

# **Retail, Commercial & Light Industrial Opportunities**

*Perini Avenue & Crayton Blvd, Hagerstown, MD 21742*



## ***JLL Industrial Team:***

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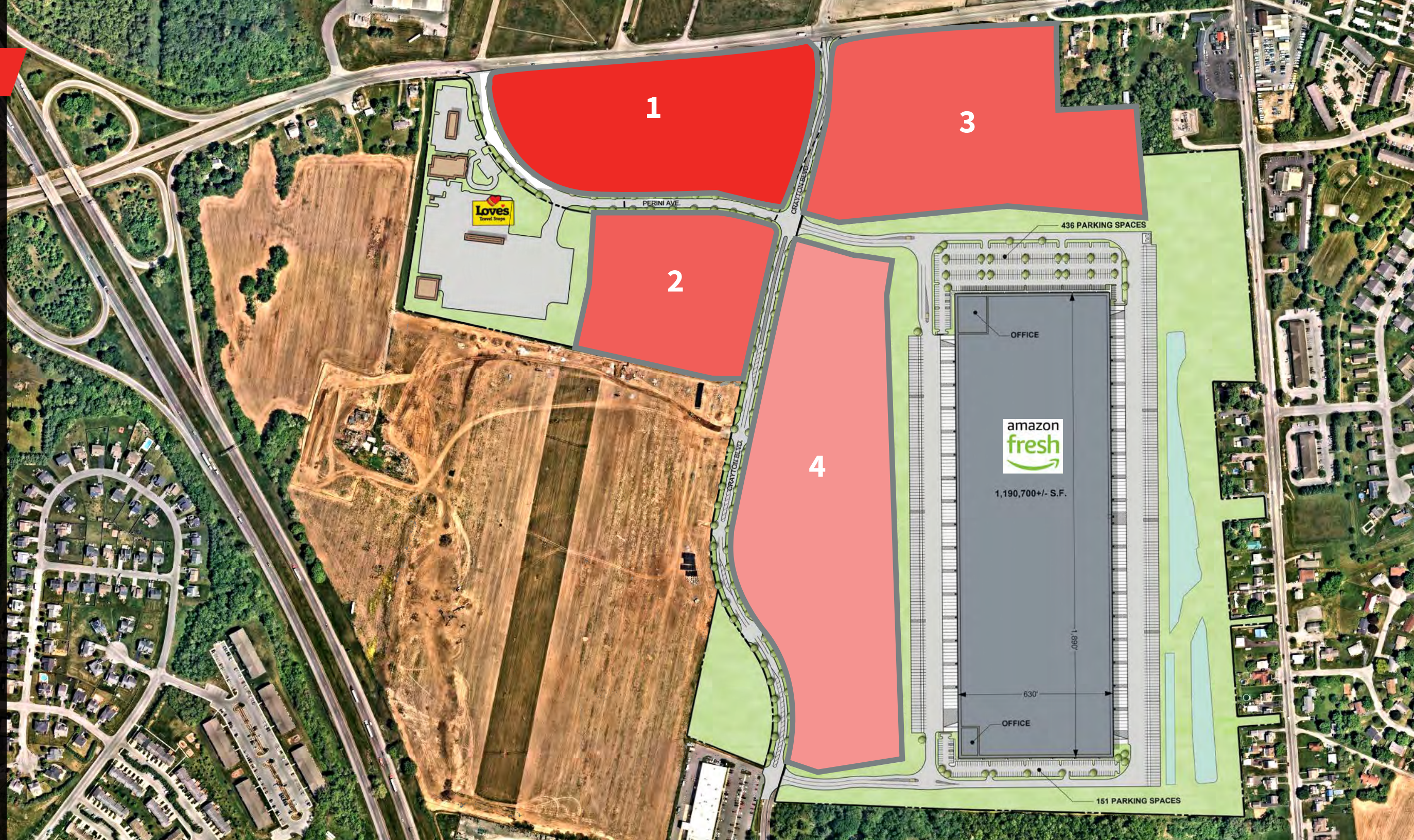
## ***JLL Retail Team:***

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## Overview

Vista Business Park is the premier master planned business park in Hagerstown, Maryland offering great incentives, heavy utilities, and incredible access to I-81 via two exits (Exit 10 Showalter Road & Exit 9 Maugans). Beginning with 177 acres, the park now has 70 acres of land remaining ranging from 10 acre to 25 acre parcels. All parcels have premier road frontage on Showalter Road, Perini Avenue and/or Crayton Blvd. Vista Business Park is the ideal location for your business due to the flexible HI zoning which allows a variety of uses including, retail, hospitality, commercial office, data centers, and light industrial. Existing businesses include the Love's Travel Center and Truck Stop, Amazon and others.



70 +/- acres zoned HI  
permitting retail, commercial  
and light industrial

1

RETAIL & COMMERCIAL  
14.96 Acres (Divisible)

2

RETAIL, COMMERCIAL &  
LIGHT INDUSTRIAL  
10.18 Acres (Divisible)

3

RETAIL, COMMERCIAL &  
LIGHT INDUSTRIAL  
19.614 Acres (Divisible)

4

COMMERCIAL & LIGHT  
INDUSTRIAL  
25.51 Acres (Divisible)



1

# Retail & Commercial Opportunities

1. 14.96 Acres (Divisible)

- Retail and Commercial
- Proposed uses:
  - ▶ Retail
  - ▶ Restaurants
  - ▶ Hospitality

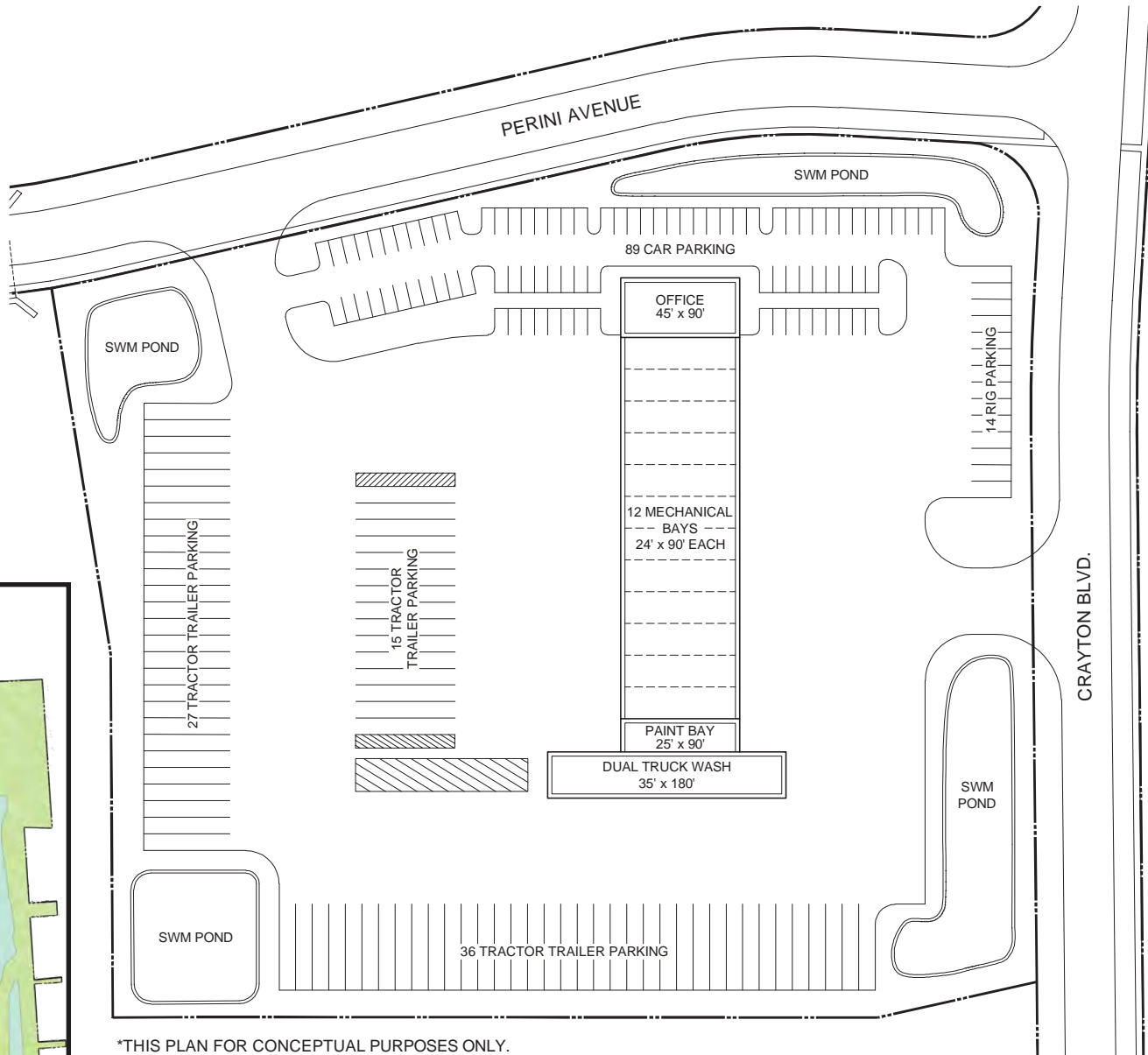


2

# Retail, Commercial & Light Industrial Opportunities

2. 10.18 Acres (Divisible)

- Retail, Commercial & Light Industrial
- Proposed uses:
  - ▶ Vehicle Dealership
  - ▶ Restaurants
  - ▶ Hospitality
  - ▶ Industrial/Flex
  - ▶ Specialty

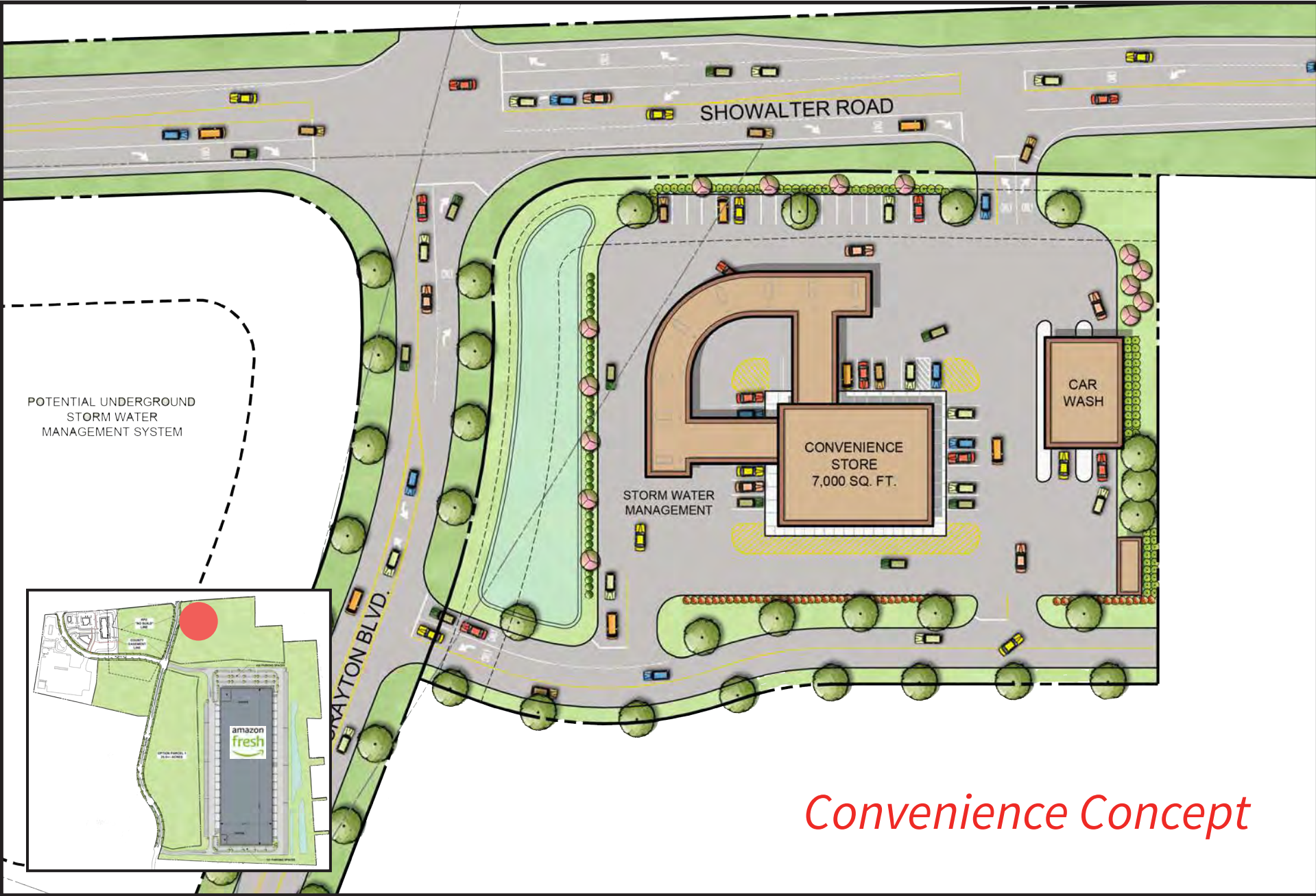
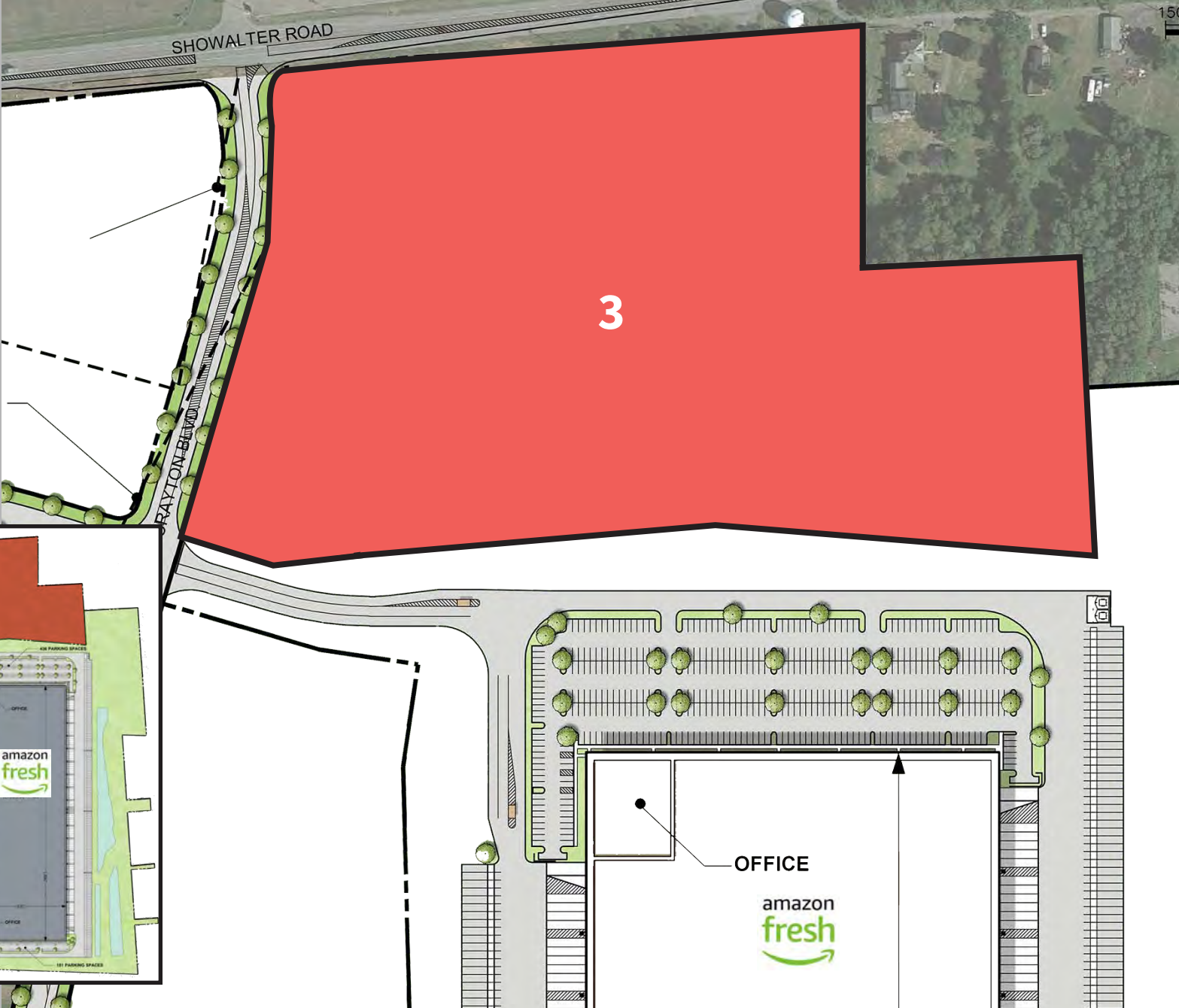


\*THIS PLAN FOR CONCEPTUAL PURPOSES ONLY.

# Retail, Commercial & Light Industrial Opportunities

## 3. 19.614 Acres (Divisible)

- Retail, Commercial & Light Industrial
- Proposed uses:
  - Convenience
  - Restaurants
  - Hospitality
  - Industrial/Flex



## Commercial & Light Industrial Opportunities

### 4. 25.51 Acres (Divisible)

- Commercial & Light Industrial
- Proposed uses:
  - ▶ Industrial/Flex
  - ▶ Built-to-Suit



## Location

### Drive Times

80 miles  
to Washington DC

83 miles  
to Baltimore, MD

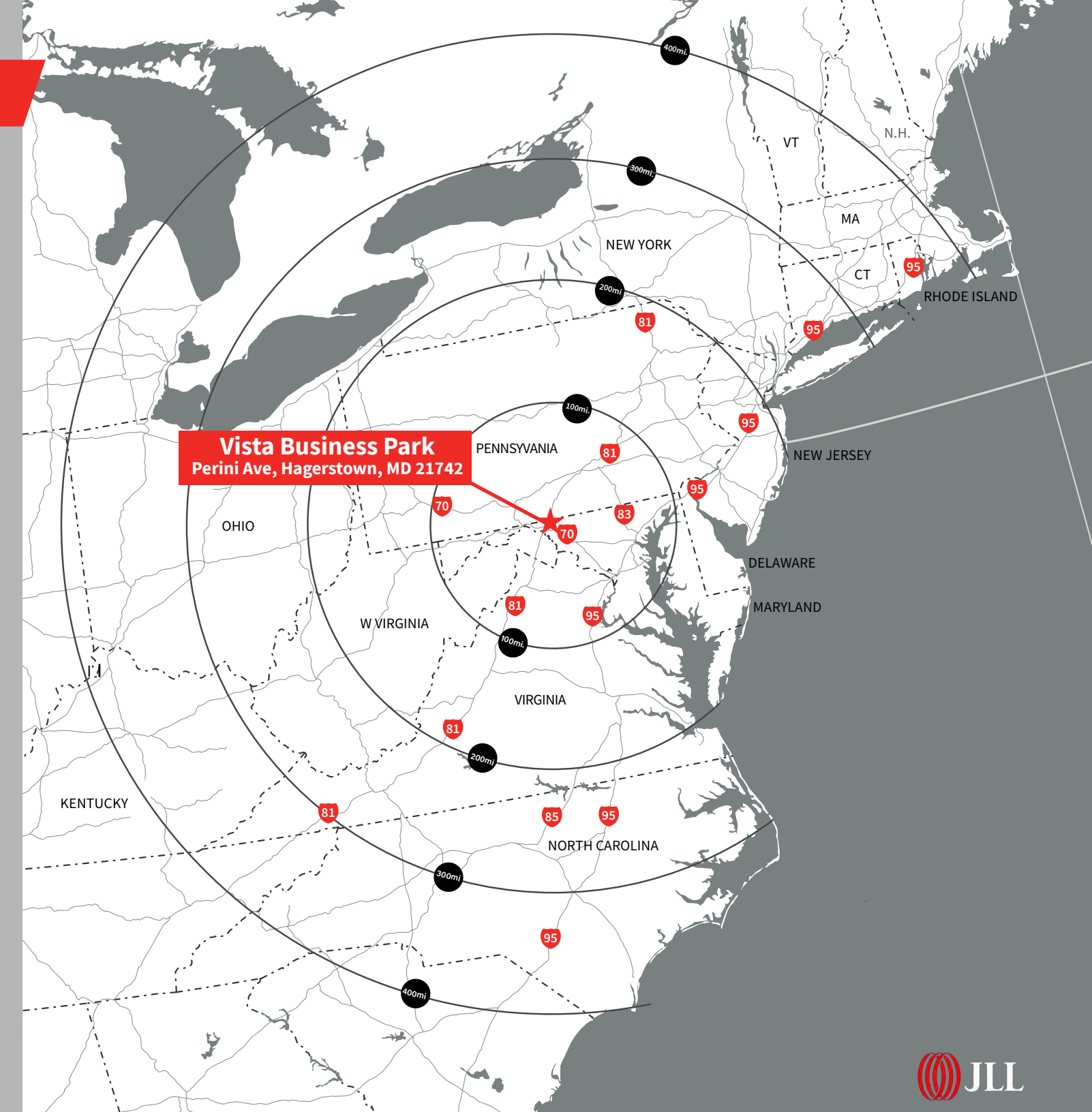
83 miles  
to Port of Baltimore

175 miles  
to Philadelphia, PA

180 miles  
to Richmond, VA

242 miles  
to Port of NY/NJ

261 miles  
to The Port of Virginia



# Community Sites Nearby



# Major Employment Projects

## Recently Built:

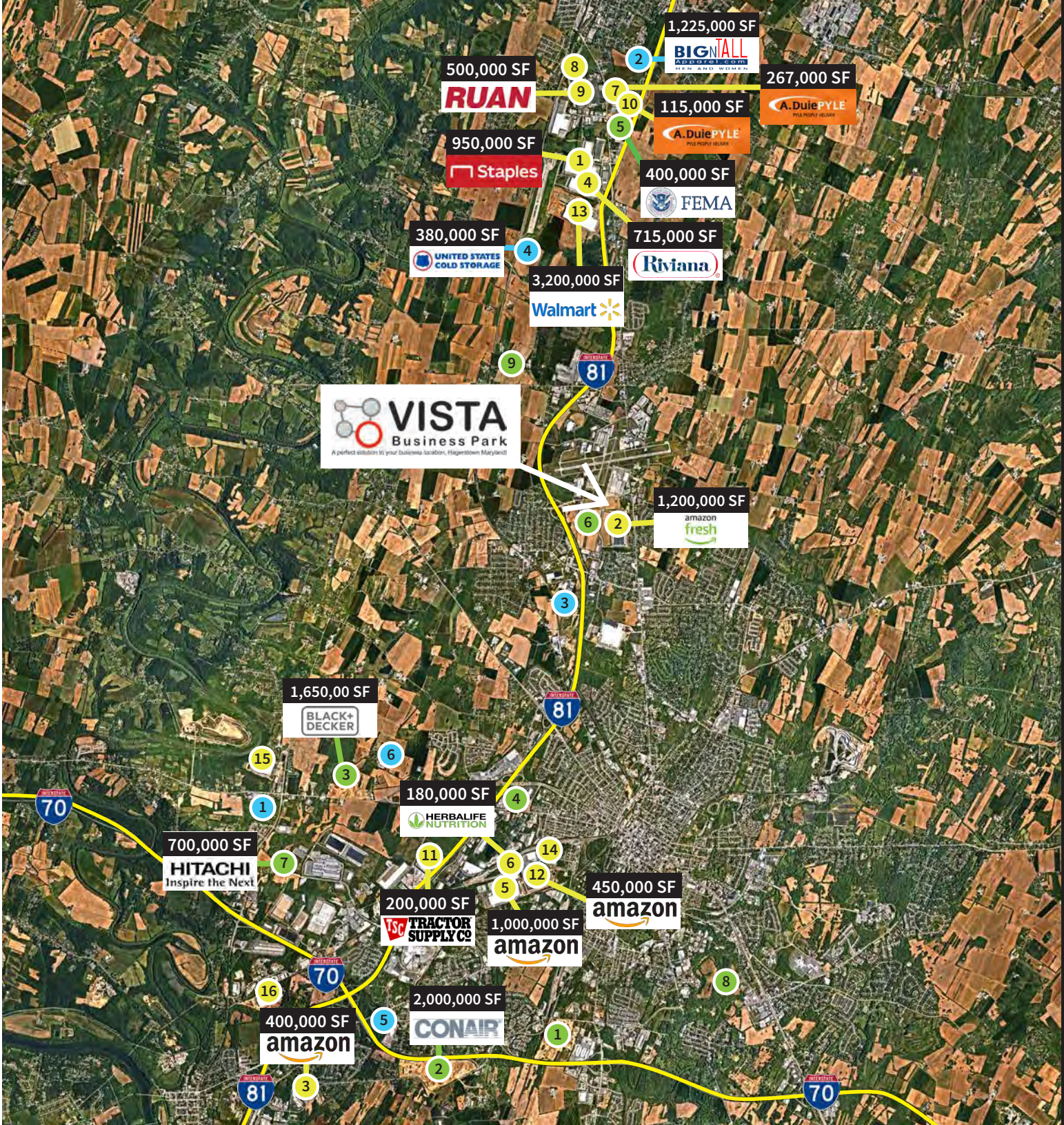
1. Spec by NP - Staples - 398 Antrim Commons Dr, Greencastle, PA 17225
2. Spec by TC - Amazon food - 13905 Crayton Blvd, Hagerstown, MD 21742
3. Amazon DBA7 - 16604 Industrial Ln, Williamsport, MD 21795
4. Spec by NP - Riviana food - 1760 Intermodal Ave, Greencastle, PA 17225
5. Spec by NP - Amazon HGR2 - 1115 Wesel Blvd, Hagerstown, MD 21740
6. Spec by NP - Herbalife - 1050 Wesel Blvd, Hagerstown, MD 21740
7. A. Duie Pyle - 12248 Molly Pitcher Hwy, Greencastle, PA 17225
8. Spec by Matrix - Commerce Drive, Greencastle PA 17225
9. Spec by Matrix - RUAN - Commerce Drive, Greencastle PA 17225
10. A. Duie Pyle - 12248 Molly Pitcher Hwy, Greencastle, PA 17225
11. Tractor Supply - 11935 Hopewell Rd, Hagerstown, MD 21740
12. Spec by NP - Amazon HBA3 - 1050 Wesel Blvd, Hagerstown, MD 21740
13. Walmart online fulfillment - Milnor Road, Greencastle PA 17225
14. Spec by NP - Wesel Blvd, Hagerstown, MD 21740
15. Spec by Panattoni - 16422 National Pike, Hagerstown, MD 21740
16. Spec by Penzance - 16220 Wright Road, Williamsport, MD 21795

## Under Construction:

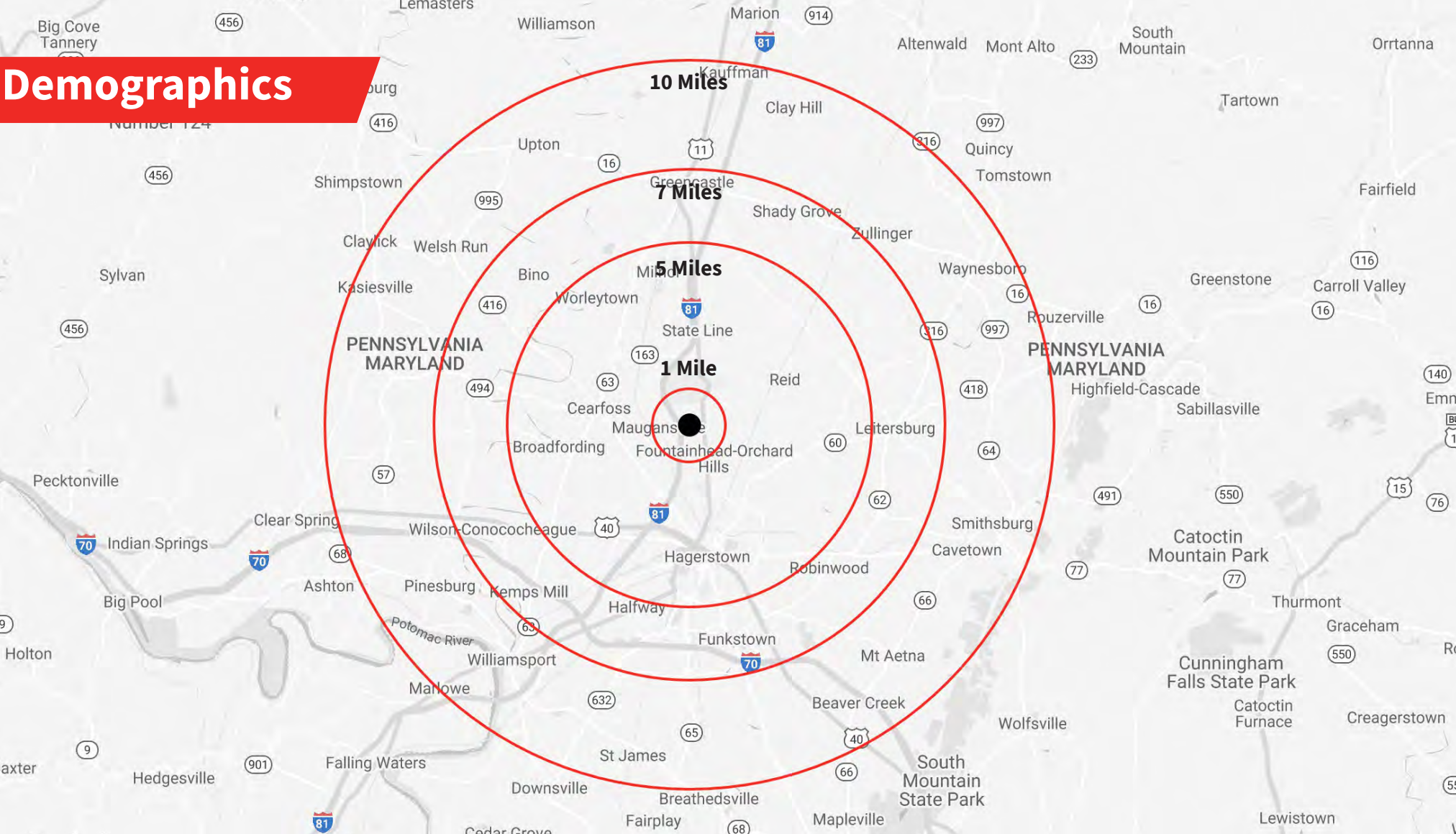
1. Spec by Johnson - 55 West Oak Ridge Drive, Hagerstown MD 21740
2. Spec by TC - Con-Air - Downsville Pike, Hagerstown MD 21740
3. Spec by NP - Black & Decker - 16822 National Pike, Hagerstown MD 21740 (Dickenson tract)
4. Spec by Granview Partners - Western MD Parkway, Hagerstown MD 21740
5. FEMA - Molly Pitcher Hwy, Greencastle, PA 17225
6. Spec by Bowman - Crayton Blvd, Hagerstown, MD 21742
7. Hitachi rail car mfr - Greencastle Pike, Hagerstown MD 21740
8. Spec by MCB Real Estate - 217 Edgewood Drive, Hagerstown MD
9. Spec by Hillwood - 15537 Greenmount Road, Greencastle, PA 17225

## In Planning:

1. Spec by Bowman - 12116 Greencastle Pike, Hagerstown MD 21742
2. Spec by PRDC - Big & Tall - US Rt 11, Greencastle PA
3. Spec by Dahbura - Label Lane, Hagerstown, MD
4. U.S. Cold Storage Inc - Hykes Road, Greencastle PA
5. Rep by (JLL broker) - 16965 Virginia Avenue, Hagerstown, MD
6. Rep by (JLL broker) - 12440 Burkholder Lane, Hagerstown, MD



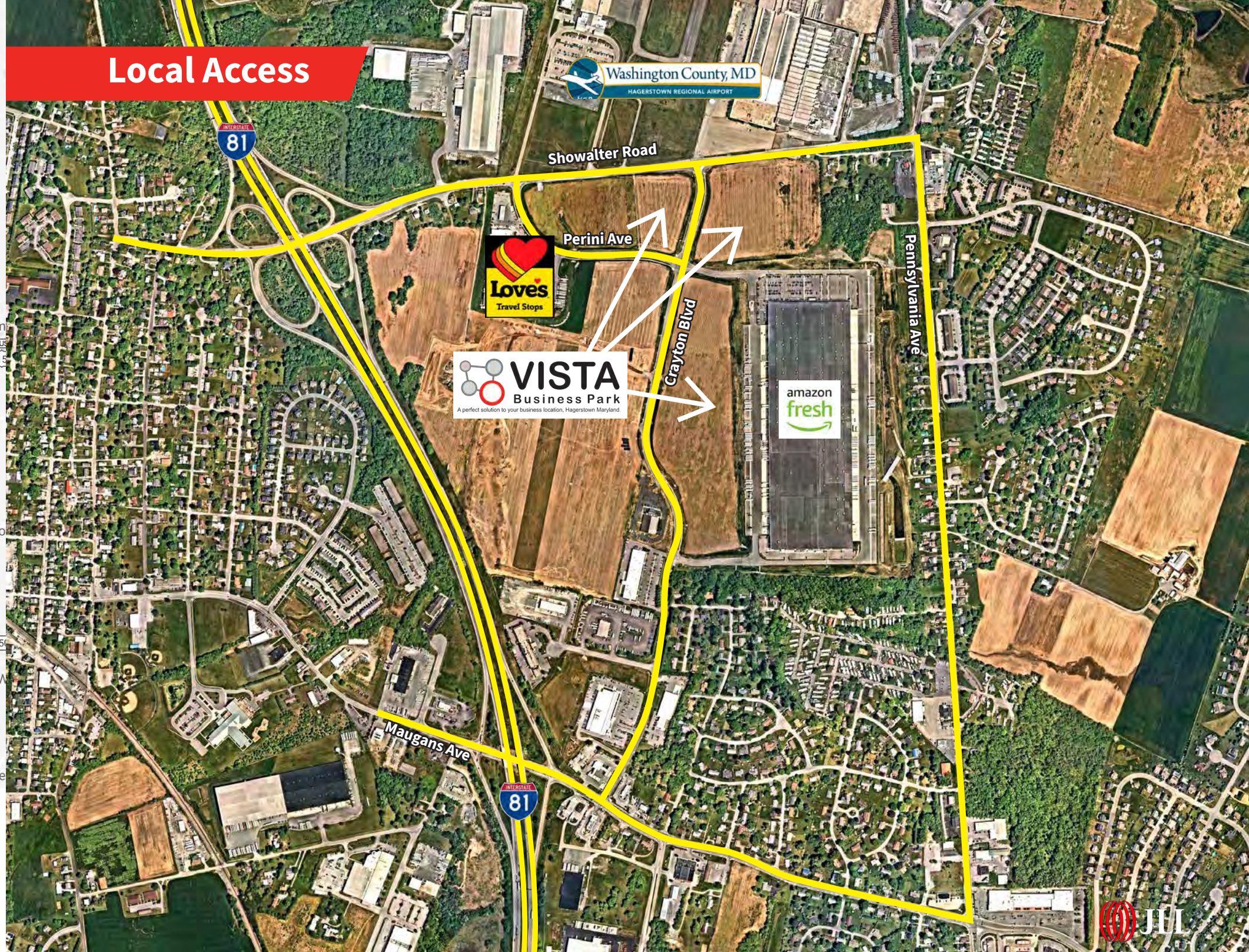
Demographics



Demographics	Total Population	Total Households	Median Household Income	Median Age	Workers Per Sq. Mile	Businesses Per Sq. Mile
1 mile	2,454	49,400	\$61,460	42	760	83
5 miles	49,400	19,577	\$51,877	38.9	580	51
7 miles	75,755	30,003	\$51,852	39.2	460	45
10 miles	116,961	46,822	\$55,655	40.3	460	32



Local Access



**Love's Travel Center & Truck Stop**



**Amazon Fresh distribution**



**Mt. View Animal Emergency**



*Thank you!*



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