

LAND FOR LEASE OR JOINT VENTURE



La Vale Land

13816 SPEALMAN ROAD SW, La Vale, MD 21502

Location Description

Located just south of Rt. 40 (National Freeway) across from Country Club Rd at the Country Club Mall in Cumberland, Maryland (Allegheny County)

Property Highlights

- B2 zoning
- Best use: Retail / Mixed-Use
- Rare large tract available
- Easy Access to Rt. 40 National Freeway
- Next to Walmart anchored Country Club Mall
- Traffic Count: Winchester Rd SW (17,000 ADT) / Rt. 53 (14,702 ADT) / Rt. 68 National freeway (30,261 ADT)
- Utilities Available
- Allegheny County economic and government support

Offering Summary

Lease Rate:	Negotiable
Lot Size:	+/-80.0 Acres

Demographics

	1 Mile	5 Miles	10 Miles
Total Households	359	11,276	34,166
Total Population	848	30,238	87,381
Average HH Income	\$63,892	\$56,785	\$52,575



PRESENTED BY:

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Allegany County is situated within an easy two-hour drive from three major metropolitan areas – Washington, DC, and Baltimore, MD, to the east and Pittsburgh, PA, to the north. Interstate access and a large CSX rail presence give businesses ample entries to getting goods to customers and clients quickly and efficiently.

Our location boasts stunning mountain scenery, 10-minute commutes, unlimited recreational opportunities, training, graduate and post-graduate education opportunities, and real estate prices that defy convention.

With eight modern business parks, as well as individual buildings located strategically throughout the county, we're able to offer multiple choices for nearly all categories of businesses and industries.

Location: Allegany County, Maryland, is within a 3–5-hour drive from nearly 20% of the United States population.

Population: 75,087

Major Employers:

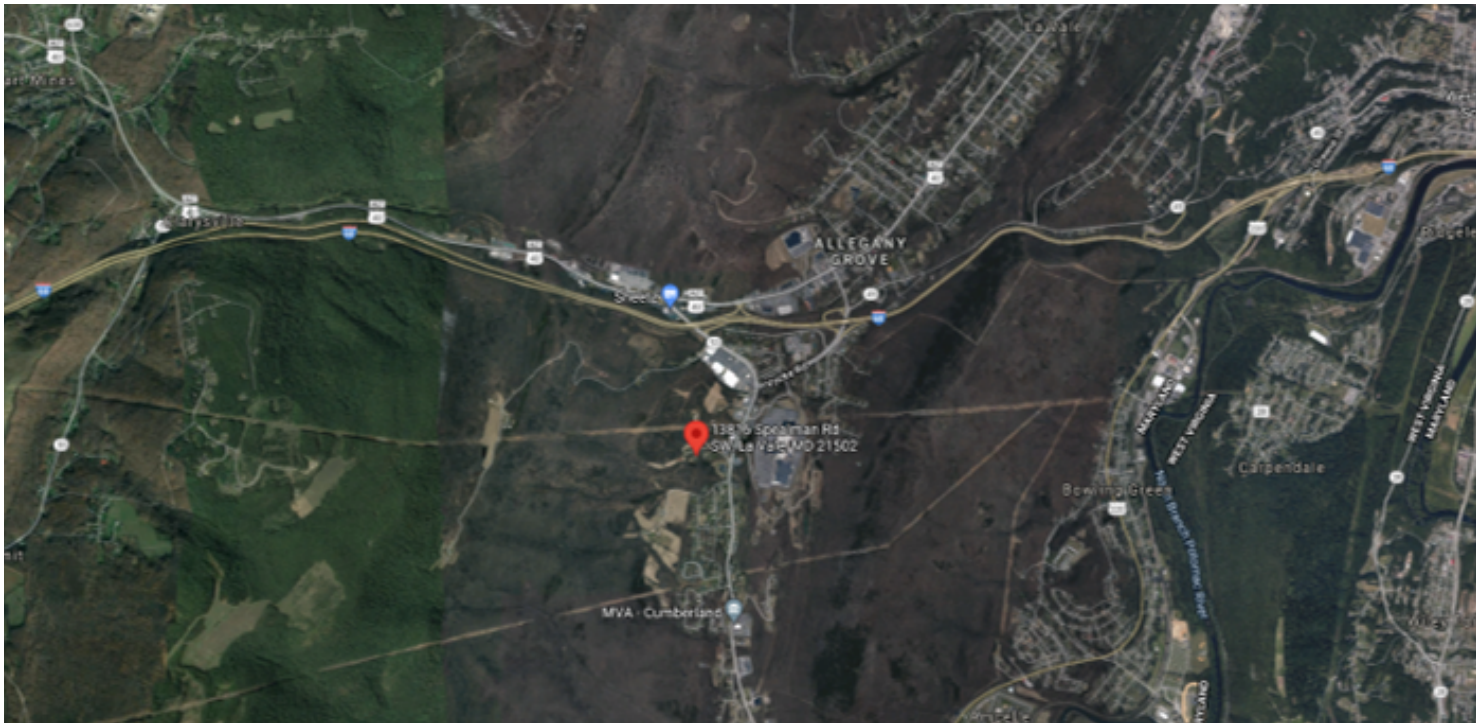
1. Western Maryland Health System
2. Frostburg State University
3. Hunter Douglas Northeast
4. Allegany College of Maryland
5. Verso

Top 5 Employment Sectors:

1. Education and Health Services
2. Trade, Transportation, and Utilities
3. Leisure & Hospitality
4. Local Government
5. Manufacturing

Climate and Geography:

- Yearly Precipitation: 40.9"
- Yearly Snowfall: 55.6"
- Summer Temperature: 71.1 F
- Winter Temperature: 31.1 F



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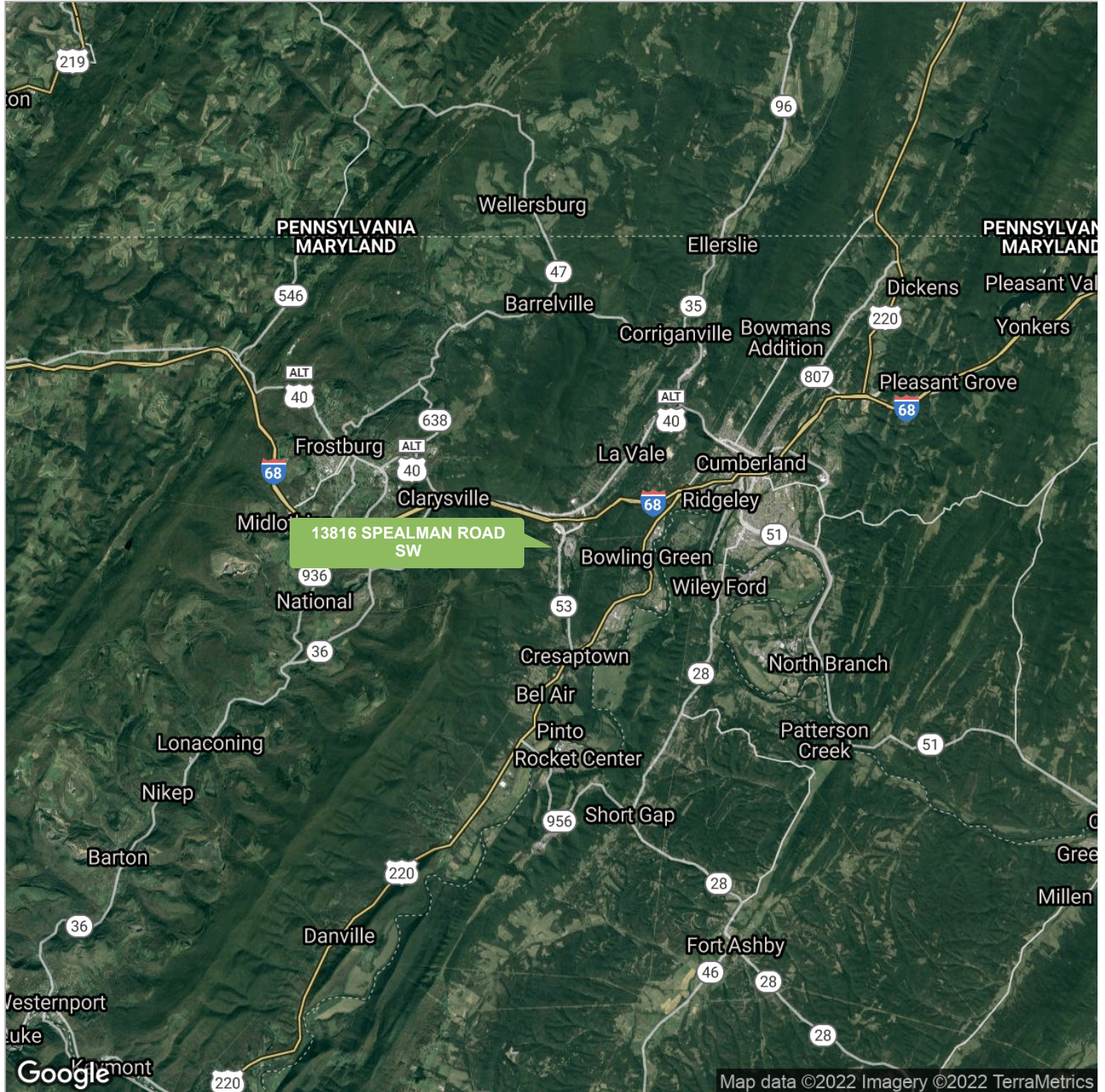
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