FOR LEASE

55-59 W WASHINGTON ST, HAGERSTOWN, MD 21740



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*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

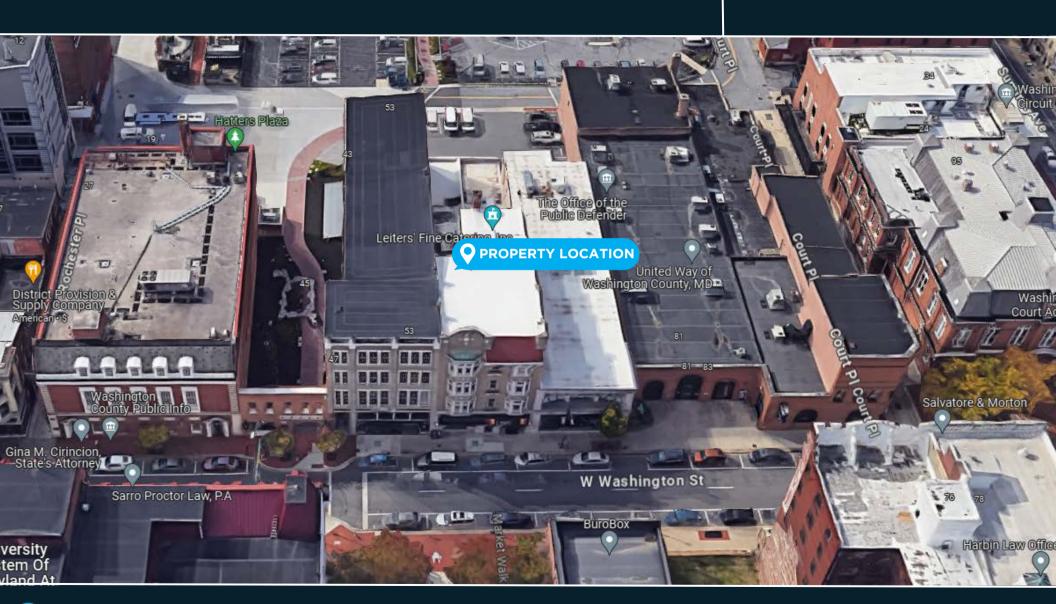
ZONING CCMU

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

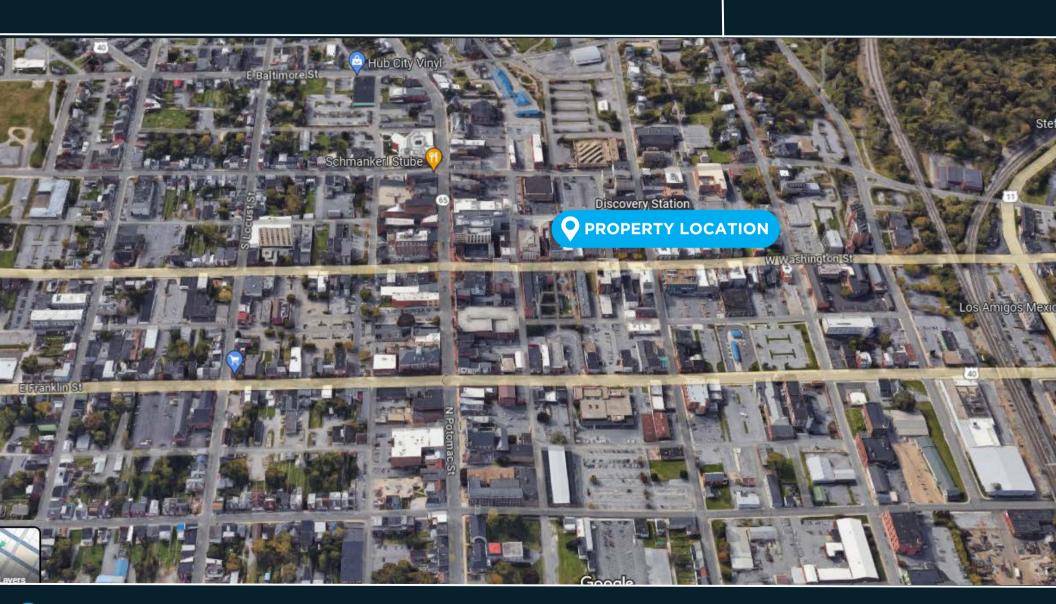
AERIAL





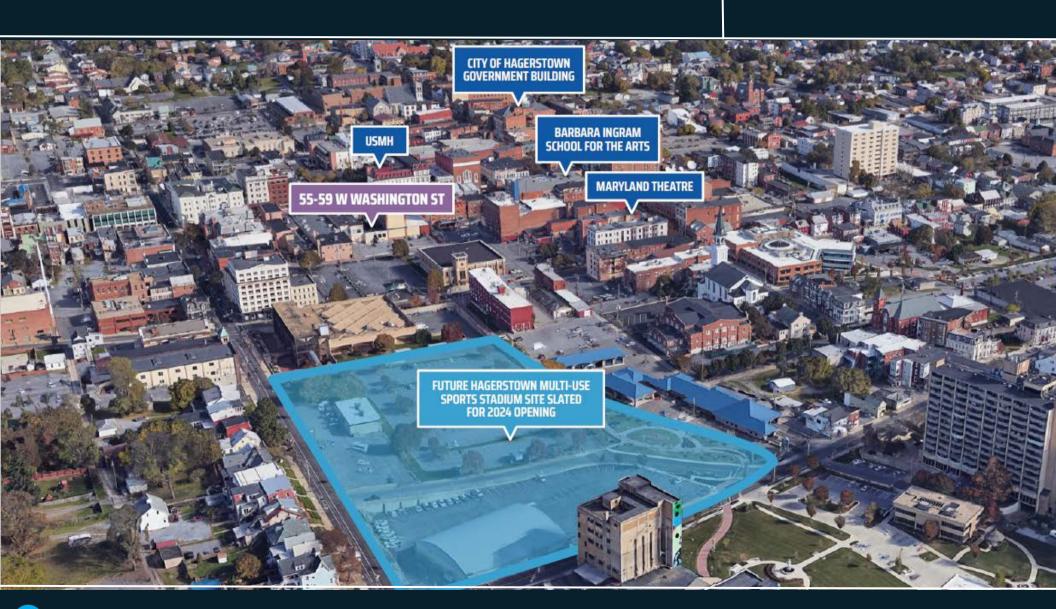
LOCAL AERIAL





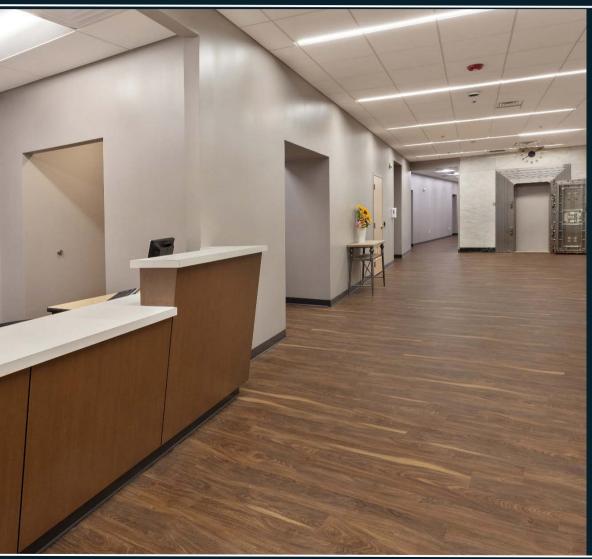
PROPOSED STADIUM SLATED FOR 2024 OPENING





ADDITIONAL PHOTOS







ADDITIONAL PHOTOS







DEMOGRAPHICS



TOTAL	EDUCATION	DAYTIME	(75) Five Forks Impstown (995) Greencastle Tomstown Shady Greve Claylick Welsh Run Waynesboro
POPULATION	(COLLEGE+)	EMPLOYMENT	
21,494	10%	8,984	Kasiesville Bino Waynesboro Wayne Heights State Line MARYLAND Waynesboro Wayne Heights
1 Mile	1 Mile	1 Mile	
94,559	22%	57,703	Reid Reid Augansville Broadfording Fountainhead-Orchard Greensburg Greensburg
5 Mile	5 Mile	5 Mile	
147,767	22%	73,169	Wilson-Conocogneague Smithsburg Cavetown Cavetown
10 Mile	10 Mile	10 Mile	
MEDIAN	AVERAGE	AVERAGE	on 68 Kemps Mill All Pondsville Funkstown Williamsport Wi
AGE	HH INCOME	HH SIZE	
37.5	\$45,041	2.3	Beaver Creek Wolfsville St James South
1 Mile	1 Mile	1 Mile	
39.3	\$73,159	2.4	Downsville Breathedsville Fairplay 68 San Mar Mountain State Park Mapleville
5 Mile	5 Mile	5 Mile	
40.5	\$80,674	2.5	Chesapeake and Ohio Canal National Historical Park Keedysville Appletown
10 Mile	10 Mile	10 Mile	