

VALLEY PARK COMMONS

1520 WESEL BLVD | HAGERSTOWN, MD | 21740



**±1,600 SF
AVAILABLE
FOR LEASE**



BLAKE SHAFFER | TYLER GETTEL | BRAD ROHRBAUGH | CHAD STINE
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK
COMMERCIAL BROKERAGE. *Redefined.*



PROPERTY OVERVIEW

Valley Park Commons in Hagerstown, MD known as "Hub City" and "Maryland's Gateway to the West" is a 384,000 square foot power center along Wesel Boulevard (12,295 VPD) dual anchored by Martin's, Sam's Club and Lowe's with strong national co-tenants such as Hobby Lobby, CVS, Chick-fil-a, Taco Bell, Boston Market, just to name a few. Valley Park Commons provides access from a signalized intersection as one of the main destination shopping centers in the area. This is a great opportunity for any retail, medical, or office user to enter the Hagerstown market in a strong, power center.

VALLEY PARK COMMONS

5.8M ANNUAL VISITS

RANKED 7/153 IN MARYLAND

RANKED 1/71 IN A 50 MILE RADIUS

sam's club 

2.2M ANNUAL VISITS
RANKED 4/11 IN MD



1M ANNUAL VISITS
RANKED 14/72 IN MD



801.4K ANNUAL VISITS
RANKED 7/29 IN MD



235.4K ANNUAL VISITS



225.5K ANNUAL VISITS



944.8K ANNUAL VISITS



PLACER.AI STATS



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LOCATION

Valley Park Commons has excellent visibility and access along Wesel Boulevard (16,000 VPD), a retail thoroughfare in the Hagerstown market, at the intersection of I-81 (72,905 VPD) and I-70 (51,224) which pulls travelers from the surrounding markets. The center sits at a signalized intersection and offers multiple points of ingress and egress around the center. Situated near notable national retailers such as Target, Kohl's, Big Lots, Ashley HomeStore, as well as the popular Valley Plaza and Valley Mall, this anchored power center is able to extend the trade area well over 7 miles to bring in high-volume traffic from nearby market points.

TRADE AREA

Adding to the stability of the project, Valley Park Commons shows a 20-minute drive time demographic of over 127,846 people with household incomes more than \$76,194 and daytime employment demographics equally as strong with 68,400. The demographics within a 10-mile radius include 146,897 people in 57,607 homes, a labor force of 118,656 with an average household income of \$79,091. The areas growth since 2000 has increased 18.6% with over 10,732 homes.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 POPULATION	6,336	58,323	108,103
 TOTAL EMPLOYEES	2,882	28,187	51,581
 AVERAGE HHI	\$143,631	\$168,333	\$181,454
 TOTAL HOUSEHOLDS	2,127	20,784	39,516



SITE PLAN

SPACE	TENANT	SF
1650A	MARTIN'S FOOD STORE	65,455
1650B	CAFE LIQUORS	4,000
1650C	AVAILABLE	1,600
1650D	CLASSY NAILS & SPA	1,625
PAD	FUELING FACILITY (OPERATED BY MARTIN'S)	-



WESEL BLVD ±16,000 VPD



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MARKET AERIAL

SHOPPES AT HAGERSTOWN

BEST BUY | five BEL'W | CHIPOTLE
 tropical CAFE | DOLLAR TREE | Starbucks | sweetFrog

CENTRE AT HAGERSTOWN

GameStop | Burlington | PETSMART | Wendy's | Arby's | CRUNCH
 Walmart | IHop | McDonald's | ULTA | RACK ROOM SHOES

VALLEY PARK COMMONS

LOWE'S | Academy | Wendy's | TACO BELL | Chick-fil-A | MARTIN'S
 sam's club | jiffy lube | WING STOP

DISTRIBUTION CENTER

FedEx FREIGHT | HOME DEPOT | HOMEWOOD SUITES BY HILTON
 OUTBACK STEAKHOUSE | Holiday Inn Express | SPRINGHILL SUITES BY HARRIOTT
 COURTYARD BY HARRIOTT

VALLEY PLAZA

RED LOBSTER | amazon | Ashley HOMESTORE | VCF VALUE CITY FURNITURE
 Staples | HOBBY LOBBY | BOOT BARN | GROCERY OUTLET
 McDonald's | Roy Rogers | TRACTOR SUPPLY CO

CROSSPOINT SHOPPING CENTRAL

KOHL'S | OLD NAVY | ROSS | BOB'S DISCOUNT FURNITURE | DSW | DAVID'S | petco | SALLY BEAUTY SUPPLY | T Mobile

VALLEY MALL

MISSION BBQ | Onelife FITNESS | Red Robin | Joppenney | BAM! BOOKS-A-MILLION | HIBBETT SPORTS
 crumbl cookies | DICK'S SPORTING GOODS | REGAL

HAGERSTOWN COMMONS

MARTIN'S | CHIPOTLE | McDonald's | CVS pharmacy

NORTH HAGERSTOWN HIGH SCHOOL

Fulton Bank | DOLLAR GENERAL | weis | LOWE'S | SHEETZ | McDonald's | Burger King | Krispy Kreme | ADVANCE AUTO PARTS | PAPA JOHN'S | ALDI | Wendy's | weis | SHEETZ | EASTERN ELEMENTARY SCHOOL | RUTH ANN MONROE PRIMARY SCHOOL | MERITUS HEALTH | Denny's | SONIC | TRUIST | Comfort

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
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LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

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WEST CHESTER OFFICE:

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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

