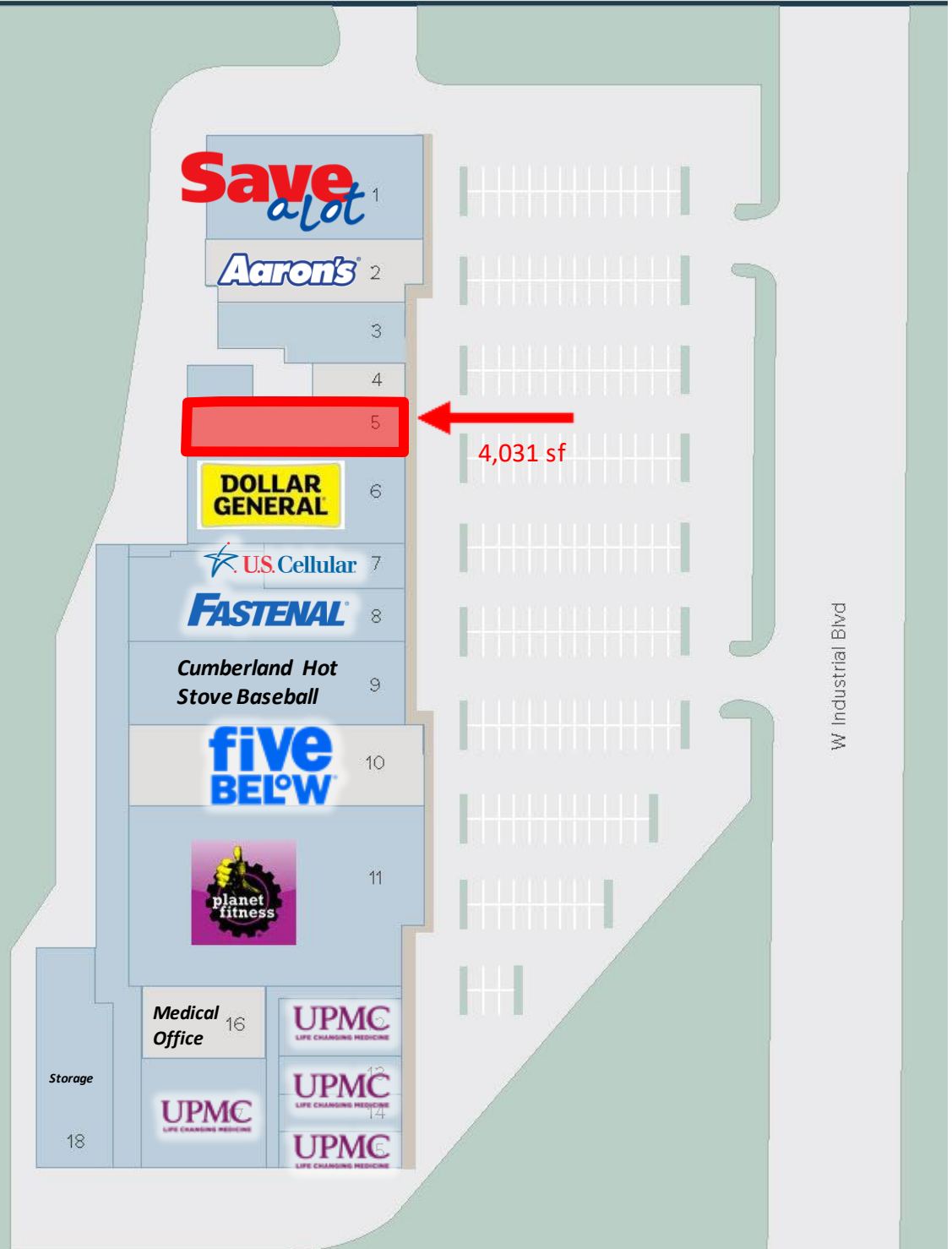
DOLLAR TREE
BIG LOTS!



Dollar General - \$4 million annual sales

SITE PLAN

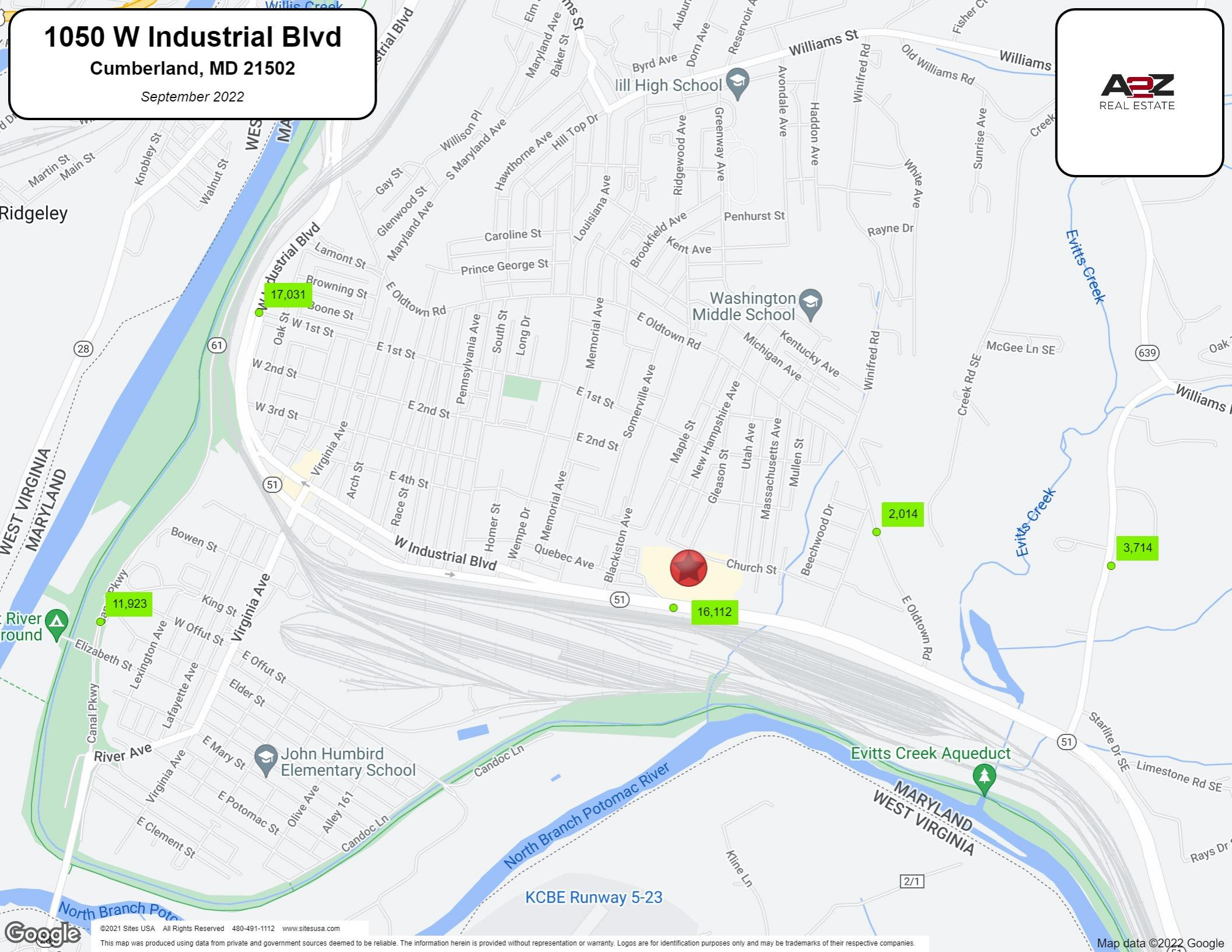
#	TENANT	SF
1	Save-A-Lot	14,175
2	Aaron's	4,375
3	Available	1,250
4	AVAILABLE	1,500
5	Available	4,031
6	Dollar General	11,125
7	U.S. Cellular	2,080
8	Fastenal Company	6,700
9	Cumberland Hot Stove League	12,595
10	FIVE BELOW – Coming Soon	9,342
11	Planet Fitness	20,790
12,13,14,17	Western MD Health System Corp	12,430
15	Optimal Health Care, Inc	2,240
16	Medical Office – Coming Soon	4,091
18	Storage Space	-
Total SF		106,724



1050 W Industrial Blvd

Cumberland, MD 21502

September 2022



ZOOMED OUT AERIAL



Bishop Walsh School
350 students

Alleghany High School
671 students

Braddock Middle School
620 students

Downtown Cumberland
2.5 miles away

Save a lot food stores
FAMILY DOLLAR

Cumberland Country Club

Alleghany College of Maryland
4,071 students

the Y

MARTIN'S
Quality, Selection, Savings, Every Day

UPMC Western Maryland
200 beds

Fort Hill High School
780 students

South Penn Elementary
497 students

Advance Auto Parts

DOLLAR TREE
BIG LOTS!

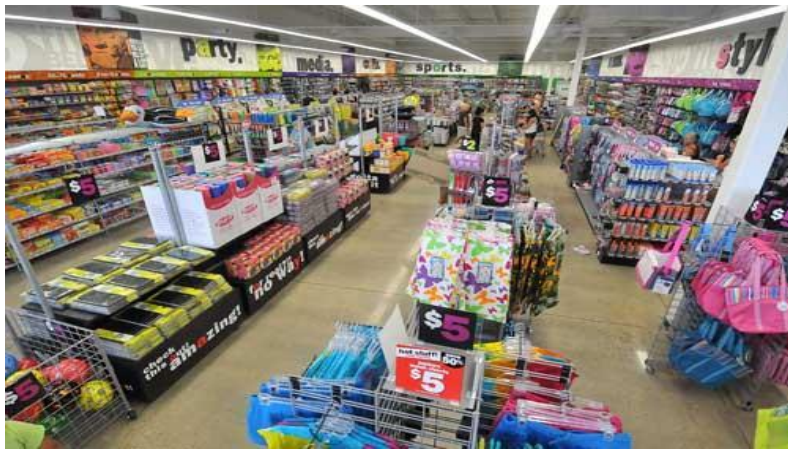


Greater Cumberland Regional Airport

51

I-68 35K VPD

Coming Soon – Five Below and Medical Offices



five BELOW®

UPMC
LIFE CHANGING MEDICINE



DEMOGRAPHICS

1050 W Industrial Blvd Cumberland, MD 21502	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2022 Estimated Population	7,163	24,622	39,511	66,246
2027 Projected Population	6,841	23,709	38,160	64,002
2020 Census Population	7,230	24,736	39,877	66,290
2010 Census Population	7,825	27,207	43,222	72,272
Projected Annual Growth 2022 to 2027	-0.9%	-0.7%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2022	-0.7%	-0.8%	-0.7%	-0.7%
2022 Median Age	43.8	43.5	43.9	43.5
Households				
2022 Estimated Households	3,209	10,312	15,558	26,791
2027 Projected Households	3,018	9,747	14,732	25,437
2020 Census Households	3,226	10,348	15,707	26,837
2010 Census Households	3,432	11,069	16,632	28,225
Projected Annual Growth 2022 to 2027	-1.2%	-1.1%	-1.1%	-1.0%
Historical Annual Growth 2010 to 2022	-0.5%	-0.6%	-0.5%	-0.4%
Race and Ethnicity				
2022 Estimated White	86.8%	81.4%	79.0%	83.5%
2022 Estimated Black or African American	4.9%	10.8%	14.2%	9.3%
2022 Estimated Asian or Pacific Islander	0.6%	0.9%	0.9%	1.9%
2022 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.2%	0.2%
2022 Estimated Other Races	7.3%	6.6%	5.7%	5.2%
2022 Estimated Hispanic	1.5%	2.4%	2.0%	1.6%
Income				
2022 Estimated Average Household Income	\$45,156	\$57,926	\$66,728	\$66,361
2022 Estimated Median Household Income	\$38,704	\$47,993	\$53,388	\$53,532
2022 Estimated Per Capita Income	\$20,361	\$25,487	\$28,119	\$27,999
Education (Age 25+)				
2022 Estimated Elementary (Grade Level 0 to 8)	3.4%	2.6%	2.5%	2.3%
2022 Estimated Some High School (Grade Level 9 to 11)	7.4%	7.2%	7.7%	7.3%
2022 Estimated High School Graduate	40.5%	41.6%	39.9%	41.4%
2022 Estimated Some College	20.1%	20.6%	21.1%	19.9%
2022 Estimated Associates Degree Only	11.9%	10.0%	9.9%	9.9%
2022 Estimated Bachelors Degree Only	10.3%	10.6%	11.5%	11.5%
2022 Estimated Graduate Degree	6.5%	7.5%	7.4%	7.8%
Business				
2022 Estimated Total Businesses	201	1,007	1,325	1,903
2022 Estimated Total Employees	4,017	17,266	20,802	26,271
2022 Estimated Employee Population per Business	20.0	17.2	15.7	13.8
2022 Estimated Residential Population per Business	35.7	24.5	29.8	34.8



A2Z
REAL ESTATE

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