



REAL ESTATE

For Lease - Outparcel

The Centre at Antietam Creek

91 Eastern Blvd N, Hagerstown, MD 21740

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Centre at Antietam Creek

weis

FOOD • PHARMACY

Benny's PUB

where the
happy hours

BROTHERS PIZZA

DELIVERY

240-625-9215

EYECARE PROFESSIONALS

US Cellular

Quizno's

Java Bean Coffeebar

FIVE GUYS

EYE-EYE OPTICAL

A2Z

REAL ESTATE

THE CENTRE AT ANTIETAM CREEK

ADDRESS:

91 Eastern Blvd N,
Hagerstown, MD 21740

SPACE AVAILABLE:

+/- 5,500 sf outparcel

HIGHLIGHTS:

This shopping center contains 19 suites, including a national grocery chain Weis Market. Other national tenants include Sprint, Holiday Hair, Quiznos, Dollar Tree and Rent A Center. Over 80% of the tenants have been at the center since it was built.

The Centre at Antietam Creek is centrally located off Hagerstown's main strip, US Route 40 with 35,700 CPD. The shopping center is minutes away from I-70 & I-80. It is also 3 miles from Hagerstown Community College, which enrolls over 4,000 students.





TENANTS

Unit	(SF)	Tenant
Suite 37	2,200	Benny's Liquor
Suite 43	2,425	J's Dinner
Suite 49	6,087	Benny's Pub
Suite 51	1,440	Holiday Hair
Suite 53	1,408	Surge
Suite 55	1,440	Quiznos
Suite 57	1,440	Hippie Junction
Suite 59	1,440	Nails Today
Suite 61-63	2,896	Hagers X Games
Suite 65-67	3,372	Bristo Grill
Suite 71	1,800	Macys
Suite 73	1,800	T-Mobile
Suite 75	1,800	Brother's Pizza
Suite 79	3,600	Rent-A-Center
Suite 85	9,000	Dollar Tree
Suite 91	2,700	MDE
Suite 93-95	3,025	Hearty Pet Store
Suite 97-99	2,882	Laundromat
Suite 81	67,425	WEIS

Pad From 1,500 Available
to 5,500 sf Build-to-Suit



THE CENTRE AT ANTIETAM CREEK



21.1K

21.1K

38.5K

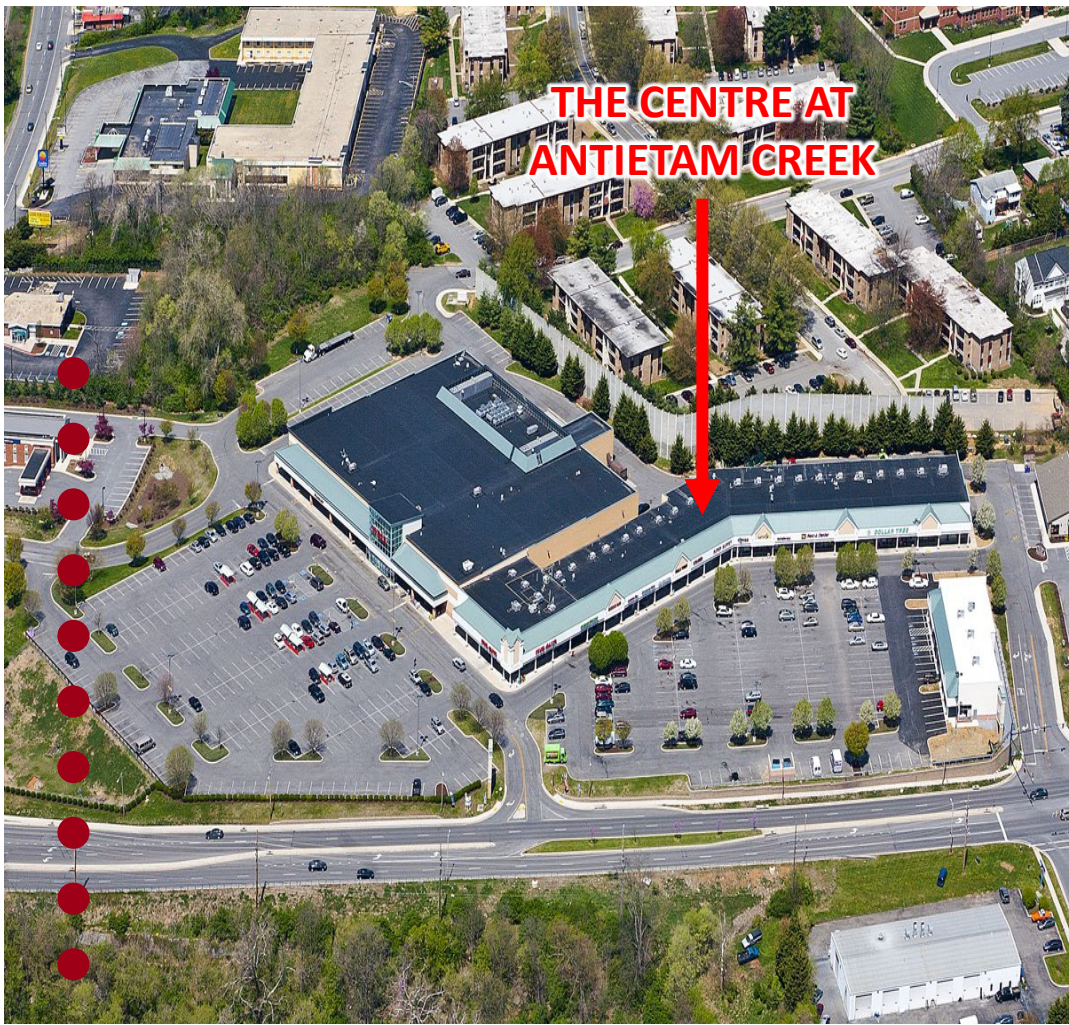
DEMOGRAPHICS

31 Eastern Blvd N Hagerstown, MD 21740		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2020 Estimated Population	8,123	58,647	88,132	147,811
	2025 Projected Population	8,455	60,366	90,020	150,924
	2010 Census Population	8,264	58,433	85,076	143,303
	2000 Census Population	7,269	53,835	76,029	126,353
	Projected Annual Growth 2020 to 2025	0.8%	0.6%	0.4%	0.4%
	Historical Annual Growth 2000 to 2020	0.6%	0.4%	0.8%	0.8%
	2020 Median Age	35.7	37.9	38.6	39.7
HOUSEHOLDS	2020 Estimated Households	3,454	25,056	35,611	57,080
	2025 Projected Households	3,602	25,858	36,497	58,498
	2010 Census Households	3,444	24,450	33,740	54,064
	2000 Census Households	3,124	22,877	30,286	47,723
	Projected Annual Growth 2020 to 2025	0.9%	0.6%	0.5%	0.5%
	Historical Annual Growth 2000 to 2020	0.5%	0.5%	0.9%	1.0%
RACE AND ETHNICITY	2020 Estimated White	68.6%	72.1%	73.9%	79.4%
	2020 Estimated Black or African American	18.6%	17.3%	16.2%	12.9%
	2020 Estimated Asian or Pacific Islander	3.4%	2.5%	2.7%	2.2%
	2020 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%	0.3%
	2020 Estimated Other Races	9.1%	7.8%	6.9%	5.2%
	2020 Estimated Hispanic	10.5%	7.9%	7.3%	5.8%
INCOME	2020 Estimated Average Household Income	\$63,789	\$74,716	\$82,988	\$86,859
	2020 Estimated Median Household Income	\$51,215	\$54,566	\$62,171	\$68,367
	2020 Estimated Per Capita Income	\$27,265	\$32,095	\$34,024	\$34,303
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	5.8%	3.8%	3.4%	3.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	10.3%	9.4%	9.2%	9.0%
	2020 Estimated High School Graduate	37.0%	34.0%	32.9%	35.6%
	2020 Estimated Some College	23.0%	20.6%	20.9%	20.1%
	2020 Estimated Associates Degree Only	7.7%	8.3%	8.9%	9.0%
	2020 Estimated Bachelors Degree Only	9.8%	14.2%	14.8%	13.6%
	2020 Estimated Graduate Degree	6.3%	9.7%	10.0%	9.4%
BUSINESS	2020 Estimated Total Businesses	700	3,267	4,455	5,983
	2020 Estimated Total Employees	7,486	37,668	55,873	73,770
	2020 Estimated Employee Population per Business	10.7	11.5	12.5	12.3
	2020 Estimated Residential Population per Business	11.6	17.9	19.8	24.7

EXPANDED DEMOGRAPHICS

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





**THE CENTRE AT
ANTIETAM CREEK**



CONTACT

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