

HAGERSTOWN PREMIUM OUTLETS

495 Premium Outlets Boulevard | Hagerstown, MD 21740



FULLY-IMPROVED PADS AVAILABLE FOR SALE OR LEASE

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PROPERTY OVERVIEW

HIGHLIGHTS:

- 485,000 SF Premium Outlet Center with 100 Stores
- Situated at the Intersection of Interstate 70 and Route 65, Less Than 3 Miles from Interstate 81
- Draws on a Strong Population Base of Over 4.8 Million People Living Within a 60 Mile Radius
- Major Area Attractions Include Hagerstown Speedway, Washington County Museum of Fine Art, and Yogi Berra's Jellystone Park
- Many New Developments in the Area Including a Walmart Supercenter-Anchored Project

OPPORTUNITY IDENTIFICATION:

- Pads Available:
 - +/- 1 Acre Pad with Access to Route 65 - Expandable to 5+ Acres
 - +/- 0.76 Acre Pad that Can be Positioned Anywhere Within the Center's Main Parking Field and Delivered Fully Improved
- Ideal for a Hotel, Full Service Restaurants, Retail, Entertainment Users, or Sports Complex

TRAFFIC COUNTS:

- Interstate 70: 61,600 vpd
- Route 65 (Potomac Street): 22,700 vpd



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TENANT ROSTER (PARTIAL)

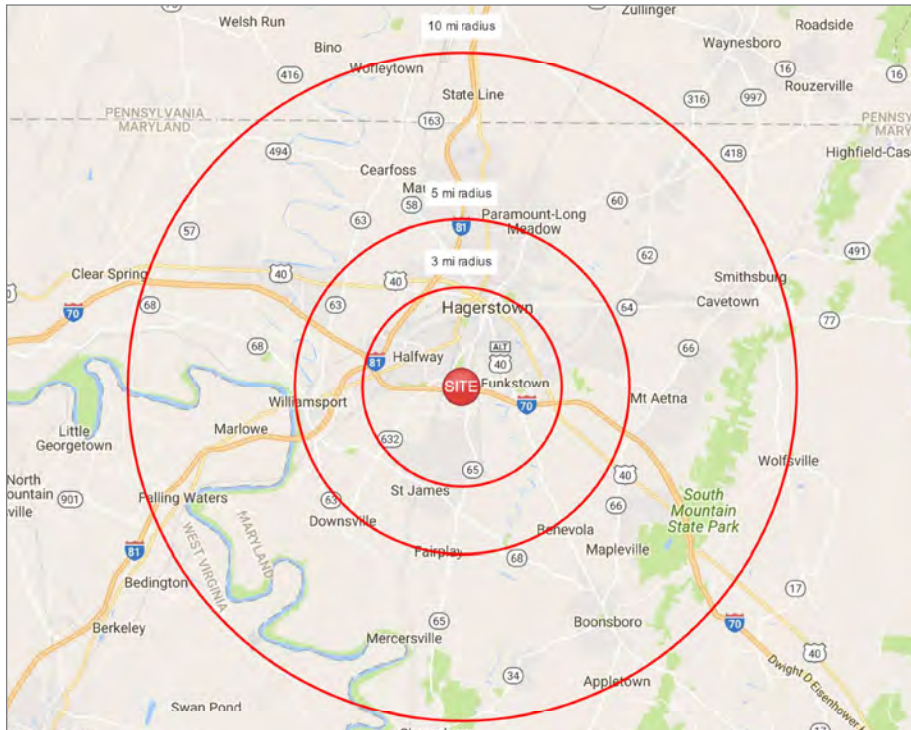
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|---|---|--|
| <ul style="list-style-type: none">• adidas• Aeropostale• American Eagle Outfitters• Ann Taylor Factory Store• Banana Republic Factory Store• Bass Factory Outlet• Bath & Body Works• Brooks Brothers Factory Store• Calvin Klein• Carter's• Chico's• The Children's Place Outlet• Clarks• Coach Outlet• Columbia Sportswear Outlet• dressbarn• Easy Spirit Outlet | <ul style="list-style-type: none">• Eddie Bauer Outlet• Express• Gap Factory• Guess Factory• Haggar Clothing Co.• J.Crew Factory• Janie and Jack• Jockey• Johnston & Murphy• kate spade new york• Kitchen Collection• Lane Bryant Outlet• Levi's Outlet Store• LOFT Outlet• Motherhood Maternity Outlet• Nautica• New Balance Factory Store | <ul style="list-style-type: none">• New York & Company Outlet• NIKE Factory Store• Nine West Outlet• The North Face• OshKosh B'Gosh• PacSun• Polo Ralph Lauren Factory Store• Reebok Outlet• rue21• Samsonite• Skechers• Talbots Outlet• Tommy Hilfiger• Under Armour• Van Heusen Company Store• Wilsons Leather• AND MANY MORE! |
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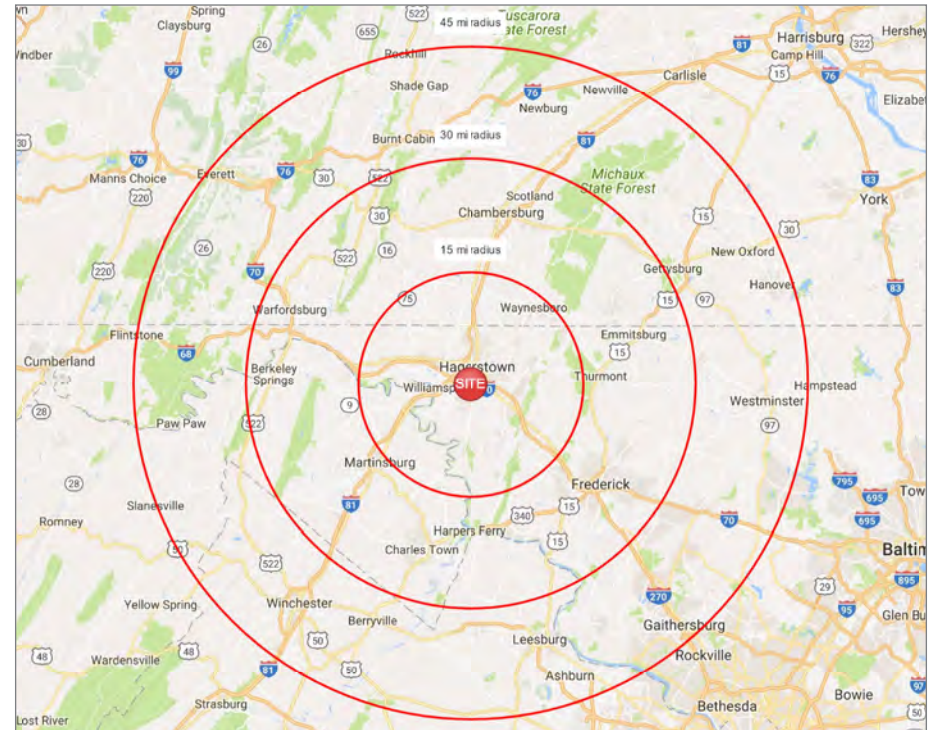
DEMOGRAPHIC SNAPSHOT

LOCATION DEMOGRAPHICS (3 / 5 / 10 MILES)



	3 MILES	5 MILES	10 MILES
Estimated Population	43,988	88,031	147,037
Number of Households	18,724	34,451	56,884
Average Household Income	\$56,911	\$66,573	\$76,321
Daytime Population	47,471	92,065	126,417

LOCATION DEMOGRAPHICS (15 / 30 / 45 MILES)



	15 MILES	30 MILES	45 MILES
Estimated Population	245,067	744,194	1,854,227
Number of Households	95,008	287,874	682,072
Average Household Income	\$77,270	\$84,415	\$102,305
Daytime Population	186,431	536,299	1,267,798

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RETAILER AERIAL



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CENTER SITE PLAN

