



REAL ESTATE

For Lease – 1,200 to 3,000 sf Inline & Pad Sites

The Shops at Sharpsburg Pike

10433 Sharpsburg Pike, Hagerstown, MD 21740

JOE ANTHONY, ESQ.

Co-Founder & CEO

C: 814-242-7969

STEVE ZAMIAS JR.

Co-Founder & CFO

C: 814-525-2057



A2Z

REAL ESTATE

THE SHOPS AT SHARPSBURG PIKE

ADDRESS:

10433 Sharpsburg Pike,
Hagerstown, MD 21740

SPACE AVAILABLE:

- Lot 5 Inline Retail From 1,500 Sf To 6,750 Sf
- Lot 6 Pad W/ Drive Thru, 2,500 Sf
- Lot 7 Hotel Pad, 98 Room
- Lot 8 Inline Retail From 1,500 Sf To 22,000 Sf

HIGHLIGHTS:

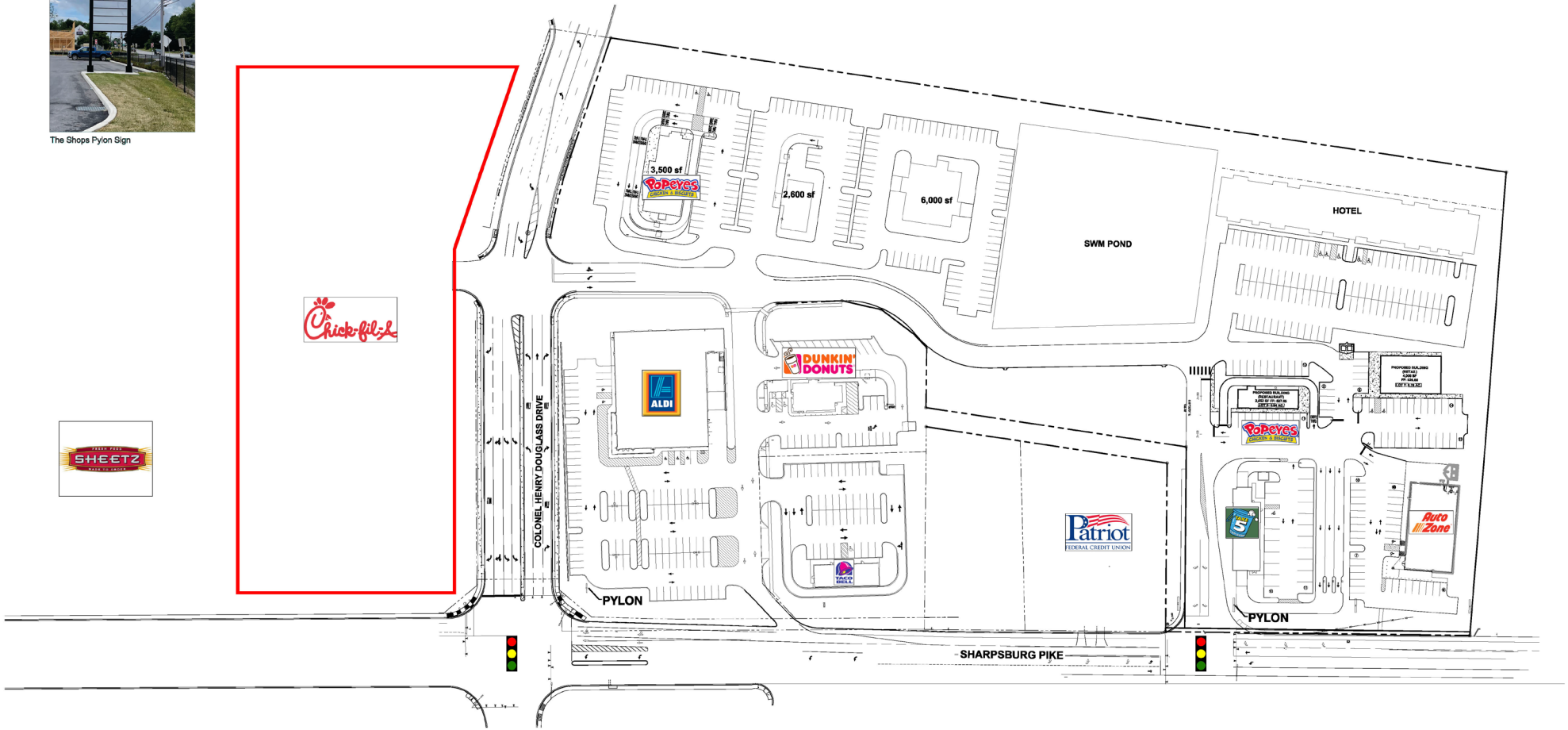
This Shopping Center features future tenants Adli, Taco Bell, Dunkin Donuts, and Patriot Credit Union. The site has approved pads for developing a 98 room Hotel, inline pads of 6,750 square feet and 22,000 square feet, starting suite sizes 1,500 square feet. A 2,500 square foot pad with a drive through is available and a perfect site for a restaurateur. The center is adjacent to Hagerstown Gateway Center and Hagerstown Premium Outlets.

There are 2.3 million people within a 50 mile radius.

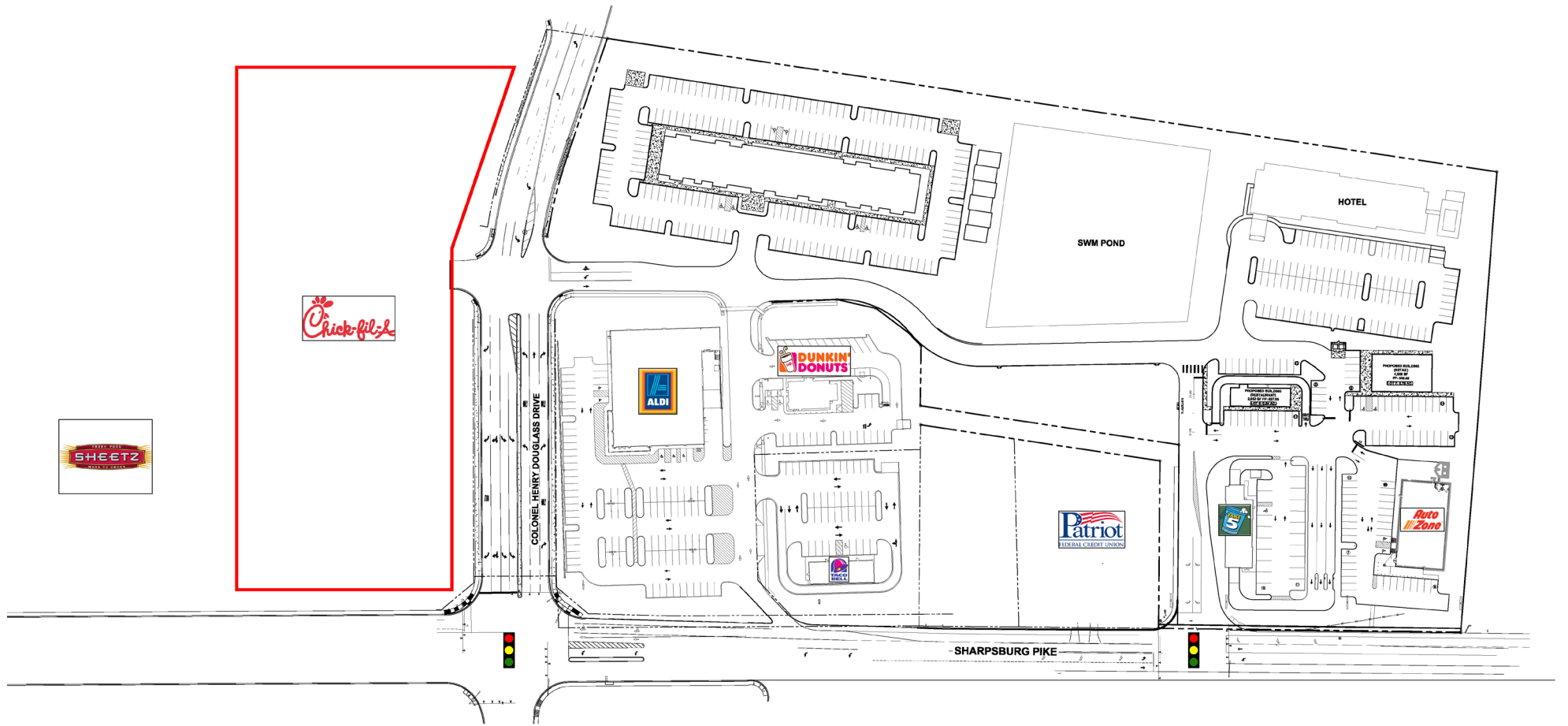




The Shops Pylon Sign



OVERALL THE SHOPS AT SHARPSBURG PIKE



OVERALL THE SHOPS AT SHARPSBURG PIKE

Hagerstown Gateway 11.5 acres Land

Highway Administration

Motor Vehicle Association

State Police

SUBWAY
Walmart+

verizon
Great Clips

ups

SLEEP INN

Cracker Barrel
OLD COUNTRY STORE

WAFLE HOUSE

Wendy's

BURGER KING

LIBERTY FUEL

Things Outdoors Supply

KEPLINGERS
AUTOMOTIVE INC

arby's

Wawa

Car Wash

22,700 CPD

Auto Zone

TACO BELL

ALDI

Jersey Mike's
SUS

DUNKIN'

Chick-fil-A

McDonald's

SHEETZ
FRESH FOOD
MADE TO ORDER

1000 ft

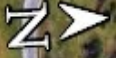
BULLDOG
Federal Credit Union

SHARPSBURG
COMMUNITY COLLEGE

Shops at
Sharpsburg
Pike

Google Earth

Image Landsat / Copernicus



DEMOGRAPHICS

Hagerstown, MD 21740		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2020 Estimated Population	2,572	41,042	87,479	148,387
	2025 Projected Population	2,580	41,614	89,346	151,760
	2010 Census Population	2,352	39,843	85,150	143,236
	2000 Census Population	1,641	38,704	77,415	125,484
	Projected Annual Growth 2020 to 2025	-	0.3%	0.4%	0.5%
	Historical Annual Growth 2000 to 2020	2.8%	0.3%	0.7%	0.9%
2020 Median Age	40.5	38.9	38.4	39.8	
HOUSEHOLDS	2020 Estimated Households	996	15,082	33,915	57,181
	2025 Projected Households	1,004	15,389	34,795	58,651
	2010 Census Households	893	14,315	32,319	53,915
	2000 Census Households	641	13,614	29,445	47,297
	Projected Annual Growth 2020 to 2025	0.2%	0.4%	0.5%	0.5%
	Historical Annual Growth 2000 to 2020	2.8%	0.5%	0.8%	1.0%
RACE AND ETHNICITY	2020 Estimated White	81.1%	70.8%	72.7%	79.5%
	2020 Estimated Black or African American	10.5%	21.1%	18.3%	12.9%
	2020 Estimated Asian or Pacific Islander	3.2%	2.1%	2.3%	2.1%
	2020 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.3%	0.3%
	2020 Estimated Other Races	5.0%	5.8%	6.4%	5.2%
	2020 Estimated Hispanic	6.2%	6.6%	6.8%	5.8%
INCOME	2020 Estimated Average Household Income	\$93,852	\$72,105	\$79,628	\$88,052
	2020 Estimated Median Household Income	\$84,012	\$57,802	\$60,577	\$69,274
	2020 Estimated Per Capita Income	\$36,454	\$28,859	\$32,100	\$34,691
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.5%	4.1%	3.6%	3.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	7.2%	11.1%	9.9%	8.8%
	2020 Estimated High School Graduate	32.5%	36.3%	35.3%	35.2%
	2020 Estimated Some College	19.9%	21.1%	20.8%	20.4%
	2020 Estimated Associates Degree Only	10.7%	8.1%	8.3%	9.1%
	2020 Estimated Bachelors Degree Only	16.5%	11.8%	12.9%	13.8%
	2020 Estimated Graduate Degree	10.6%	7.4%	9.1%	9.4%
BUSINESS	2020 Estimated Total Businesses	283	2,343	4,274	5,836
	2020 Estimated Total Employees	3,615	27,877	54,148	71,218
	2020 Estimated Employee Population per Business	12.8	11.9	12.7	12.2
	2020 Estimated Residential Population per Business	9.1	17.5	20.5	25.4



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





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

