

Country Club Mall

1262 Vocke Road - La Vale, MD 21502

Total Mall GLA:
±595,000 SF

±960-5,300 SF | ±74,721 SF Former Bon-Ton For Sale or Lease | ±90,097 SF Dark Space



Corporate Office
224 St. Charles Way, Suite 290
York, PA 17402
Conshohocken Office
100 Front Street, Suite 560
West Conshohocken, PA 19428

Questions? Contact Us.



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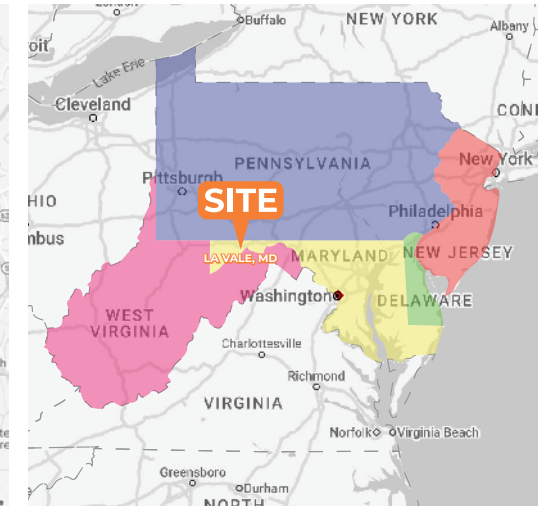
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**Total Mall GLA:
±595,000 SF**

Highlights

- Only enclosed regional mall located within a 65 Mile Radius
- Anchor opportunities available - ±74K SF Former Bon-ton For Sale or Lease!
- ±90k Department Store - Dark Space - 4 year lease term remaining
- Situated on 46.43 AC, located less than 10 miles from the Maryland/Pennsylvania State border
- Excellent visibility and access from State Route 53
- GLA ±594,069 SF
- State Route 53 (Winchester Road) 14,283 AADT
- Vocke Road 14,575 AADT



Major Employers

- Walmart
- Hunter Douglas Fabrication
- McDonald's
- Inc Acs
- Western Maryland Health System
- Weis
- Walter N Yoder & Sons Inc
- St Vincent De Paul Nursing Center
- Ruby Tuesday
- Pitt Ohio
- Cumberland
- Mt Savage School
- Moran Manor
- Lowe's Home Improvement
- Kohls
- Lions Center Rehabilitation
- Frostburg Village
- Cumberland Times News
- Cracker Barrel
- Cintas Uniforms
- Chessi Federal Credit Union
- Blind Industries

JOIN



Demographic	3 Miles	5 Miles	10 Miles
Population	14,162	40,887	70,602
Households	4,858	16,548	28,871
Avg HH Income	\$106,539	\$81,157	\$81,357
Daytime Employees	5,745	17,089	24,229

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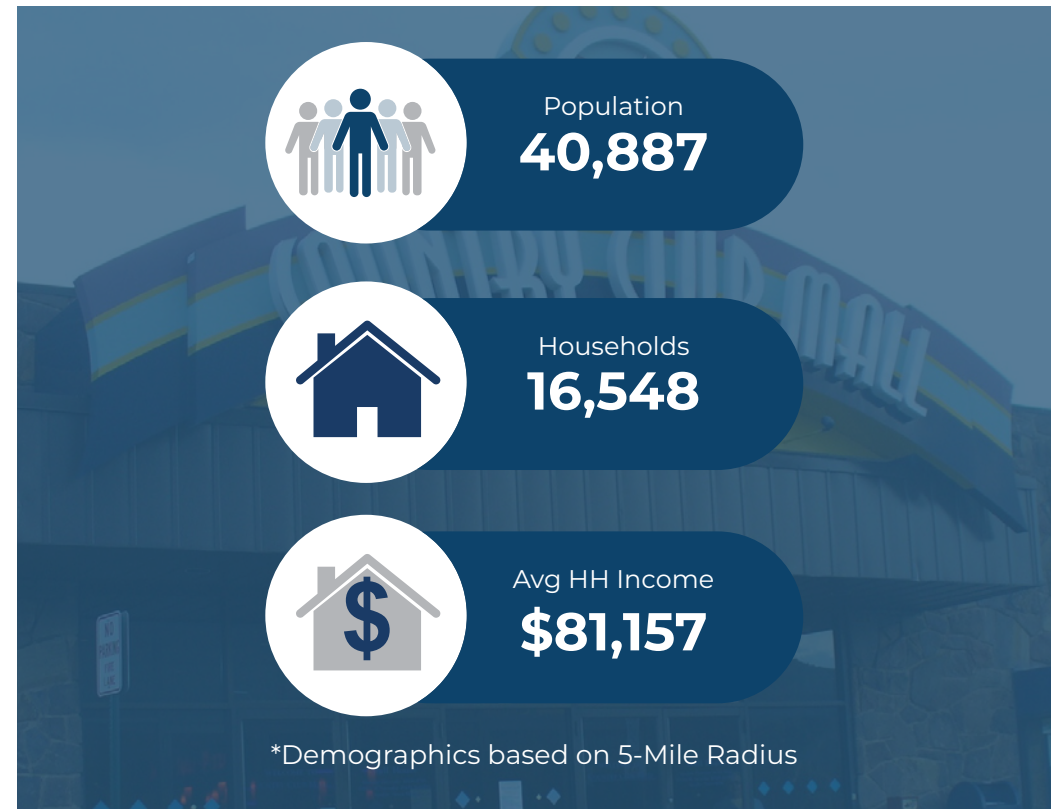
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About Country Club Mall

With 4 Anchor Tenants and 58 Stores, Country Club Mall is a highly sought after attraction to Allegany County in Western Maryland. The Mall is the only enclosed shopping mall within 65 miles and attracts residents from numerous counties in Maryland, Pennsylvania and West Virginia. It is located right off of Interstate 68 on Vocke Road. The property is bound to the South and West by restaurants, hotels, and commercial establishments, and undeveloped land to the North and East.



Area Facts

Allegany County Colleges

- Allegany College of Maryland
- WVU Potomac State College
- Frostburg State University
- Garrett College
- Hagerstown Community College
- Frederick Community College
- Hood College

Major Employers

- Walmart
- Hunter Douglas Fabrication
- McDonald's
- Inc Acs
- Western Maryland Health System
- Weis
- Walter N Yoder & Sons Inc

Major Attractions

- Rocky Gap State Park
- Western Maryland Scenic Railroad
- Paw Paw Tunnel
- Green Ridge State Forest
- Cumberland Visitor Center
- Allegany Museum
- 1812 Brewery



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Distances to Major Cities

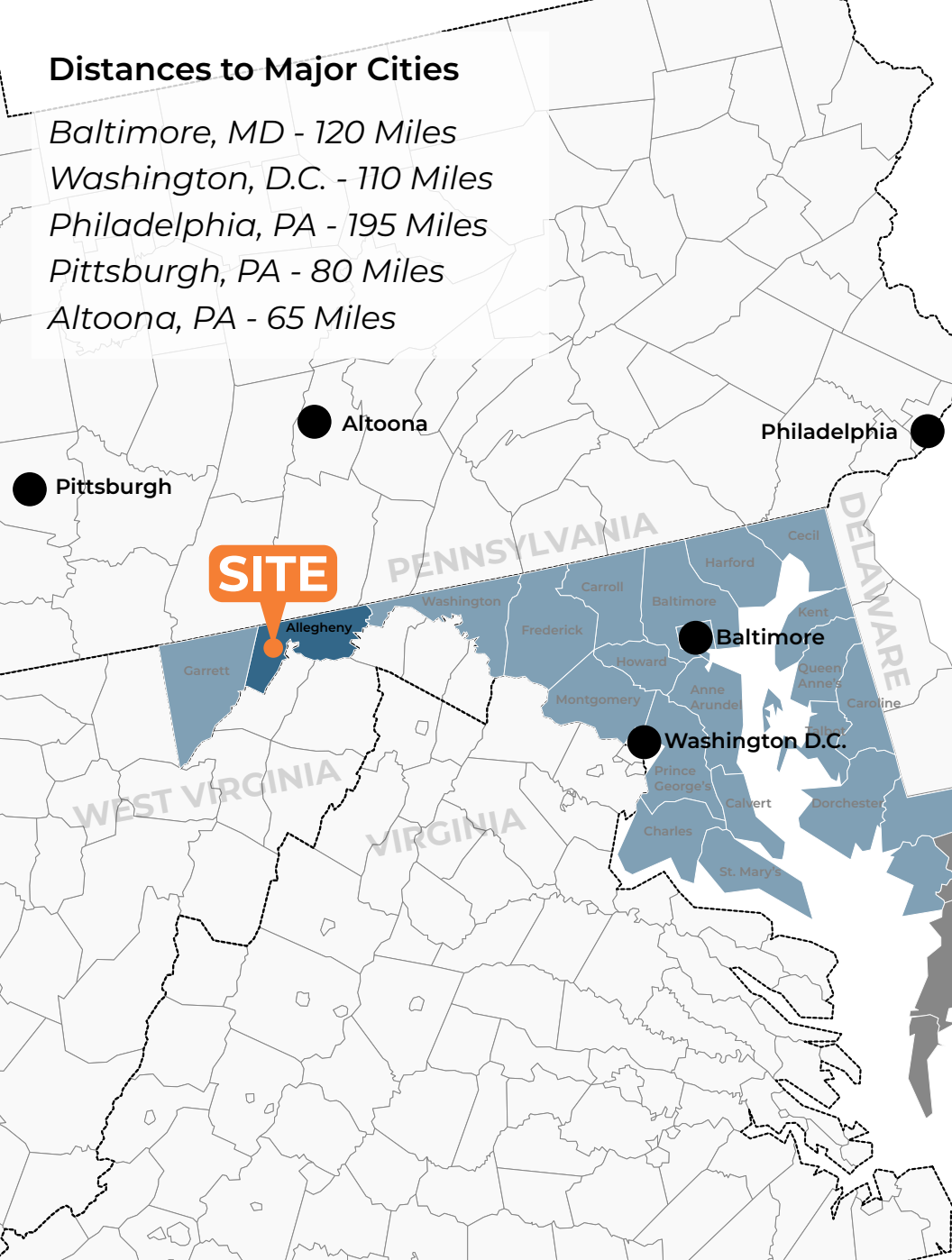
Baltimore, MD - 120 Miles

Washington, D.C. - 110 Miles

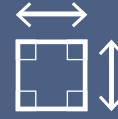
Philadelphia, PA - 195 Miles

Pittsburgh, PA - 80 Miles

Altoona, PA - 65 Miles



Site Information



±595,000 SF

Gross Leasable Area



±46.43 AC

Land Size Area



2,642

Parking Spaces



17,089

Daytime Population

*Demographics based on 5-Mile Radius



Corporate Office

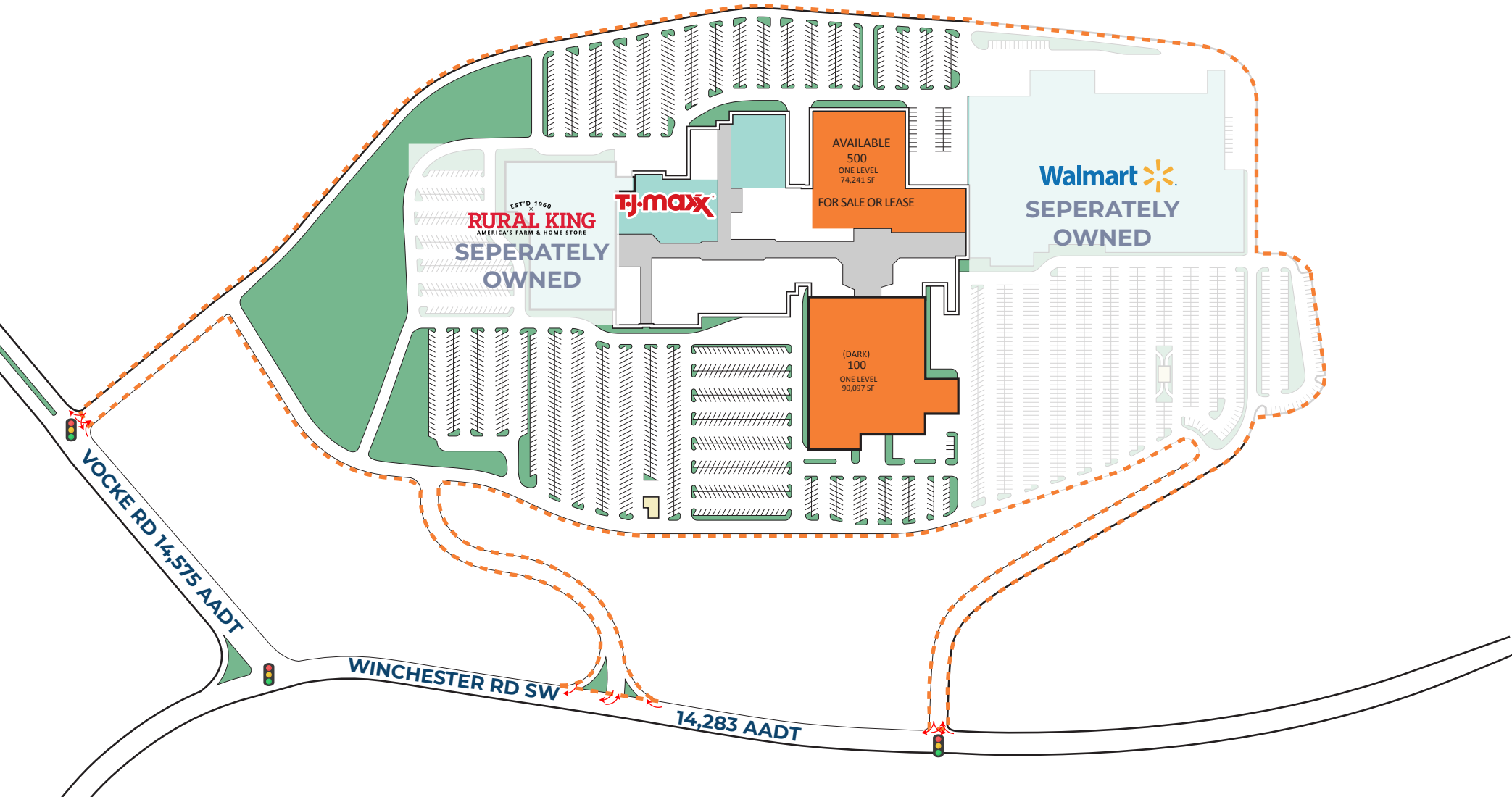
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Country Club Mall

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Site Plan

Country Club Mall

1262 Vocke Road Cumberland, MD 21502



Spaces

(One Level): 74,241 SF

(One Level): 90,097 SF

Zoning B-2 (Major Commercial)

Control Lease

Possession To Be Arranged

Pricing Available Upon Request

Comments

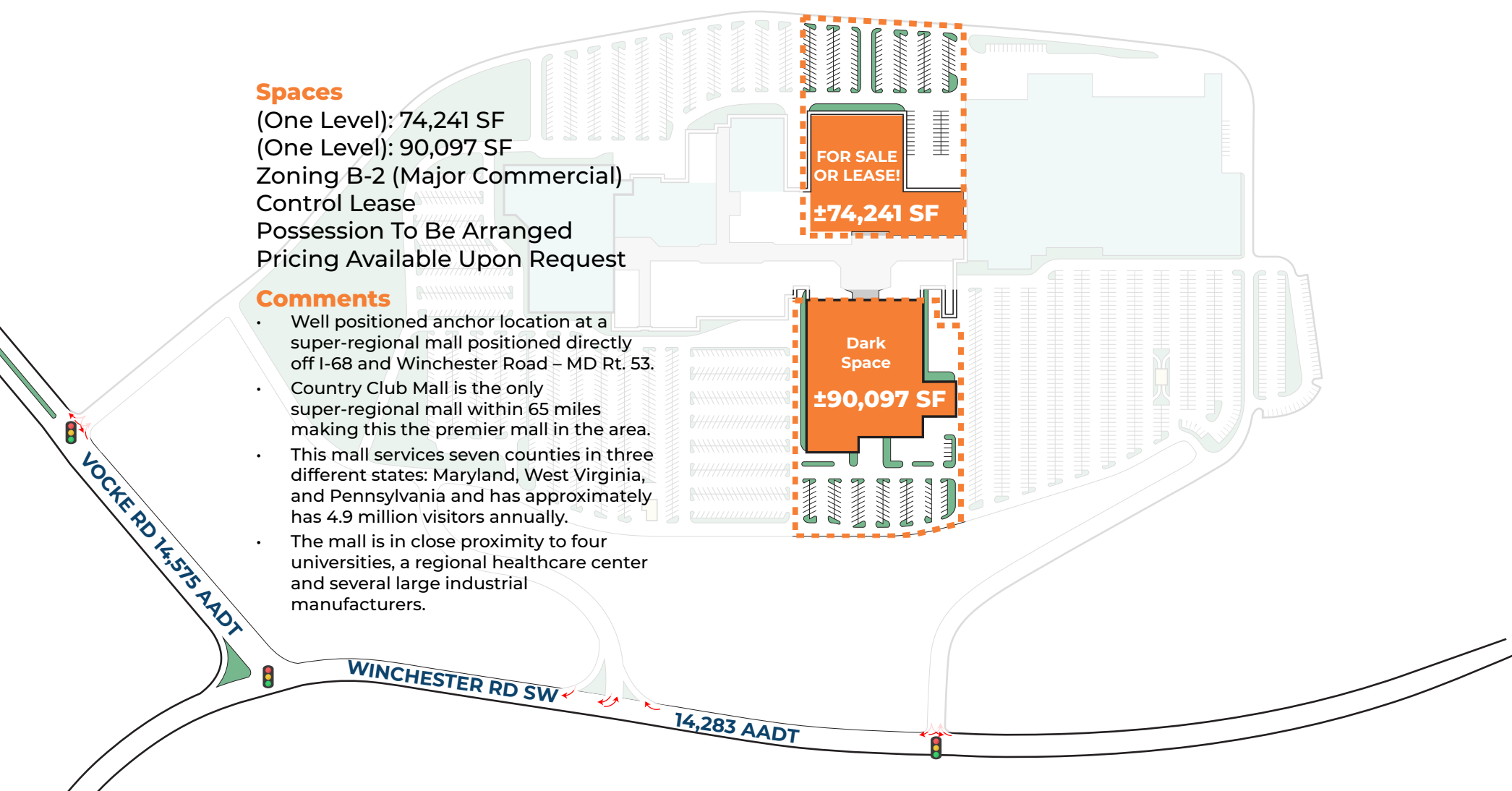
- Well positioned anchor location at a super-regional mall positioned directly off I-68 and Winchester Road – MD Rt. 53.
- Country Club Mall is the only super-regional mall within 65 miles making this the premier mall in the area.
- This mall services seven counties in three different states: Maryland, West Virginia, and Pennsylvania and has approximately 4.9 million visitors annually.
- The mall is in close proximity to four universities, a regional healthcare center and several large industrial manufacturers.

FOR SALE
OR LEASE!

±74,241 SF

Dark
Space

±90,097 SF



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Redevelopment Plan

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*NOT OWNED



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Leasing Plan



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Zoom Aerial



Dunham's
OLLIE'S
JOANN DUNKIN'

Advance
Auto Parts

LOWE'S

Denny's
McDonald's
KFC

DOLLAR GENERAL

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

Staples
NAPA

Gabe's MARTIN'S
KOHLS
TRACTOR SUPPLY CO
T-Mobile
DOLLAR TREE

ALDI
MATTRESS Warehouse

COUNTRY CLUB MALL
TJ-maxx
BAM! BOOKS-A-MILLION
AT&T
holiday hair
KAY
GameStop
claire's
ULTA BEAUTY
rue21
Bath & Body Works
AMERICAN EAGLE

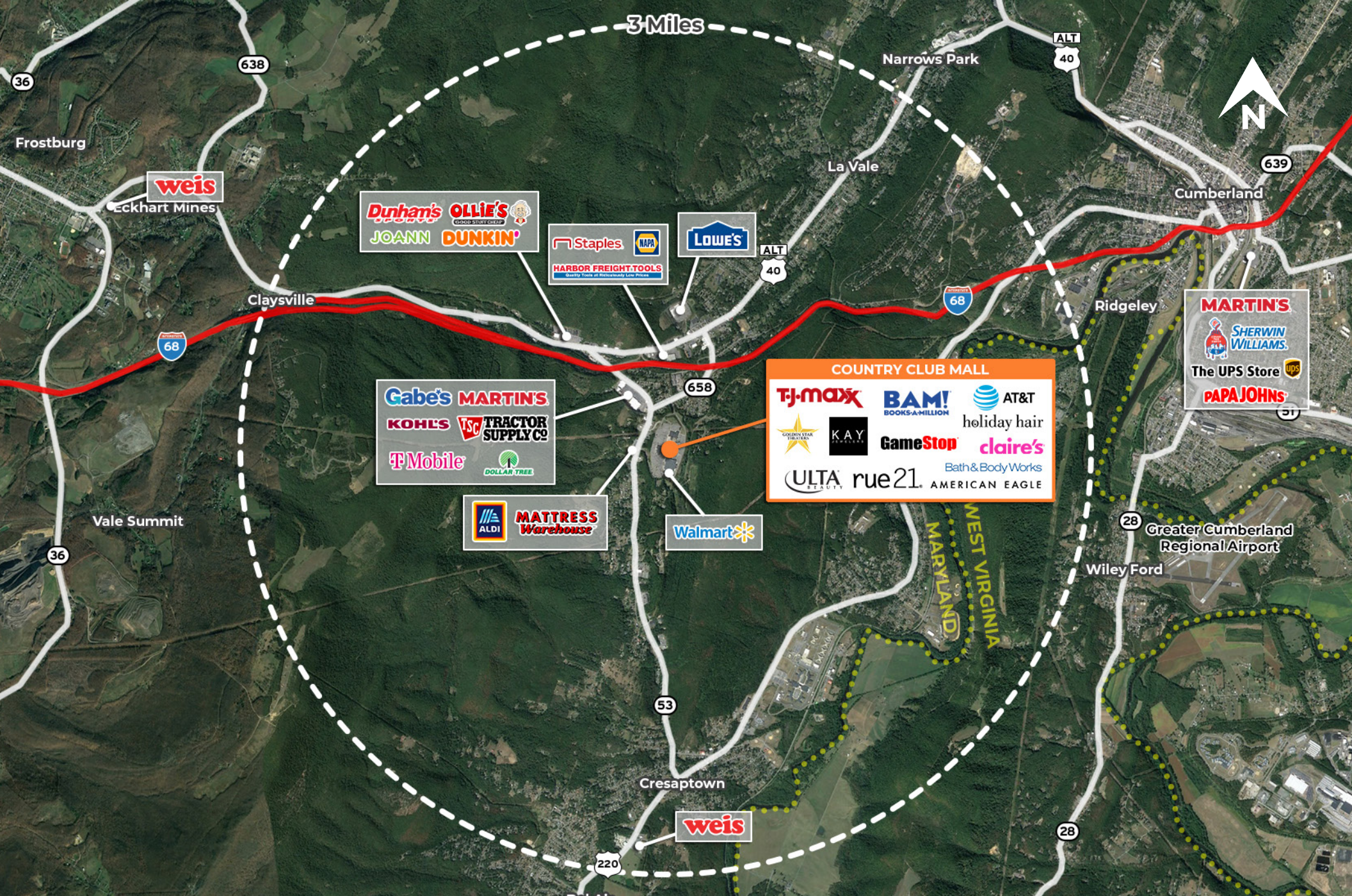
Walmart



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Local Aerial

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Market Aerial

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