

FOR LEASE

1165 Imperial Dr, Hagerstown, MD 21740



**Plug and Play
Medical Space**

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LOCATION DESCRIPTION

Medical Office Building located in a medical/professional office park located within minutes of Meritus Medical Center and School of Osteopathic Medicine.

HIGHLIGHTS

- Daily rentals, no long term commitment –build a patient base / test a new market
- Pod includes a staffed reception desk, nurses station, private office, 3 exam rooms, restroom
- Supplies include computers, phones and a copier
- Shared waiting area
- Procedure rooms available

OFFERING



FOR LEASE

MEDICAL SPACE

Property Type: Office/Medical

Building Size: 54,843 SF

Number of Units: 8

Space Size: ±600 SF (each unit)

Lease Rate: Negotiable



Reception Waiting Area

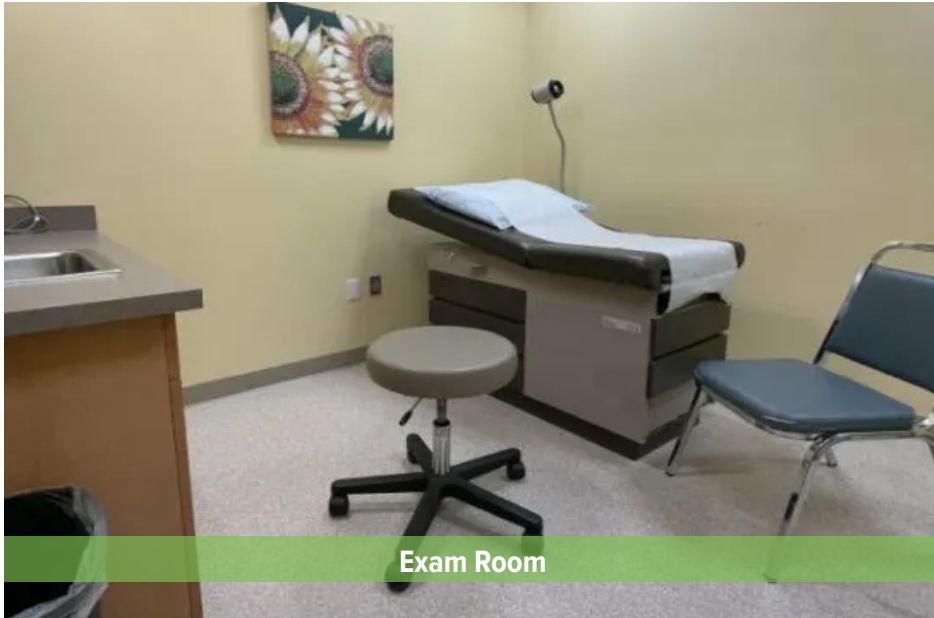


Nurses' Station



Lobby

PHOTO PAGE



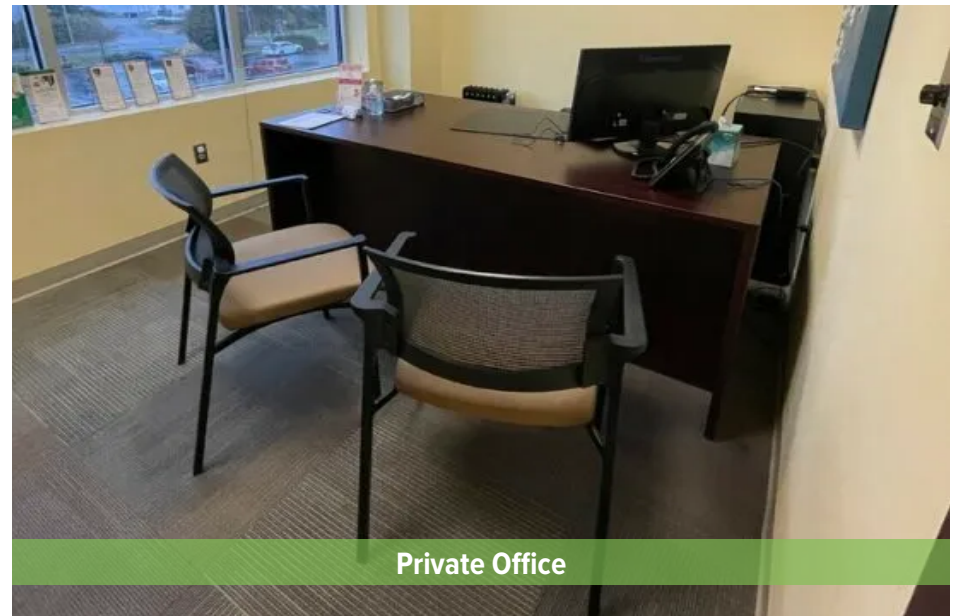
Exam Room



Procedure Room 1



Procedure Room 2



Private Office



Western Maryland Hospital Center
10 min drive, 6 miles

JOHNS HOPKINS MEDICINE
Johns Hopkins Community Physicians
24 min drive, 7.1 miles

INOVA Children's Hospital
Inova Children's Cardiology

Anne Arundel Dermatology

HUB CITY Family Practice
Hub City Family Practice, LLC
11 min drive, 4.2 miles

Primary Care ASSOCIATES OF HAGERSTOWN
Where Communication and Quality Count
Primary Care Associated of Hagerstown

Allegeny Medical

Opal Medical Group

SUBJECT

James Family Practice
James Family Practice

FAMILY HEALTHCARE OF HAGERSTOWN
Hagerstown Family Medicine

Antietam Pediatric and Adolescent Care

DERMATOLOGY & Surgery Associates
Dermatology Associates and Surgery Center

Trilogy Conference Center
1165 Imperial Drive
Medical Tenants

First Floor
101 - The Breast Imaging Center of Capital Women's Care

Second Floor
200 - Shady Grove Fertility Center

CVL Capital Vein & Laser Centers

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

Mitesh Kotari MD
Andrew Oh, MD

THE HOFFBERGER Breast Center AT MERCY

202 - TLC Pertinal, PA
203 - TLC Conference Center

Third Floor
300 - Capital Women's Care

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

Meritus Medical Center
Meritus Health General Hospital

HagerstownSmiles DENTAL CARE
Hagerstown Smiles Dental Care

Meritus Medical Center Emergency Room

MARYLAND VASCULAR SPECIALISTS
Compassionate. Innovative. Trusted.
Maryland Vascular Specialists

U.N.I. Urgent Care

TOOTHMAN orthodontics
Toothman Orthodontics

Meritus Women's Health Specialists - Robinwood


Meritus Cardiac Rehabilitation

Meritus Home Health


HYATT COMMERCIAL
REAL ESTATE BROKER
THE RELIABLE GROUP

DEMOGRAPHICS


2023 SUMMARY	5 MILES	10 MILES	20 MILES
Population	90,941	159,096	419,369
Households	36,507	60,651	160,864
Families	22,239	39,293	108,427
Average Household Size	2.44	2.49	2.52
Owner Occupied Housing Units	20,994	39,364	115,677
Renter Occupied Housing Units	15,513	21,287	45,187
Median Age	40.2	40.8	41.4
Median Household Income	\$58,069	\$64,197	\$75,205
Average Household Income	\$83,427	\$90,220	\$102,238




419,369
Population




2.52
Average HH Size



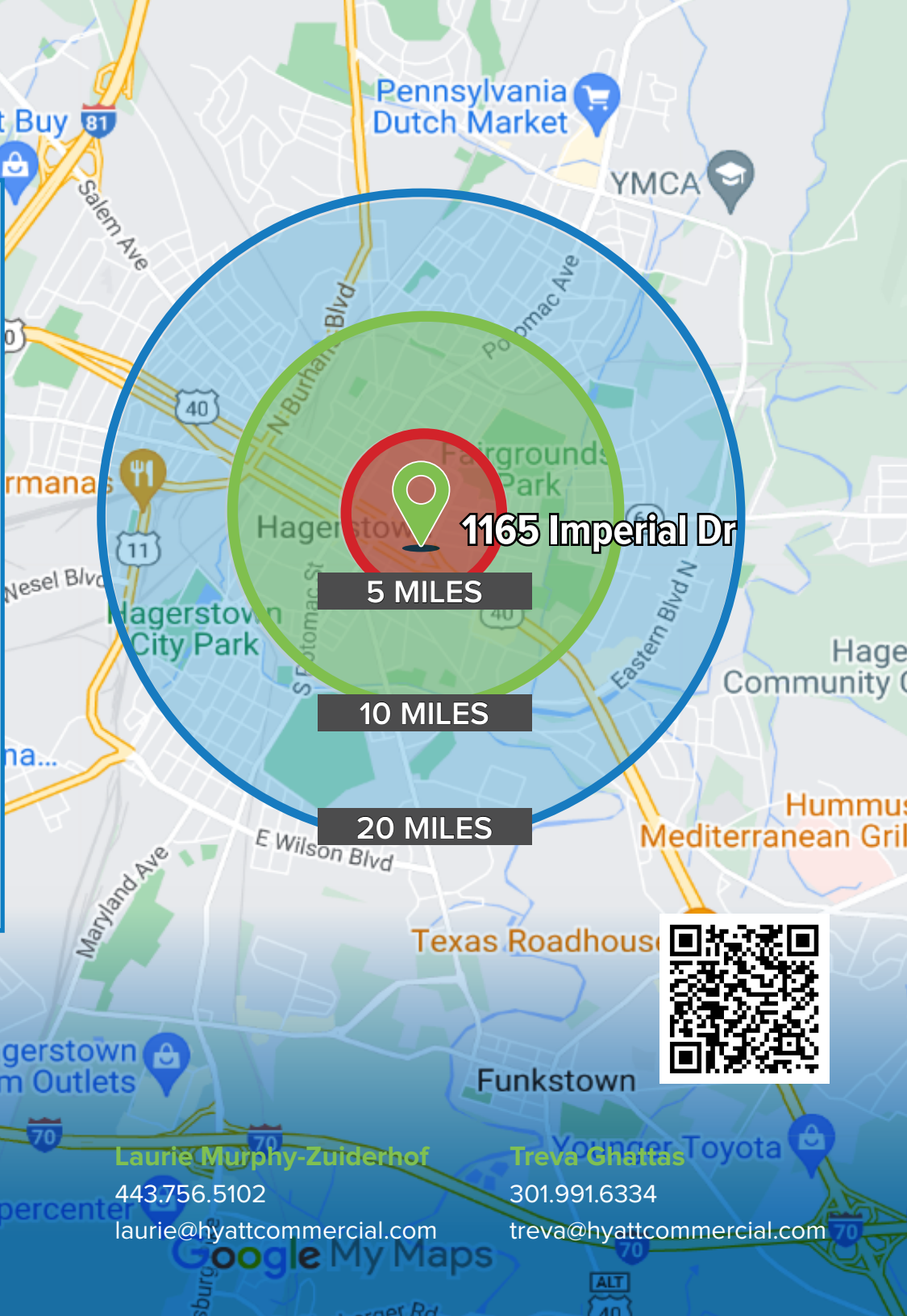
41.4
Median Age



\$75,205
Median HH Income



[VIEW FULL REPORT](#)



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