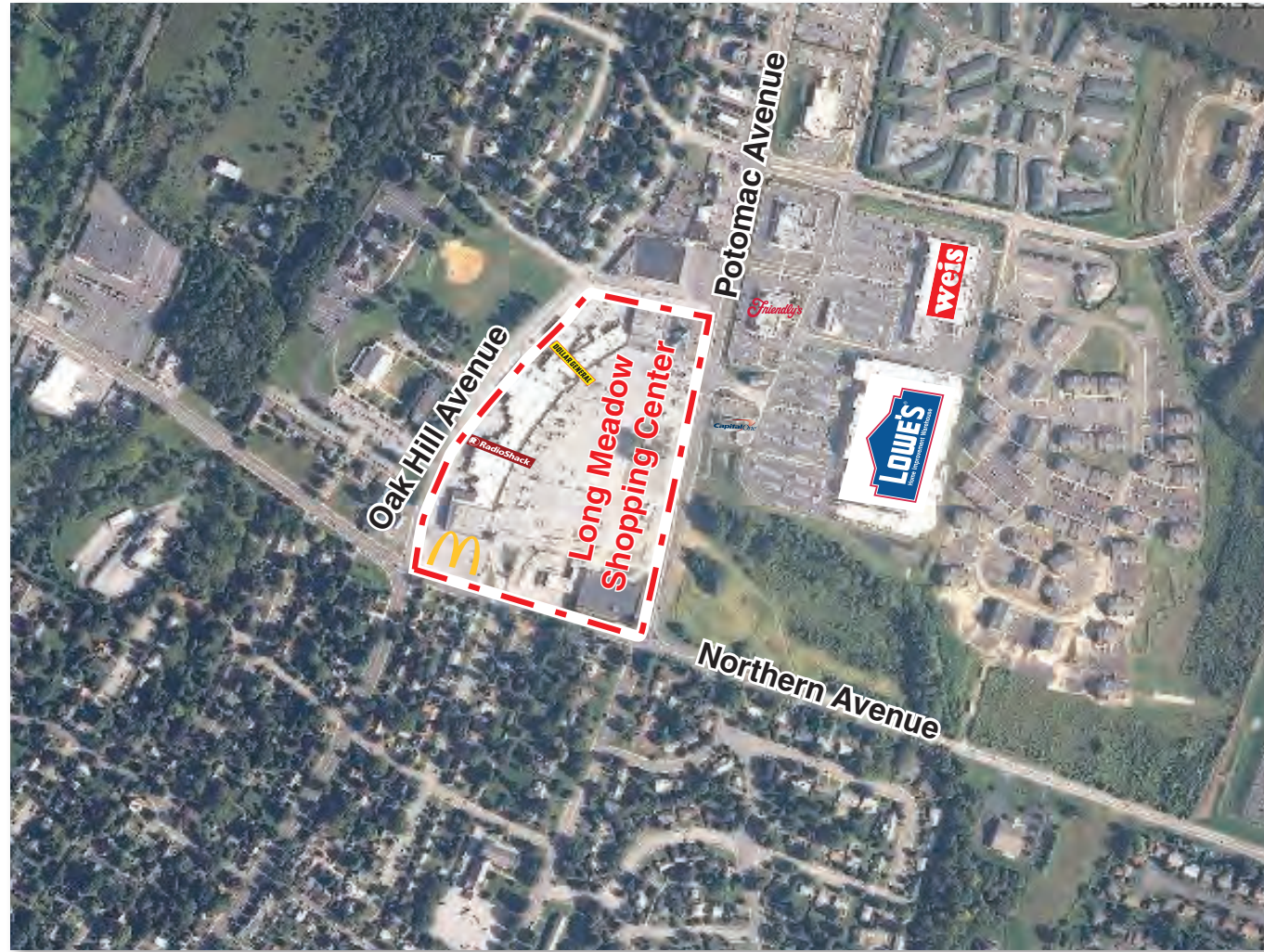# Long Meadow Shopping Center Hagerstown, MD 21742
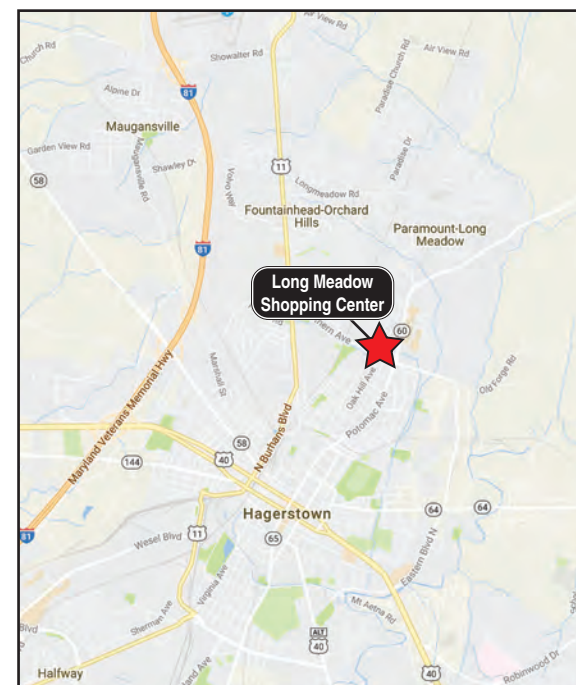

RD
MANAGEMENT LLC

Hagerstown, MD
Long Meadow Shopping Center

Demographics	3 mile	5 mile	10 mile
Population			
2020 (projection)	53,236	84,827	161,579
2015 (estimate)	52,446	83,626	159,575
2010 (census)	50,142	80,916	155,681
Number of HH			
2020 (projection)	22,375	35,737	64,077
2015 (estimate)	21,744	34,753	62,228
2010 (census)	20,335	32,925	59,376
Average HH Income			
2020 (projection)	$61,367	$64,377	$70,000
2015 (estimate)	$58,049	$60,849	$66,176
2010 (census)	$56,914	$61,136	$64,789
Median Age			
2015 (estimate)	37.0	38.0	38.8

Location:	Long Meadow Shopping Center is located in Washington County at 1545 Potomac Avenue (Route 60) and Northern Avenue in Hagerstown, MD 21742.
Type:	Community Power Center
GLA:	164,293 square feet
Parking:	1,000 cars
Traffic:	Two way average daily traffic 14,950 cars per day
Major Tenants:	Pennsylvania Dutch Market 20,000 square feet
	CVS 13,225 square feet
	Dollar General 9,987 square feet
	McDonald's 3,904 square feet
Availability:	• Redevelopment opportunity for future anchor tenants
	• Across from new Shopping Center with Lowe's and Weis Markets
	• High growth area

RD Management LLC
Bradley M. Schwartz
212-265-6600 x298
bschwartz@rdmanagement.com

810 Seventh Avenue, 10th floor
New York, NY 10019

RD Management LLC is ranked one of the Top 100 Retail Real Estate Owners in the U.S.

Long Meadow Shopping Center

Potomac Avenue (Route 60) and Northern Avenue

Hagerstown, Maryland 21742

RD MANAGEMENT LLC

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A. **Future Renovation**	
Ground Floor Retail (226'-7.5" x 150'-7")	23,257 sf
Second Floor Office (226'-7.5" x 150'-7")	30,153 sf
B. **Available (137' x 180' irr.)**	**24,395 sf**
C. **Available (75' x 160')**	**12,000 sf**
D. **Available (100' x 180' irr.)**	**24,000 sf**
E. Pennsylvania Dutch Market	20,000 sf
1. Ben's Flower Shop	2,000 sf
2. Long Meadow Cleaners	2,100 sf
3. Taste of Europe	2,100 sf
4. Long Meadow Liquors	7,400 sf
5. **Available (37.6' x 125')**	**4,706 sf**
6. **Available (28.8' 100')**	**2,880 sf**
7. Zoo Zoo Animal Land	3,362 sf
8. **Available (20' x 100')**	**2,000 sf**
9. China Wok	2,840 sf
10. **Available (40' x 150')**	**6,000 sf**
11. Longmeadow Eye Care	3,798 sf
12. Port City Java	1,860 sf
13. Weyira Olive Oil	800 sf
14. Long Meadow Barber Shop	800 sf
15. Northside Pizzeria	1,954 sf
16. Nail Palace	1,440 sf
17. **Available (50' x 109' irr.)**	**5,430 sf**
18. **Available (18' x 109')**	**1,976 sf**
19. Shear Image Hair Salon	1,440 sf
20. Dollar General	9,987 sf
21. CNB Bank	Outparcel
22. CVS	13,225 sf
23. The Columbia Bank	2,500 sf
24. McDonald's	3,904 sf

Future Pad Building Renovations:
Ground Floor Retail with Second Floor Offices

Second Floor Office 30,153 sf

Ground Floor Retail 20,850 sf

Retail D
4,355 sf
43'-5" x 100'

Retail C
5,019 sf
50'-0" x 100'

Retail B
5,019 sf
50'-0" x 100'

Retail A
6,457 sf
74'-6" x 100' irreg.

Oak Hill Avenue

Northern Avenue

Route 60/Potomac Avenue

McDonald's 24

Pylon

B 1 2 3 4 C 5 6 7 8 9 10 D 11 12 13 14 15 16 17 18 19 DOLLAR GENERAL 20

PA Dutch Market E

Hagerstown Trust 23

Two Story Retail/Office Building
Lobby Patio
Retail 20,850 sf
Office 30,153 sf
A

CVS 22

CNB Bank 21

05/17