

FOR LEASE

1800 DUAL HIGHWAY, HAGERSTOWN, MD 21740



Medical and Professional
Office For Lease

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HIGHLIGHTS

- High visibility along Rt 40 Dual Highway with weekday traffic counts of 35,692 vehicles per day
- Convenient access to I-70 and Rt 40 Dual Highway
- 1.4 miles from Meritus Medical Center and Medical Campus
- Prominent pylon signage visible from Rt 40
- Covered drop-off area with 4.8 per 1,000 SF parking ratio
- 10 to 12 ft ceiling heights
- Large lobby and upper-level covered outdoor patio
- Advanced air-quality management system
- Kitchenette included in all suites
- On-site trash and recycling room
- Join Truist Bank, Chesapeake Retina, Wolters Kluwer, and Central ENT Consultants



OFFERING



FOR LEASE OFFICE SPACE

Building Size	61,476 SF
Lease Type	NNN
Building Class	A

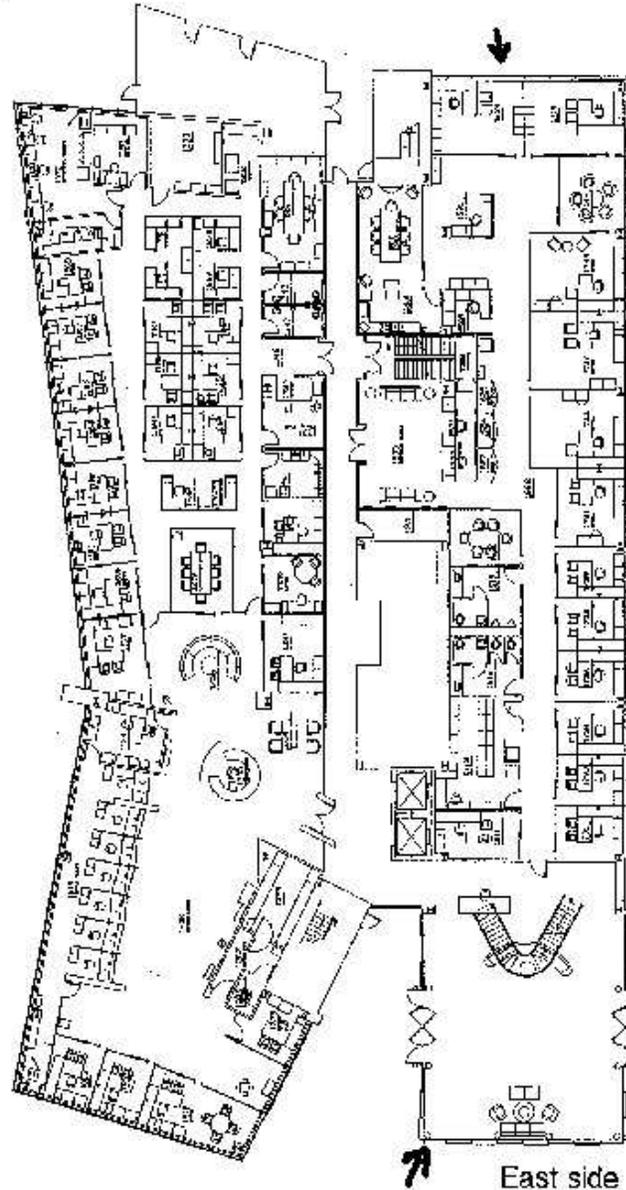
SPACES	SPACE SIZE
Suite 101	8,057 SF
Suite 305	2,589 - 5,985 SF
Suite 306	3,396 - 5,985 SF



FLOOR PLAN - SUITE 101

1st Floor

BB&T Building

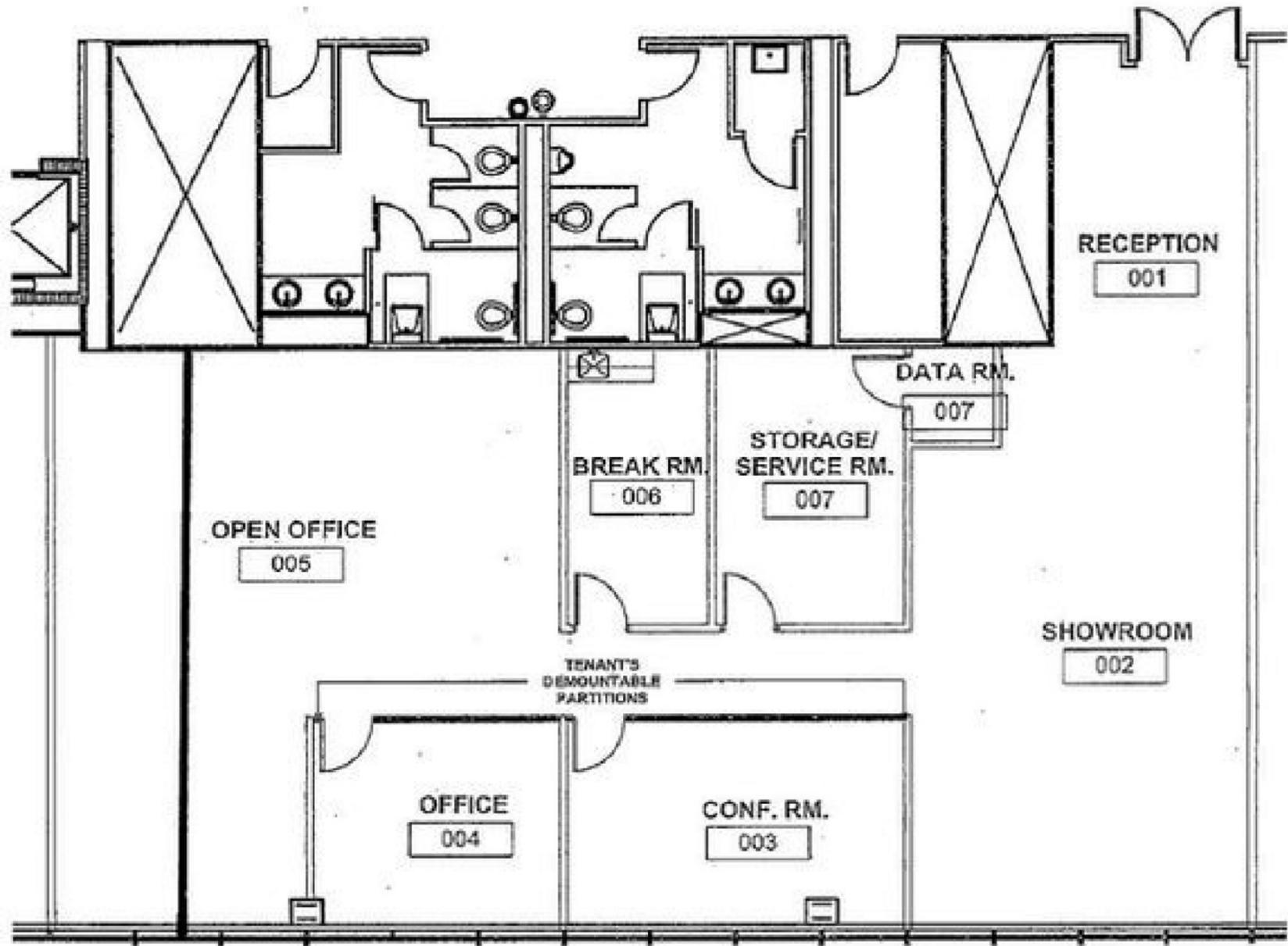


7,194 sq. ft. available

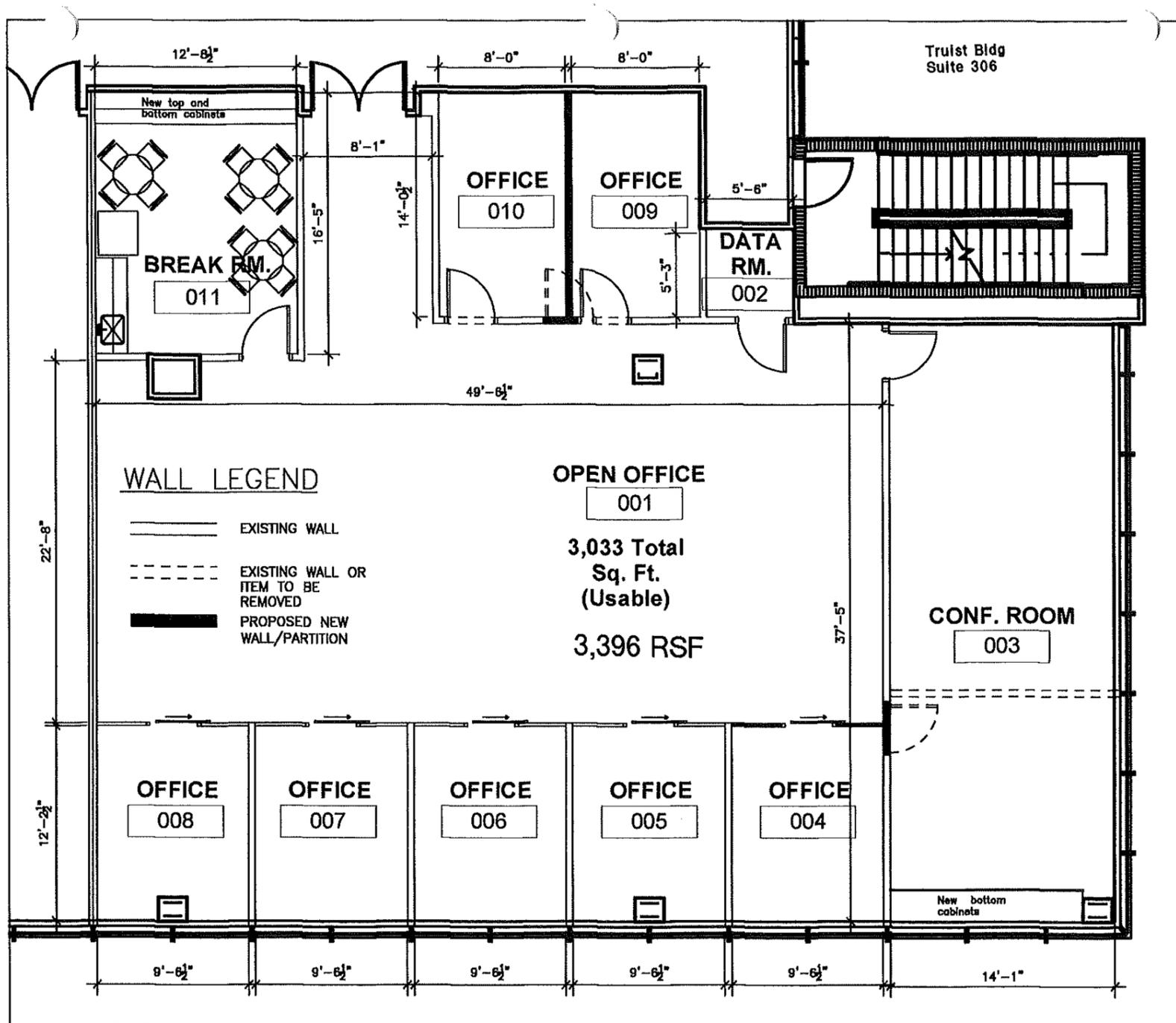
BB&T	BB&T	Highway Suite 101	1st floor plan
	300 Dun. Highway	Highway Suite 101	Highway Suite 101

EXIST

FLOOR PLAN - SUITE 305



FLOOR PLAN - SUITE 306

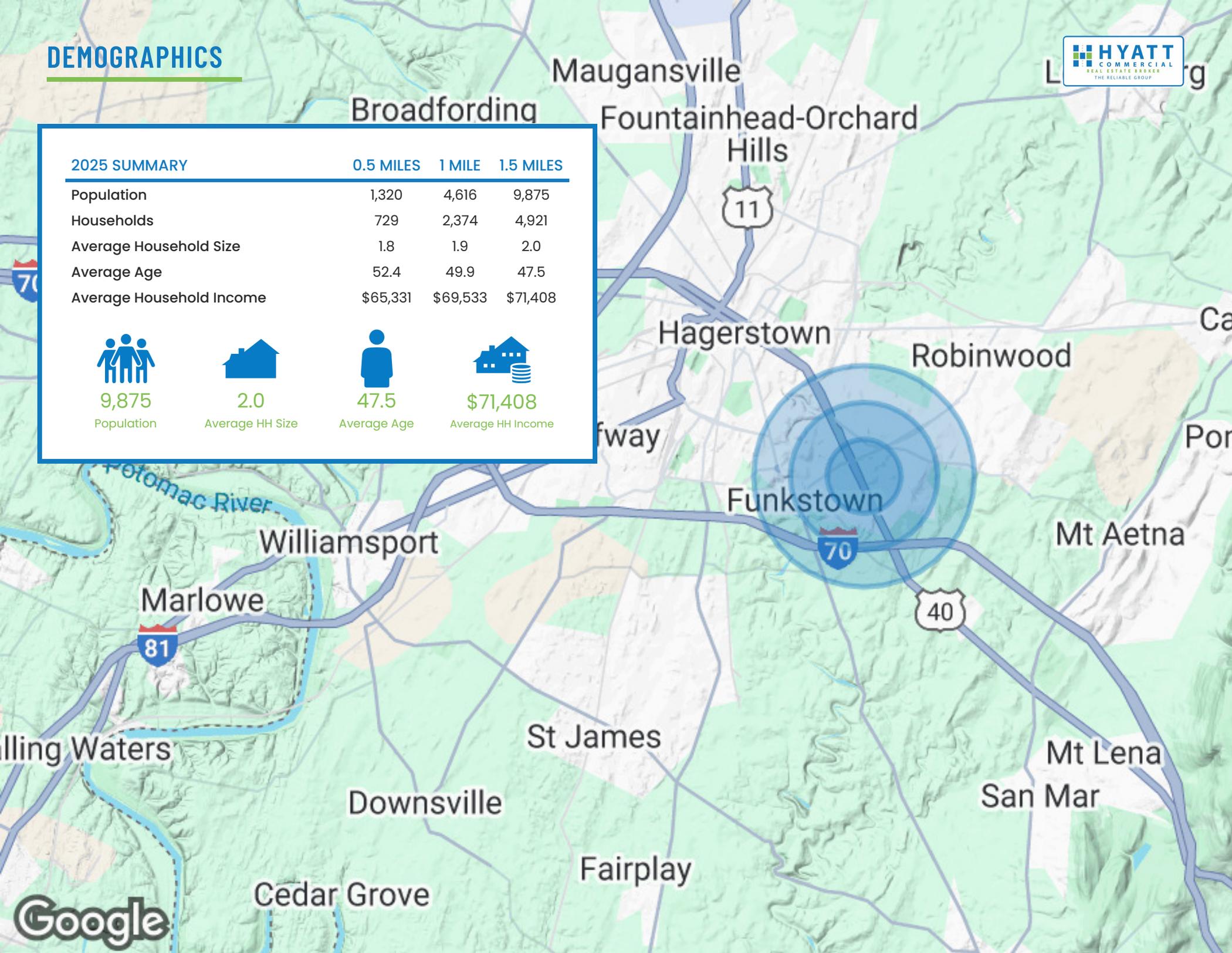


DEMOGRAPHICS



2025 SUMMARY	0.5 MILES	1 MILE	1.5 MILES
Population	1,320	4,616	9,875
Households	729	2,374	4,921
Average Household Size	1.8	1.9	2.0
Average Age	52.4	49.9	47.5
Average Household Income	\$65,331	\$69,533	\$71,408

9,875	2.0	47.5	\$71,408
Population	Average HH Size	Average Age	Average HH Income





CONTACT

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