

LIGHT BUSINESS PARK
1190 IMPERIAL DR., HAGERSTOWN, MD

FOR LEASE
MODERN FLEX: OFFICE, RETAIL
LIGHT INDUSTRIAL

COMING SOON
2,000 - 20,000 SF



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OVERVIEW

Hyatt Commercial Real Estate is pleased to present Light Business Park, located in Hagerstown, MD. The 2024 completed bridge and scenic road extension on Professional Court makes this site ideal for Medical, Bio-Tech and Life Science development. The property is minutes from Meritus Medical Center, the School of Osteopathic Medicine, Robinhood Medical and the Hagerstown Community College Campus.

HIGHLIGHTS

- New Flex Office Space
- Ideal for Medical, Retail or Light Industrial
- Customizable Space from 2,000 - 20,000 SF
- High 18' Clear Ceilings
- Convenient Roll-Up Door in Rear
- Option to Purchase Condo Unit Available
- The development is part of an association for the purpose of providing global stormwater management



OFFERINGS



FOR LEASE

Rate ----- \$22.00 SF/yr (NNN)

Building Size ----- 2,000 SF - 20,000 SF

Property Type ----- Office



BUSINESS PARK



Trilogy Professional Center 1
1165 Imperial Drive



Capitol Vein & Laser Centers



PERINATAL, PA

Northwestern Mutual



Sponsored by
The Sisters of Mercy

THE HOFFBERGER



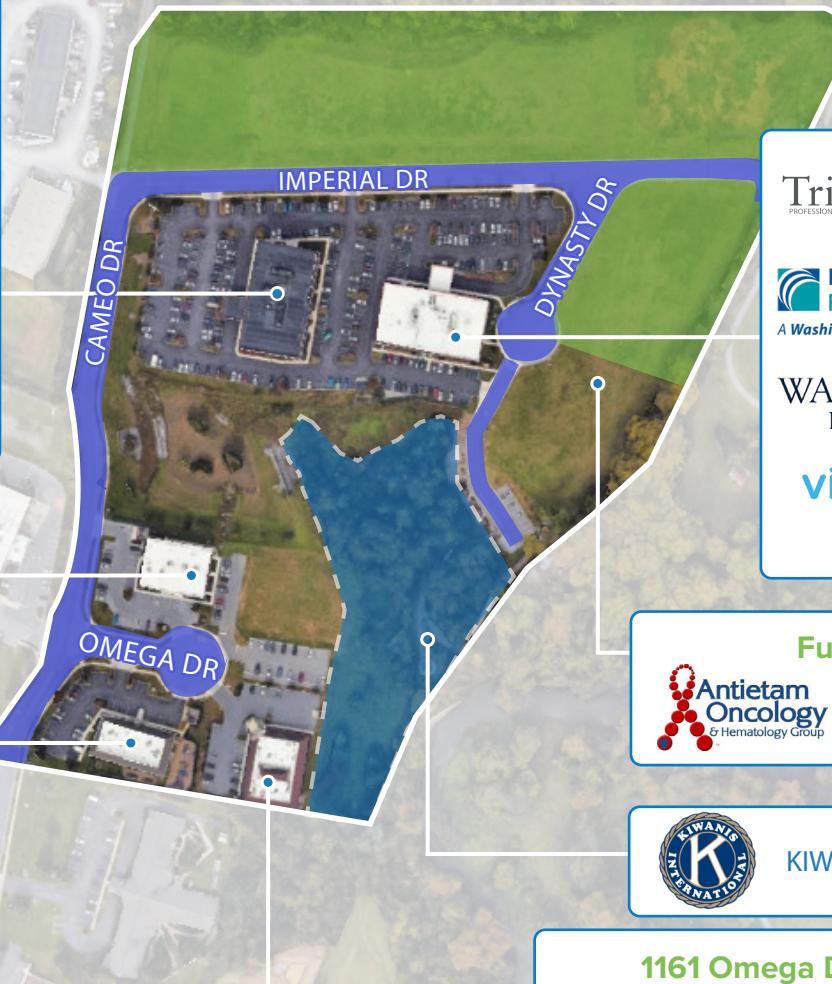
1145 Omega Drive



EASTERN BLVD

PROFESSIONAL CT

Light Business Park



Trilogy Professional
Center 2
1185 Imperial Drive



A Washington Radiology Company



Future Home



Antietam Oncology &
Hematology Group



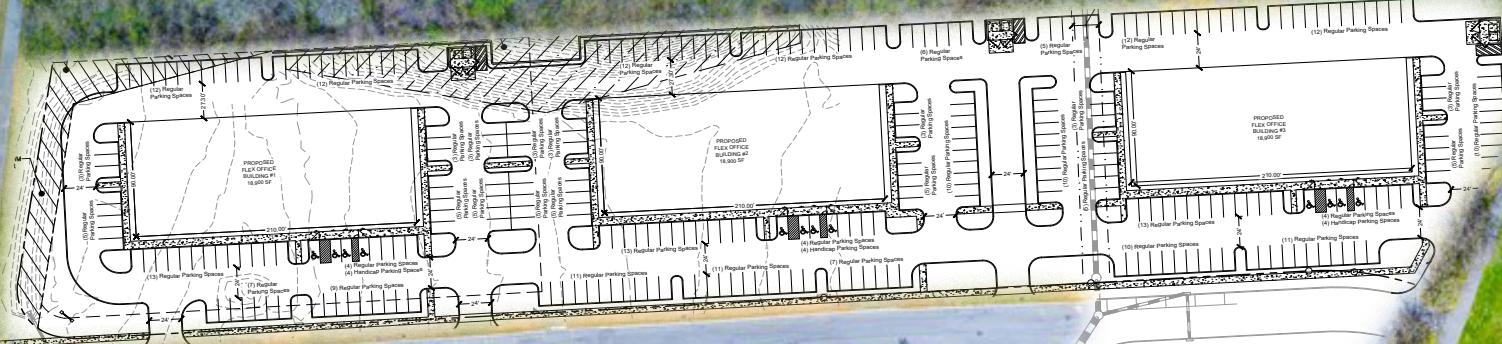
KIWANIS PARK



1161 Omega Drive

ANTIETAM PEDIATRIC
& ADOLESCENT CARE

SITE DEVELOPMENT PLAN



SELECTION OF PERMITTED USES

- Medical Practices & Diagnostic Laboratories
- Research & Development / Laboratories
- Offices, Business & Professional
- Professional Scientific & Technical Services
- Banks & Credit Unions
- Child or Adult Day-Care
- Fitness & Recreational Sports Centers
- Retail that serves the businesses and employees in the development

DEVELOPMENT OVERVIEW

Situated in the vibrant Light Business Park, a 27 acre development with tenants that include Capital Women's Care, Anne Arundel Dermatology, Maryland Perinatal Associates, Bright Eyes Childcare, Pediatric Dental Center.

The access to a new road that extends over the Antietam Creek: A beautiful 305 foot long 3-span bridge now connects with Yale Drive and Robinwood Drive.

This important road improvement relieves traffic from the congested Eastern Boulevard, and provides quick access to Meritus, Robinwood and Hagerstown Community College.

One of the key features of the property is the park like setting. The global storm water management is designed to resemble a lake environment and is adjacent to Kiwanis Park, which provides community access to Antietam Creek. Features of the park include the historic Saylor House crafted using local stone, a pavilion overlooking the Antietam Creek, a monarch butterfly station, walking trails with scenic views, a bird watching area and boardwalks. The park also includes a boat ramp for kayaking and canoe launching. This unique feature gives visitors, patients, and employees within the property the opportunity to exercise enjoy the outdoors during a lunch break or a wait between appointments.

KIWANIS PARK



RETAILER MAP

SUBJECT



FUTURE
TECH PARK



TRAFFIC COUNTS

RT 40/Dual Highway	36,172 AADT
Interstate 70	63,711 AADT
Eastern Blvd	21,442 AADT

MEDICAL MAP



MERITUS SCHOOL OF OSTEOPATHIC MEDICINE



Meritus Health welcomed its first class of students this fall into their four-year medical program in Hagerstown. This \$160 million investment marks a significant commitment to medical education and the economic vitality of the region. The 190,000-square-foot school, coupled with student housing provisions for a portion of the anticipated 720 students, underscores the holistic approach Meritus Health is taking to fostering an environment for academic excellence and community engagement. This four-year medical school will stimulate demand for various ancillary services and amenities, from commercial spaces that cater to student needs to residential developments to accommodate faculty and staff. This ripple effect of this project will be felt across the entire real estate ecosystem. Moreover, the prestige and draw of having a medical school in Washington County will attract aspiring medical professionals and bolster the region's reputation as a hub for healthcare innovation and education.

LOCATION OVERVIEW

WASHINGTON COUNTY, MD

Washington County is a perfect blend of city and country life. Residents enjoy excellent quality of life – filled with recreational, cultural and intellectual opportunities. Housing options are affordable, law enforcement and safety including emergency services are a priority, and our educational system is world class. In addition, Washington County is located in close proximity to Baltimore and Washington D.C., as a result, our community is a fusion of metropolitan culture with a rural lifestyle. We encourage you to visit our great county – you will quickly see why we are proud of where we live, work and play.

Website: www.washco-md.net

LIVE.

DATA & STATISTICS

151,155
Daytime Population

\$280,000
Median Home Value

10,639
Number of Companies

EDUCATION

- The Barr Construction Institute
- Purdue University Global
- Pittsburgh Institute of Aeronaut



Light Business Park



MUNICIPALITIES & TOWNS

- Town of Boonsboro
- Town of Clear Spring
- Town of Funkstown
- Town of Hancock
- Town of Keedysville
- Town of Sharpsburg
- Town of Smithsburg
- Town of Williamsport



Website: www.visitwashingtoncounty.com/



WORK.

MAJOR EMPLOYERS

- Amazon
- Meritus Medical Center – Healthcare
- Citi – Credit Card Processing
- Fiserv – Credit Card Processing
- Volvo Group Trucks – Diesel Engine and Transmission Manufacturing
- FedEx Ground – Package Delivery
- Hagerstown Community College – Education
- Bowman Group, LLC – Developer – Trucking
- Merkle Response Management Group – Data Entry
- ARC of Washington County – Social Services



INDUSTRIES



MANUFACTURING



TRANSPORTATION



CONSTRUCTION



SCIENCE & TECH



AGRICULTURE



FINANCE



Tourism

PLAY.

- Outdoor Adventure
- Western Maryland Trail
- Antietam Water Trail
- Arts and Entertainment
- Hagerstown Field House
- Meritus Park



LOCATION OVERVIEW CONT'D



DOWNTOWN REVITALIZATION PLAN

Constructed in 2024, Meritus Park and the Hagerstown Field House were completed and began their operations. Meritus Park is the home of the Hagerstown Flying Boxcars, a new baseball team in the Atlantic League. The park is a versatile venue for sports, cultural events and community gathering.

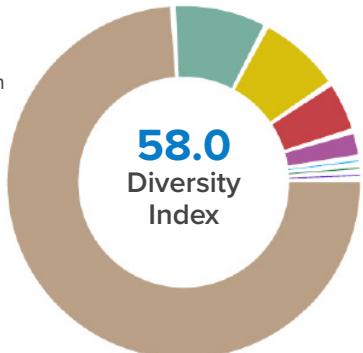
The Hagerstown Filed House spans 114,000 square feet and boasts turf fields, hard courts, a fitness area, a restaurant, a kid's zone and additional space to support its operation. This venue caters to the youth and adults of the community while also attracting sports tourism to our County.

Both of these facilities are cornerstones of the City of Hagerstown's cultural and recreational landscape – stimulating further economic growth and tourism in Washington County and Western Maryland.

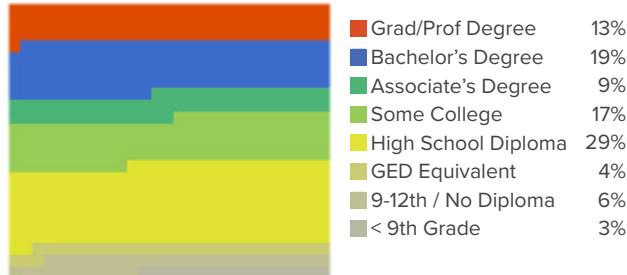
DEMOGRAPHICS – WITHIN 30 MILES

RACE AND ETHNICITY

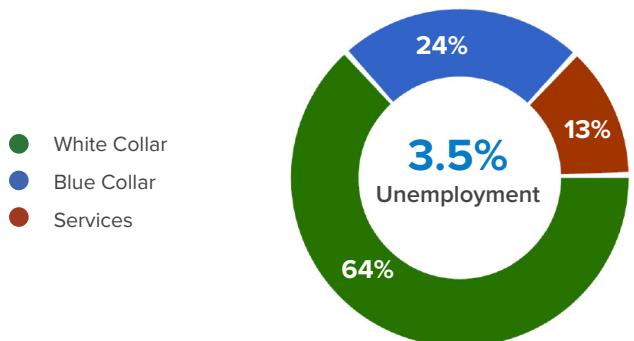
- White Pop
- Black/ African American
- Hispanic
- Multiple Races
- Asian Pop
- Other Race
- American Indian
- Pacific Islander



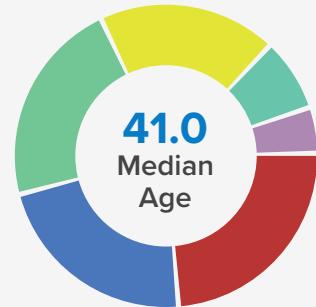
EDUCATIONAL ATTAINMENT



EMPLOYMENT TYPE (RESIDENTS)



GENERATIONAL PREDOMINANCE



- Millennial (Ages 24 - 41)
- GenZ (Ages 6 - 23)
- Gen X (Ages 42 - 57)
- Baby Boomer (Ages 58 - 76)
- Gen Alpha (Ages <6)
- Silent / Greatest Gen (77+)

838,347
Total Population
(Current year)

\$320,337
Home Value
(Median)

\$80,828
Household Income
(Median)

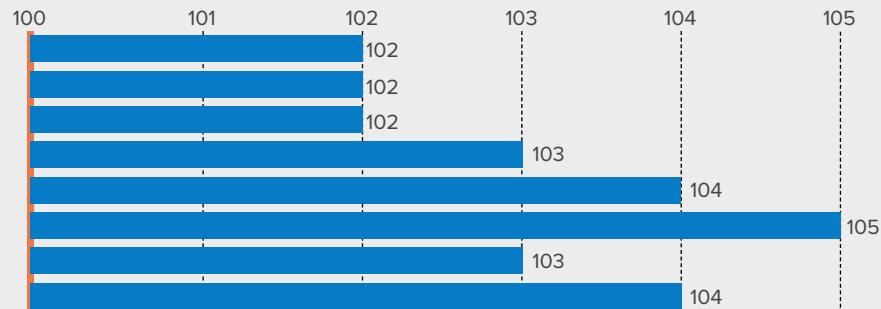
View Full Report

320,413
Households
(Total)

\$63,949
Disposable Income
(Median)

HOUSEHOLD EXPENDITURES

- Housing
- Food
- Apparel & Services
- Transportation
- Entertainment & Recreation
- Health Care
- Education
- Pensions & Social Security



This index compares the average household expenditures for this market compared to the US. The US average is 100. An index of 120 is 20 percent higher than the US average and an index of 80 is 20 percent lower.

149,168 Residents Who Commute 30+ Minutes

500 Schools

26,089 Businesses

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