

FOR LEASE

55-59 W WASHINGTON ST, HAGERSTOWN, MD 21740



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TABLE OF CONTENTS

- 2 Executive Summary
- 3 Aerial
- 4 Local Aerial
- 6 Additional Photos
- 8 Demographics

*Interested parties should independently verify the information within as there may be some variance in the details provided.

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EXECUTIVE SUMMARY

55-59 W WASHINGTON ST, HAGERSTOWN, MD 21740



PROPERTY OVERVIEW

PRICE

\$19 to \$24 / SF
Negotiable

SQ. FOOTAGE

5,200 SQ FT

ZONING

CCMU

HIGHLIGHTS

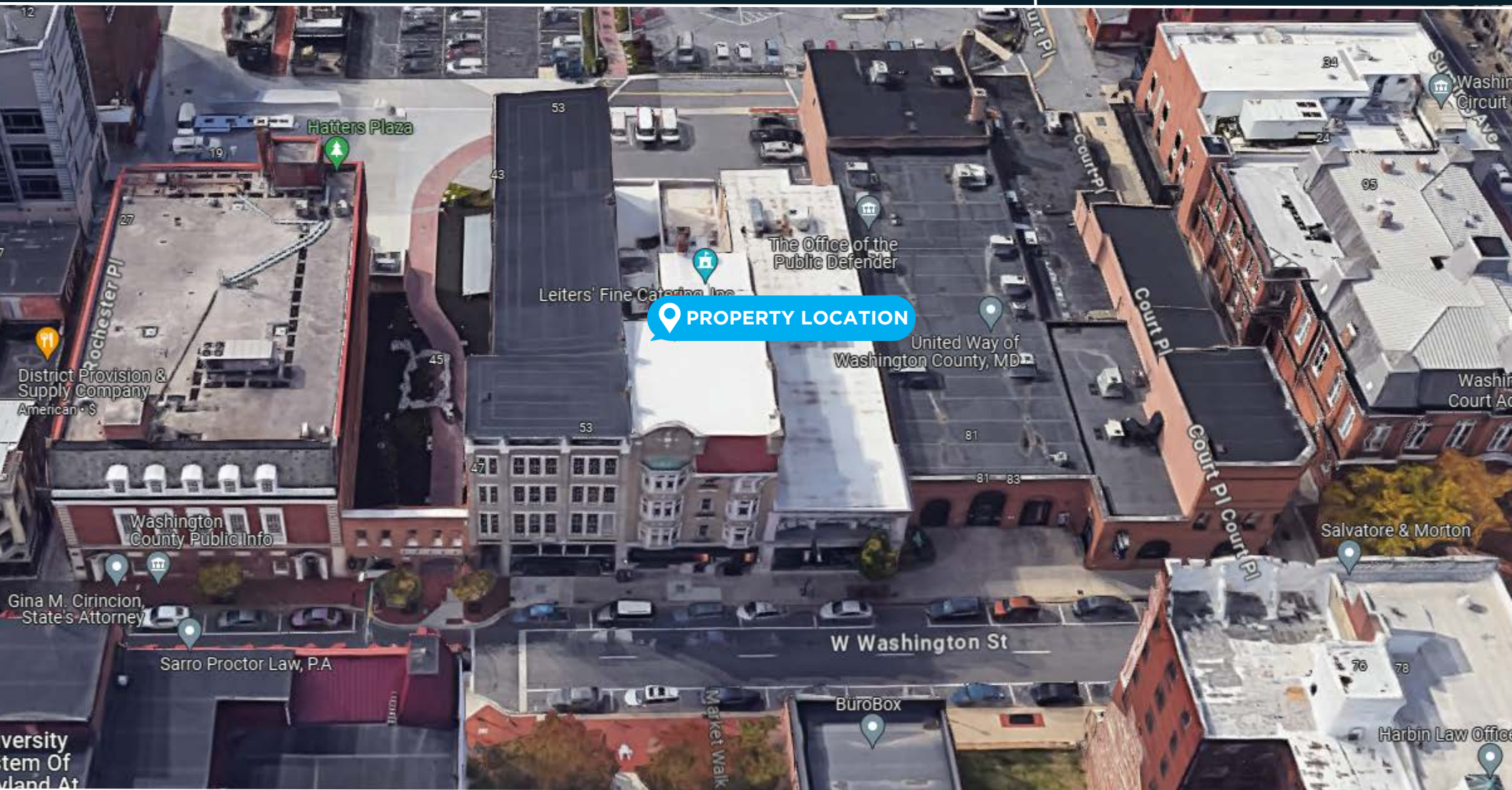
- Situated along the Hagerstown Cultural Trail, a main foot traffic corridor and major component of the 2014 Community's City Center Plan
- Adjacent property is planned for renovation into student housing to accommodate USMH's continued growth
- Value-add - approximately 5,000 SF elevator-served shell space
- 72% leased value-add Government-leased office
- Credit Tenancy - State of Maryland leases 62% of the building
- Unique Use - State's premises include a hard-to-replicate large commercial kitchen
- WALT - 20.4 years
- Situated in the path of new development - adjacent sports stadium delivering in 2024
- Adjacent to recent \$25M renovation of Barbara Ingram School for the Arts, and The Maryland Theater
- Low initial capital expenditure due to recent full renovation of the building in 2018

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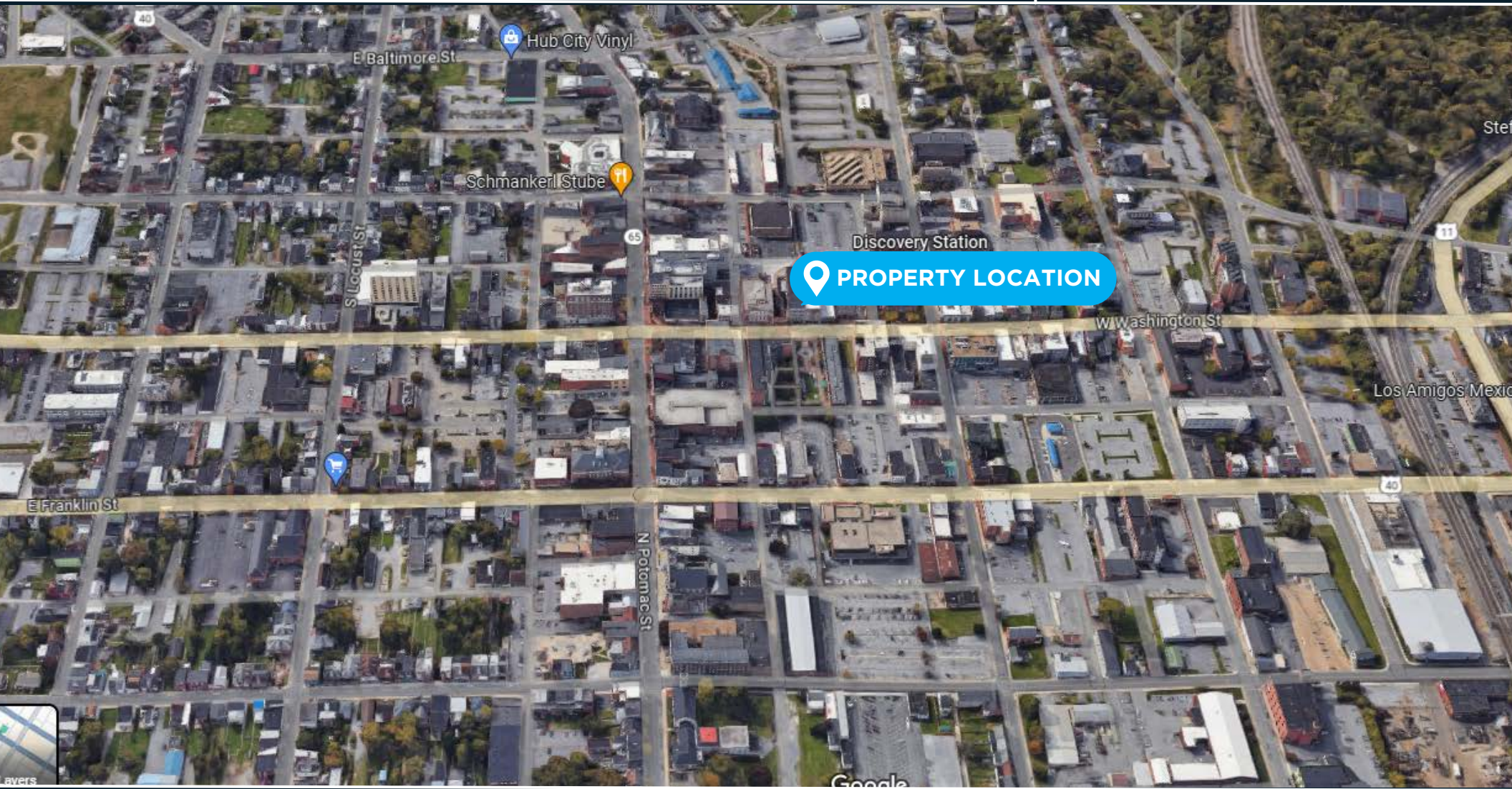
AERIAL

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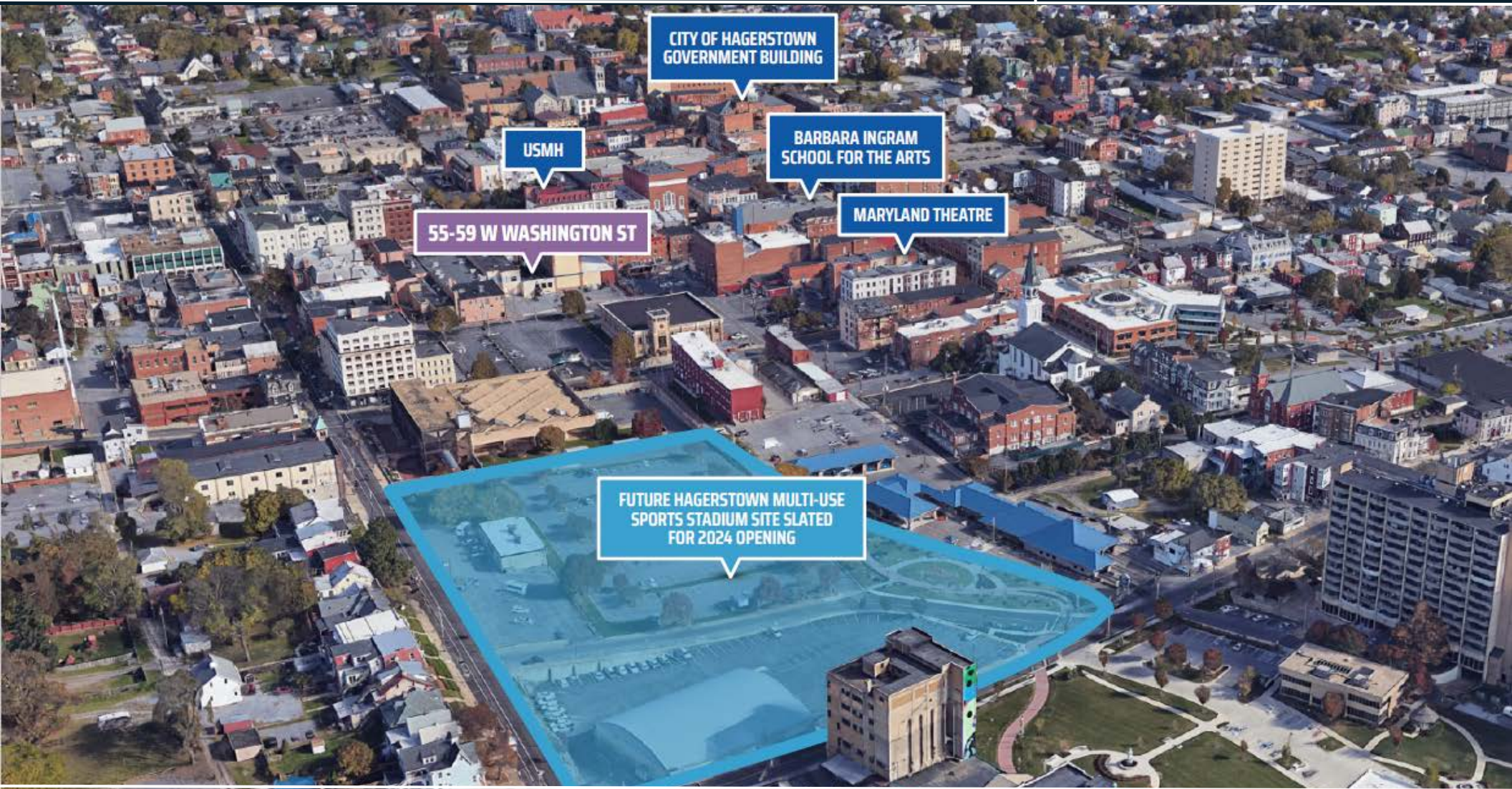
LOCAL AERIAL

55-59 W WASHINGTON ST, HAGERSTOWN, MD 21740



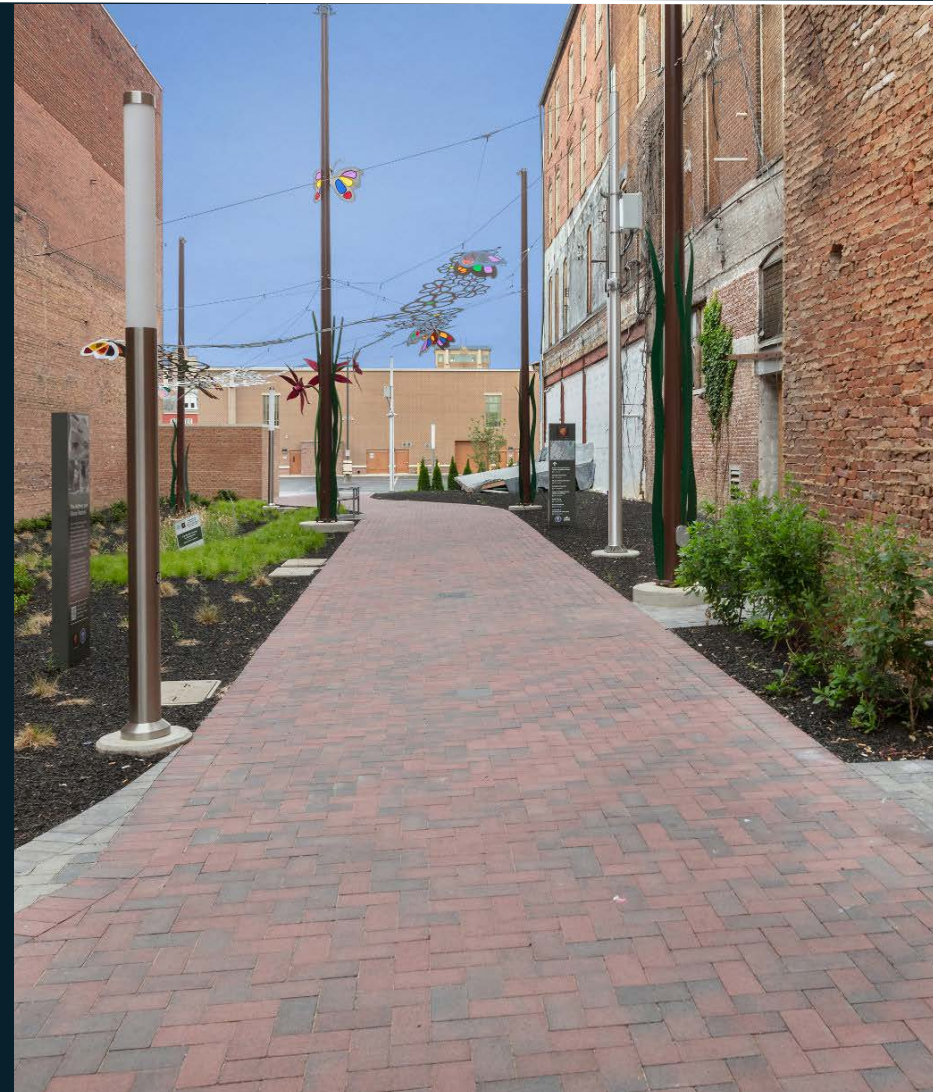
PROPOSED STADIUM SLATED FOR 2024 OPENING

55-59 W WASHINGTON ST, HAGERSTOWN, MD 21740



ADDITIONAL PHOTOS

55-59 W WASHINGTON ST, HAGERSTOWN, MD 21740



ADDITIONAL PHOTOS

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DEMOGRAPHICS

55-59 W WASHINGTON ST, HAGERSTOWN, MD 21740



TOTAL POPULATION

21,494
1 Mile

94,559
5 Mile

147,767
10 Mile



EDUCATION (COLLEGE+)

10%
1 Mile

22%
5 Mile

22%
10 Mile



DAYTIME EMPLOYMENT

8,984
1 Mile

57,703
5 Mile

73,169
10 Mile



MEDIAN AGE

37.5
1 Mile

39.3
5 Mile

40.5
10 Mile



AVERAGE HH INCOME

\$45,041
1 Mile

\$73,159
5 Mile

\$80,674
10 Mile



AVERAGE HH SIZE

2.3
1 Mile

2.4
5 Mile

2.5
10 Mile

