



# LIGHT BUSINESS PARK HAGERSTOWN, MD

**BUILD TO SUIT  
10,000 - 60,000 SF**



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# EXECUTIVE SUMMARY

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Hyatt Commercial Real Estate is pleased to present Light Business Park, 9.97 acres of rough graded, pad ready commercial land 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.

The land can be sub-divided to as small as 0.9 acres and/or can be developed to support a building up to 145,000 SF. The Seller is willing to entertain a Fee Simple Sale or Build to Suit.

Development can begin in as quickly as 90 days. The permit and approval process in Hagerstown is currently 3 months and much of the upfront work is complete including the SWM quantity required for the lots, resulting in greater developable potential. Also, the land has access to natural gas and the storm drain system is already stubbed to the site. All utilities are stubbed in nine areas in anticipation that there could be up to 9 separately developable lots. The curbs are in place and there is the ability to blacktop from property line to property line should the land be sub-divided. There are no APFO fees (Adequate Public Facilities Ordinance) associated with the purchase and development of the property. With much of the infrastructure in place there are a multitude of development opportunities.



# BUSINESS PARK MEDICAL PROVIDERS



**Trilogy Professional Center 1**  
1165 Imperial Drive



Capitol Vein & Laser Centers



CAPITAL WOMEN'S CARE  
"Working Together for Women's Health"



Sponsored by  
The Sisters of Mercy



**1145 Omega Drive**



**1150 Omega Drive**



ALLERGY & ASTHMA CENTER  
Adult & Pediatric Care



**Trilogy Professional Center 2**  
1185 Imperial Drive



**Future Home**



KIWANIS PARK

**1161 Omega Drive**



ANTIETAM PEDIATRIC  
& ADOLESCENT CARE

EASTERN BLVD

PROFESSIONAL BLVD

# PROPERTY DETAILS



Address:	North side of Imperial Drive & East side of Dynasty Drive
Tax Map:	Washington County Tax Map 50, Parcel 290
Land Size:	0.9 - 9.97 Acres +/-
Tax Parcel:	District No. 25, Map 308, Parcel 266
Zoning:	POM Professional Office-Mixed
Utilities:	Public Water and Sewer, Natural Gas already stubbed, Electric, Internet

## Property Taxes

City:	\$0.823 per \$100 of Assessed Value
County:	\$0.948 per \$100 of Assessed Value
Total:	\$1.771 per \$100 of Assessed Value

## 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

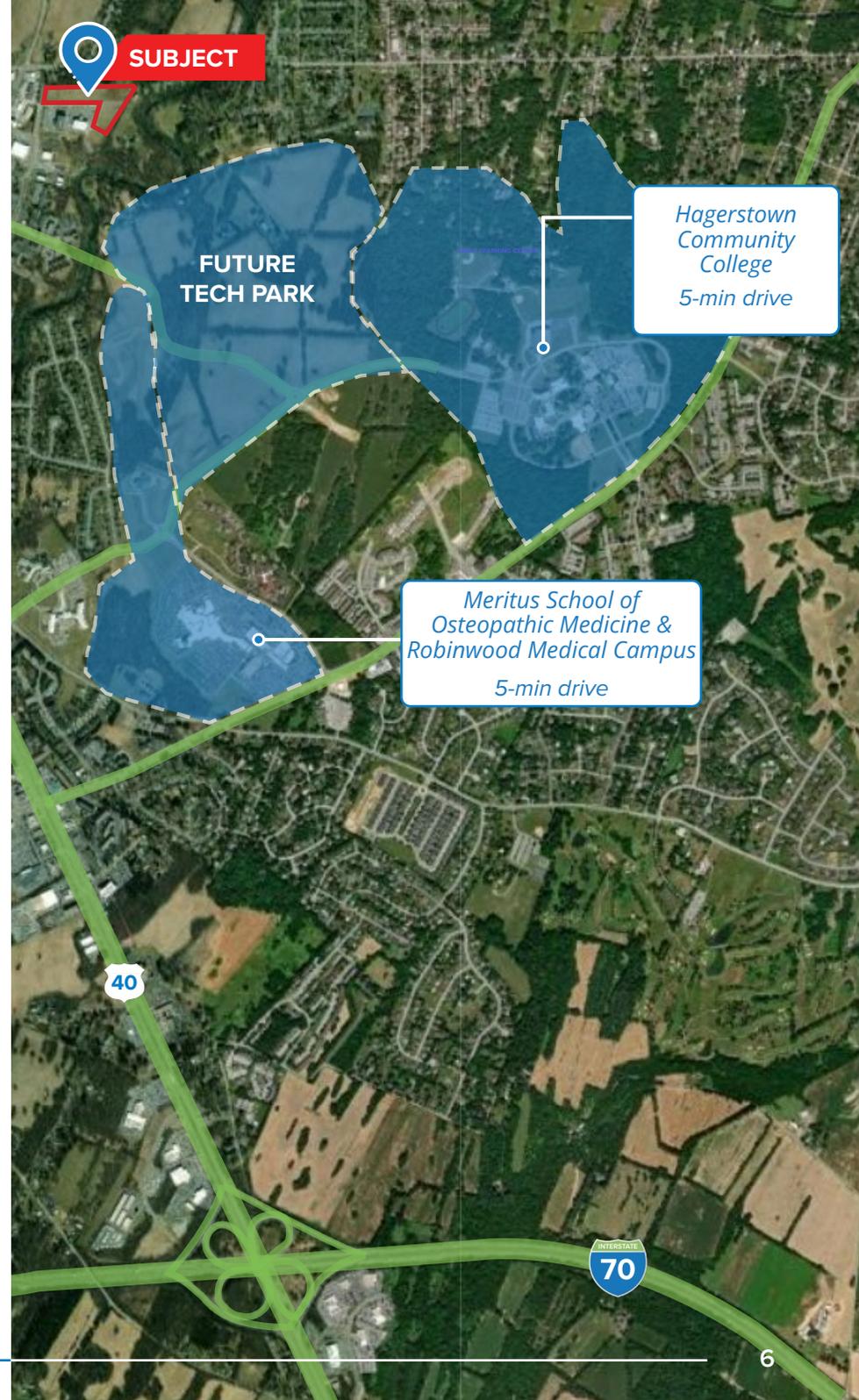
# DEVELOPMENT OVERVIEW

The Property is part of Light Business Park, a 27-acre commercial property with tenants that include Capital Women’s Care, Anne Arundel Dermatology, Maryland Perinatal Associates, Bright Eyes Childcare, Pediatric Dental Center and more. The site offers a superb chance to integrate with the current tenant mix and established patient population.

**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 ultimately Robinwood Drive. This important road improvement relieves traffic from the congested Eastern Boulevard, and provides quick access to Meritus & Robinhood.

**Rt 40, Jefferson Boulevard and Robinwood Drive:** A 10’ wide shared use bike /running lane extends from the bridge to Yale Drive and ultimately Hagerstown Community College. The new road is projected to carry 11,000 cars daily.

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.



# RETAILER MAP



Café Sol  
verizon

AMES SHOPPING CENTER

ALDI  
Krispy Kreme DOUGHNUTS  
Auto Zone  
LIDL

LOUISIANA KITCHEN  
POPEYES  
DUNKIN' DONUTS  
LeZo Pizza  
Jersey Mike's SUBS

HAGERSTOWN COMMONS

TEXAS ROADHOUSE  
Bob Evans DOWN ON THE FARM  
CHIPOTLE MEXICAN GRILL  
MARTIN'S  
HAIR CUTTERY

SLOAN school of MUSIC  
Safran BAKERY  
Little Alex's PIZZERIA  
ATOMIC WINGS

SHEETZ  
Middletown Valley Bank  
A Community Heritage Financial, Inc. Company

CENTRE OF ANTIETAM CREEK

Quiznos HMMM...TOASTY!  
weis  
heartypet  
T Mobile  
DOLLAR TREE

NISSAN  
TOYOTA  
Fairfield BY MARRIOTT

Denny's  
Checkers CRAZY GOOD FOOD  
Hampton Inn  
PNC  
SONIC  
AT&T

HONDA  
KIA  
VW  
SUBARU

BRIDGE

FUTURE TECH PARK

Hospital

Hagerstown Community College  
5-min drive

Meritus School of Osteopathic Medicine & Robinwood Medical Campus  
5-min drive

**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 is set to welcome 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. The establishment of a four-year medical school will stimulate demand for various ancillary services and amenities. From commercial spaces to cater to student needs to residential developments to accommodate faculty and staff, the ripple effects 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 an 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](http://www.washco-md.net)

## LIVE.

### DATA & STATISTICS

**151,155**

Daytime Population

**\$76,689**

Median Household Income

**\$280,000**

Median Home Value

**\$48,769**

Per Capita Income

**10,639**

Number of Companies

### EDUCATION

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



### MUNICIPALITIES & TOWNS

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



Website: [www.visithagerstown.com/](http://www.visithagerstown.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



## PLAY.

- Outdoor Adventure
- Western Maryland Trail
- Antietam Water Trail
- Arts and Entertainment
- New Field House - Down Eastern Blvd



## LOCATION OVERVIEW CONT'D

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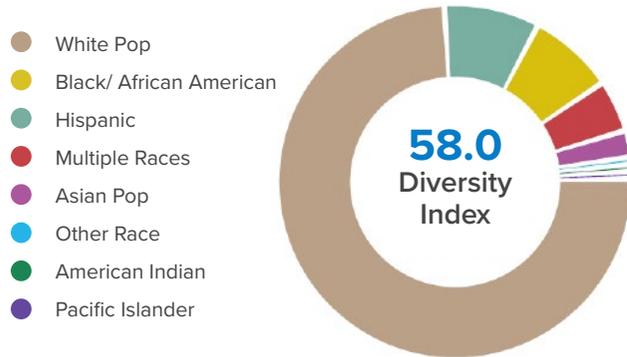


### DOWNTOWN REVITALIZATION PLAN HAGERSTOWN MULTI-USE SPORTS AND EVENTS FACILITY

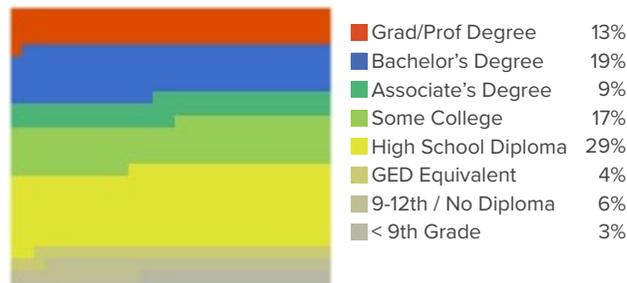
The brand new Hagerstown Field House and ballpark is a new \$70 million investment in the revitalization of Downtown Hagerstown. The facility is home to the Hagerstown Flying Boxcars, a new baseball team in the Atlantic League. The park is a versatile venue for sports, cultural events, and community gatherings. This new project is a catalyst for downtown revitalization, stimulating further economic growth and tourism in Washington County and western Maryland. Spanning 114,000 square feet, the property boasts two turf fields, six hard courts, a fitness area, restaurant, kids' zone, and additional space to support its operations. The venue caters to the youth and young adults of the community while also attracting sports tourism, particularly on weekends. Meritus Park is a cornerstone of the City of Hagerstown's cultural and recreational landscape.

# DEMOGRAPHICS – WITHIN 30 MILES

## RACE AND ETHNICITY



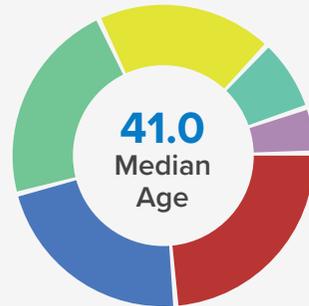
## EDUCATIONAL ATTAINMENT



## 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)

**\$80,828**  
Household Income  
(Median)

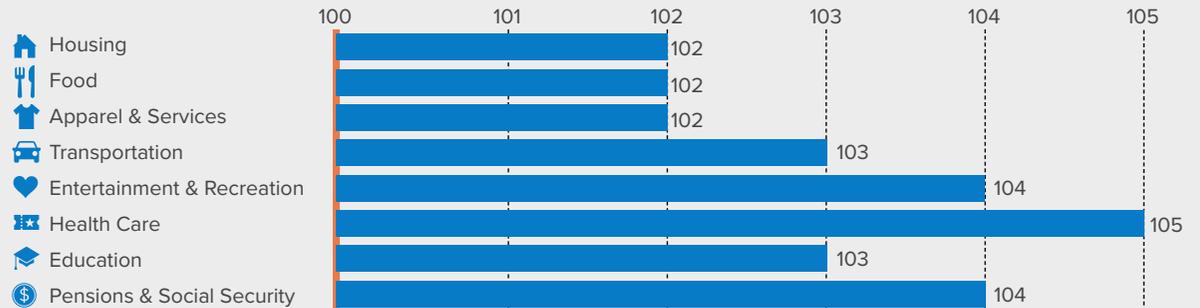
**View Full Report**

**\$320,337**  
Home Value  
(Median)

**\$63,949**  
Disposable Income  
(Median)

**320,413**  
Households  
(Total)

## HOUSEHOLD EXPENDITURES



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

# DISCLAIMER

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