

**12,000 SF**  
**2<sup>ND</sup> GEN.**  
**SWIM SCHOOL**  
**AVAILABLE**

# **SOUTH END SHOPPING CENTER**

**1101-1181 MARYLAND AVENUE**  
**HAGERSTOWN, MARYLAND 21740**



**John Schultz | Senior Vice President & Principal**  
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MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

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# FOR LEASE

Washington County, MD

## AVAILABLE

- ▶ 12,000 sf junior anchor

## HIGHLIGHTS

- ▶ Seeking swim school to back-fill 12,000 sf space (formerly occupied by Kids First Swim Schools)
- ▶ Ample parking
- ▶ Pylon signage
- ▶ Center is located across from South Hagerstown High School and just north of Hagerstown Premium Outlets
- ▶ Quick access to I-70 and I-81
- ▶ 2 miles from the amenity-rich Historic Downtown Hagerstown
- ▶ Join Save-a-Lot, Planet Fitness, Joann, Dollar General, Aaron's, Goodwill, Tuesday Morning, Plato's Closet and more!
- ▶ Nearby retailers include Target, Kohl's, Regal Cinemas, CVS, Sam's Club, Michaels, Ross, Big Lots!, Walmart, Lowe's Home Improvement and more!



# SOUTH END SHOPPING CENTER

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OWNED AND MANAGED BY:  
**CoastalEquities**

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2<sup>ND</sup> GEN.  
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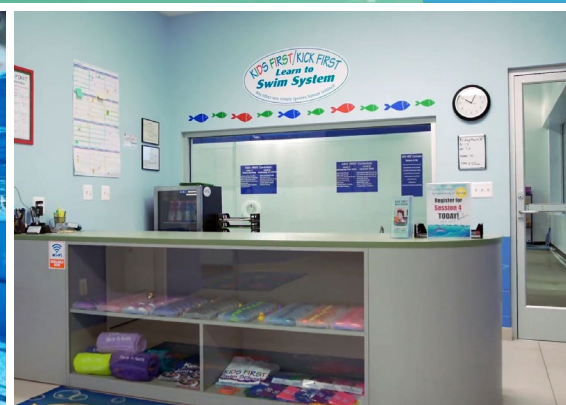
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## 2ND GEN. SWIM SCHOOL

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## SITE PLAN

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# TRADE AREA

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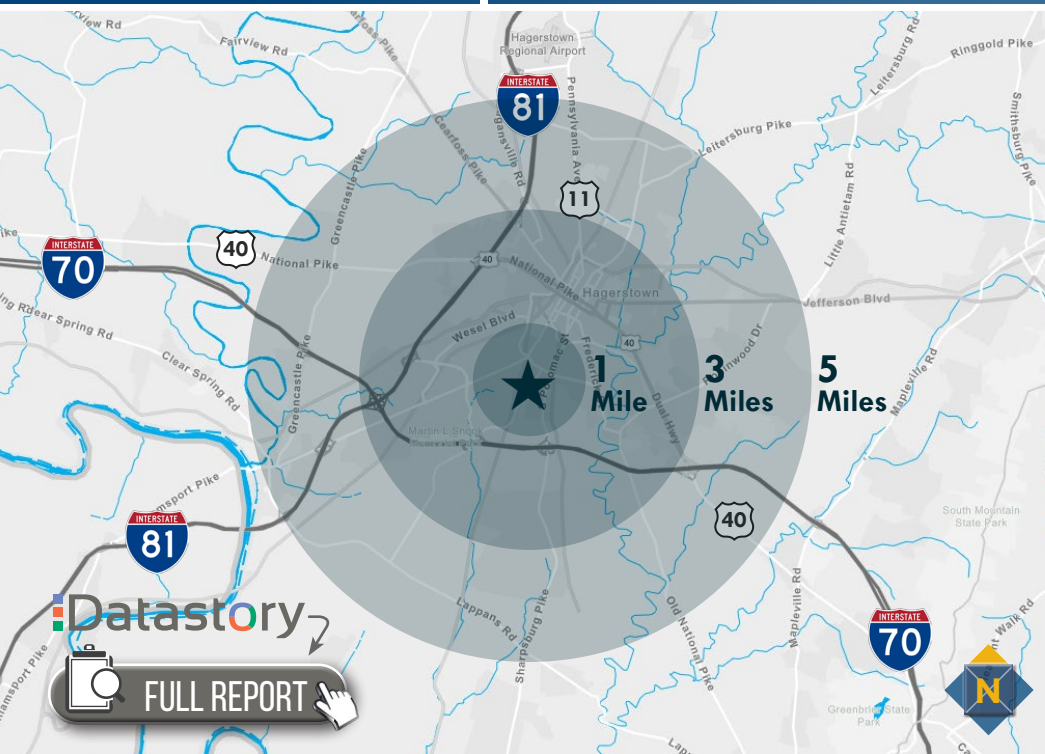


Washington County, MD

# LOCATION / DEMOGRAPHICS

SOUTH END SHOPPING CENTER | 1101-1181 MARYLAND AVENUE | HAGERSTOWN, MARYLAND 21740

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## RESIDENTIAL POPULATION

8,667

1 MILE

55,136

3 MILES

94,274

5 MILES

## NUMBER OF HOUSEHOLDS

3,743

1 MILE

22,819

3 MILES

35,881

5 MILES

## AVERAGE HH SIZE

2.29

1 MILE

2.36

3 MILES

2.41

5 MILES

## MEDIAN AGE

38.0

1 MILE

38.5

3 MILES

38.8

5 MILES

## AVERAGE HH INCOME

\$53,407

1 MILE

\$58,240

3 MILES

\$67,964

5 MILES

## EDUCATION (COLLEGE+)

46.3%

1 MILE

46.3%

3 MILES

49.4%

5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

93.3%

1 MILE

93.5%

3 MILES

94.0%

5 MILES

## DAYTIME POPULATION

9,823

1 MILE

69,175

3 MILES

105,742

5 MILES

18%

**PARKS AND REC**

3 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51

AVERAGE HH SIZE

40.9

MEDIAN AGE

\$60,000

MEDIAN HH INCOME

LEARN MORE

12%

**FRONT PORCHES**

3 MILES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57

AVERAGE HH SIZE

34.9

MEDIAN AGE

\$43,700

MEDIAN HH INCOME

LEARN MORE

8%

**HARDSCRABBLE ROAD**

3 MILES

This is primarily a market of married couples and single parents that work mainly in service and retail trade. These cost-conscious consumers purchase sale items in bulk and buy generic over name brands.

2.66

AVERAGE HH SIZE

32.4

MEDIAN AGE

\$28,200

MEDIAN HH INCOME

LEARN MORE

7%

**BRIGHT YOUNG PROFESSIONALS**

3 MILES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41

AVERAGE HH SIZE

33.0

MEDIAN AGE

\$54,000

MEDIAN HH INCOME

LEARN MORE

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