

OFFERING MEMORANDUM



431 Dual Highway
Hagerstown, MD 21740

ANS REDEVELOPMENT

REDEVELOPMENT SITE

ANS REDEVELOPMENT

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ANS REDEVELOPMENT

Executive Summary

Investment Summary

Location Summary

01

OFFERING SUMMARY

ADDRESS	431 Dual Highway Hagerstown MD 21740
COUNTY	Washington
LAND ACRES	2.95
YEAR RENOVATED	2023
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

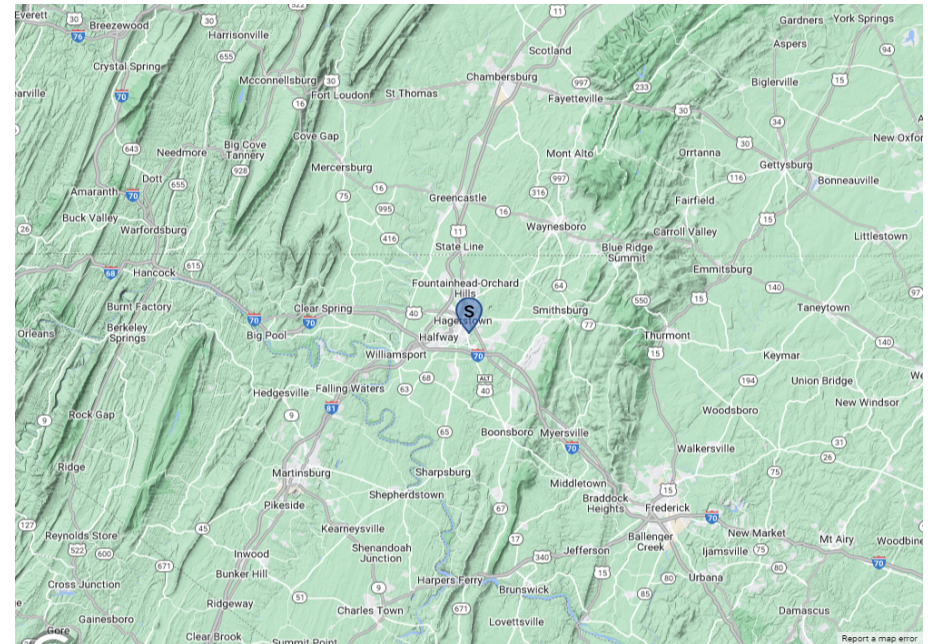
PRICE	\$8,500,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	15,942	65,100	98,003
2023 Median HH Income	\$30,476	\$51,162	\$58,625
2023 Average HH Income	\$48,581	\$73,563	\$83,399

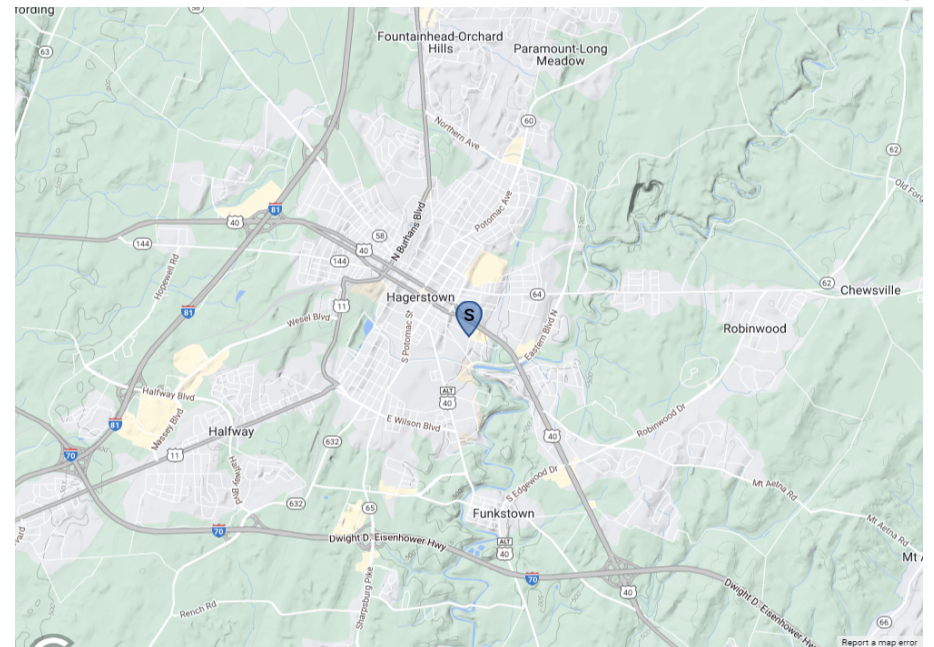
Redevelop Opportunity

- Can be converted to Assisted Living, Workforce Housing, Senior Housing

Regional Map



Locator Map



ANS REDEVELOPMENT

Demographics

Demographics

Demographic Charts

02

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,332	54,995	78,419
2010 Population	14,659	59,464	88,835
2023 Population	15,942	65,100	98,003
2028 Population	15,993	65,092	99,514
2023 African American	3,380	10,698	15,761
2023 American Indian	64	219	331
2023 Asian	273	1,556	2,757
2023 Hispanic	1,818	6,172	9,165
2023 Other Race	827	2,751	4,204
2023 White	9,549	43,362	66,059
2023 Multiracial	1,840	6,469	8,830
2023-2028: Population: Growth Rate	0.30 %	0.00 %	1.55 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,028	4,633	5,278
\$15,000-\$24,999	896	2,542	3,115
\$25,000-\$34,999	840	2,654	3,276
\$35,000-\$49,999	829	3,340	4,506
\$50,000-\$74,999	1,028	4,529	6,583
\$75,000-\$99,999	510	3,206	4,917
\$100,000-\$149,999	458	3,667	5,988
\$150,000-\$199,999	225	1,251	2,327
\$200,000 or greater	71	1,131	2,094
Median HH Income	\$30,476	\$51,162	\$58,625
Average HH Income	\$48,581	\$73,563	\$83,399

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,229	24,709	32,799
2010 Total Households	6,467	24,659	34,726
2023 Total Households	6,884	26,956	38,090
2028 Total Households	6,942	27,096	38,854
2023 Average Household Size	2.26	2.36	2.45
2000 Owner Occupied Housing	1,854	11,837	17,971
2000 Renter Occupied Housing	4,740	11,371	13,038
2023 Owner Occupied Housing	2,257	13,358	22,036
2023 Renter Occupied Housing	4,627	13,598	16,054
2023 Vacant Housing	942	2,634	3,255
2023 Total Housing	7,826	29,590	41,345
2028 Owner Occupied Housing	2,338	13,729	23,081
2028 Renter Occupied Housing	4,604	13,367	15,773
2028 Vacant Housing	984	2,614	3,160
2028 Total Housing	7,926	29,710	42,014
2023-2028: Households: Growth Rate	0.85 %	0.50 %	2.00 %

Source: esri

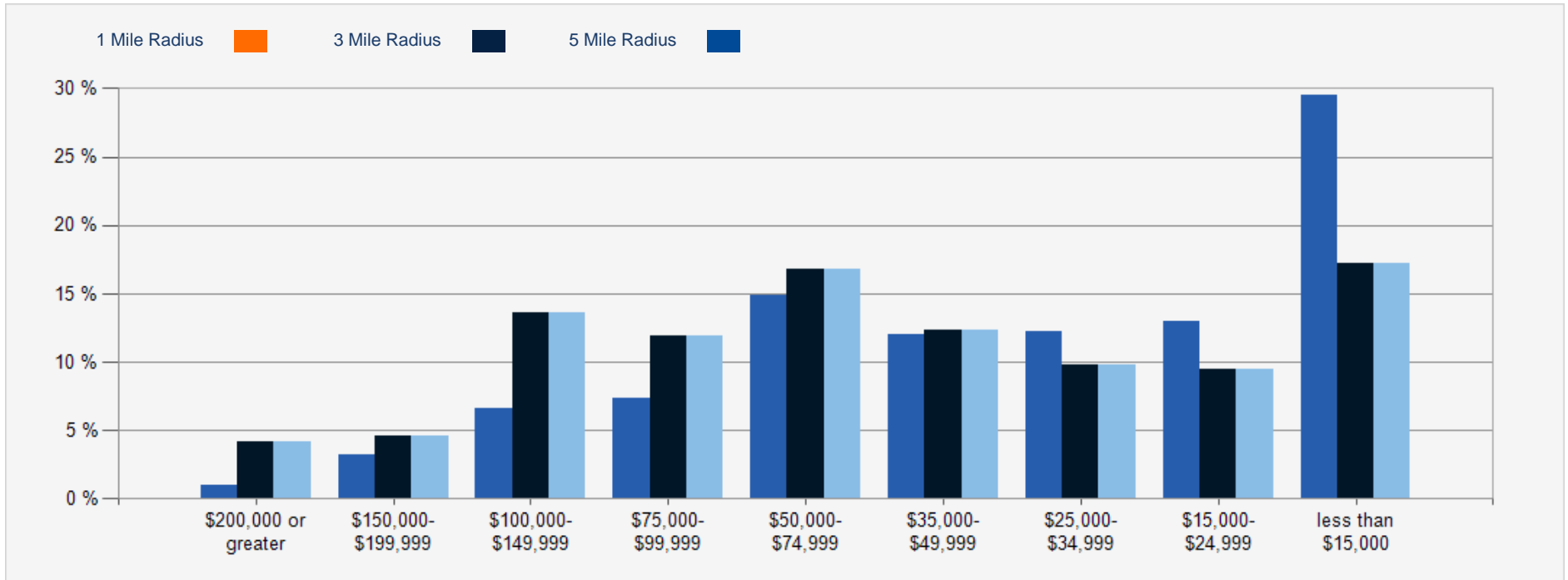
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,158	4,424	6,644
2023 Population Age 35-39	1,071	4,440	6,750
2023 Population Age 40-44	1,073	4,165	6,497
2023 Population Age 45-49	908	3,603	5,825
2023 Population Age 50-54	1,033	4,024	6,250
2023 Population Age 55-59	914	3,951	6,092
2023 Population Age 60-64	936	3,949	6,026
2023 Population Age 65-69	834	3,638	5,447
2023 Population Age 70-74	677	3,184	4,738
2023 Population Age 75-79	438	2,127	3,225
2023 Population Age 80-84	305	1,570	2,297
2023 Population Age 85+	334	1,635	2,345
2023 Population Age 18+	12,392	50,545	76,858
2023 Median Age	38	39	40

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$34,833	\$53,524	\$60,622
Average Household Income 25-34	\$52,398	\$72,840	\$81,725
Median Household Income 35-44	\$39,640	\$64,136	\$75,807
Average Household Income 35-44	\$58,785	\$88,273	\$98,972
Median Household Income 45-54	\$38,973	\$67,093	\$79,013
Average Household Income 45-54	\$56,777	\$88,721	\$101,524
Median Household Income 55-64	\$27,370	\$54,423	\$64,192
Average Household Income 55-64	\$46,853	\$77,735	\$89,385
Median Household Income 65-74	\$25,339	\$43,667	\$50,952
Average Household Income 65-74	\$41,734	\$65,407	\$73,159
Average Household Income 75+	\$32,743	\$52,162	\$57,931

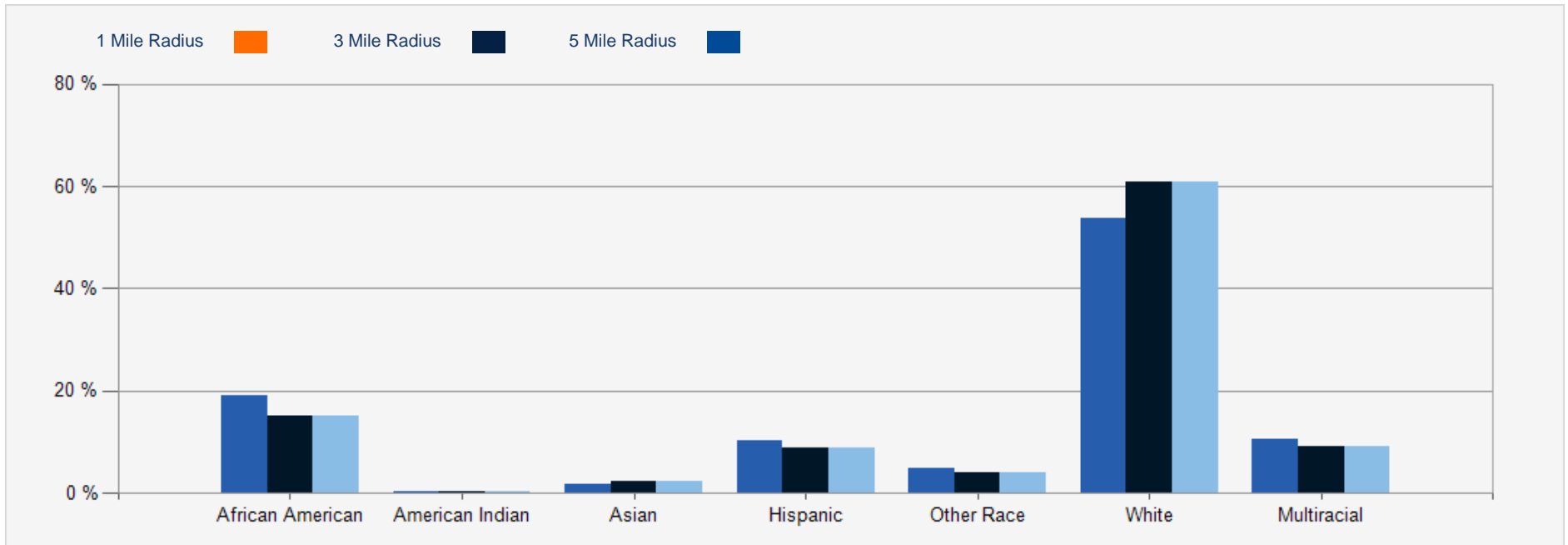
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,015	4,011	6,405
2028 Population Age 35-39	1,081	4,291	6,747
2028 Population Age 40-44	984	4,236	6,691
2028 Population Age 45-49	1,055	4,035	6,406
2028 Population Age 50-54	917	3,499	5,643
2028 Population Age 55-59	899	3,765	5,923
2028 Population Age 60-64	853	3,695	5,727
2028 Population Age 65-69	794	3,488	5,475
2028 Population Age 70-74	772	3,287	4,962
2028 Population Age 75-79	513	2,660	4,042
2028 Population Age 80-84	370	1,790	2,698
2028 Population Age 85+	356	1,829	2,643
2028 Population Age 18+	12,488	50,727	78,419
2028 Median Age	38	40	40

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$36,302	\$56,388	\$65,783
Average Household Income 25-34	\$55,801	\$80,033	\$91,092
Median Household Income 35-44	\$42,258	\$70,470	\$82,045
Average Household Income 35-44	\$64,822	\$99,359	\$112,509
Median Household Income 45-54	\$42,310	\$73,185	\$85,290
Average Household Income 45-54	\$62,840	\$99,007	\$113,744
Median Household Income 55-64	\$29,593	\$59,939	\$72,971
Average Household Income 55-64	\$52,477	\$88,591	\$102,075
Median Household Income 65-74	\$26,333	\$48,019	\$55,593
Average Household Income 65-74	\$45,413	\$74,133	\$84,134
Average Household Income 75+	\$35,058	\$58,948	\$65,747

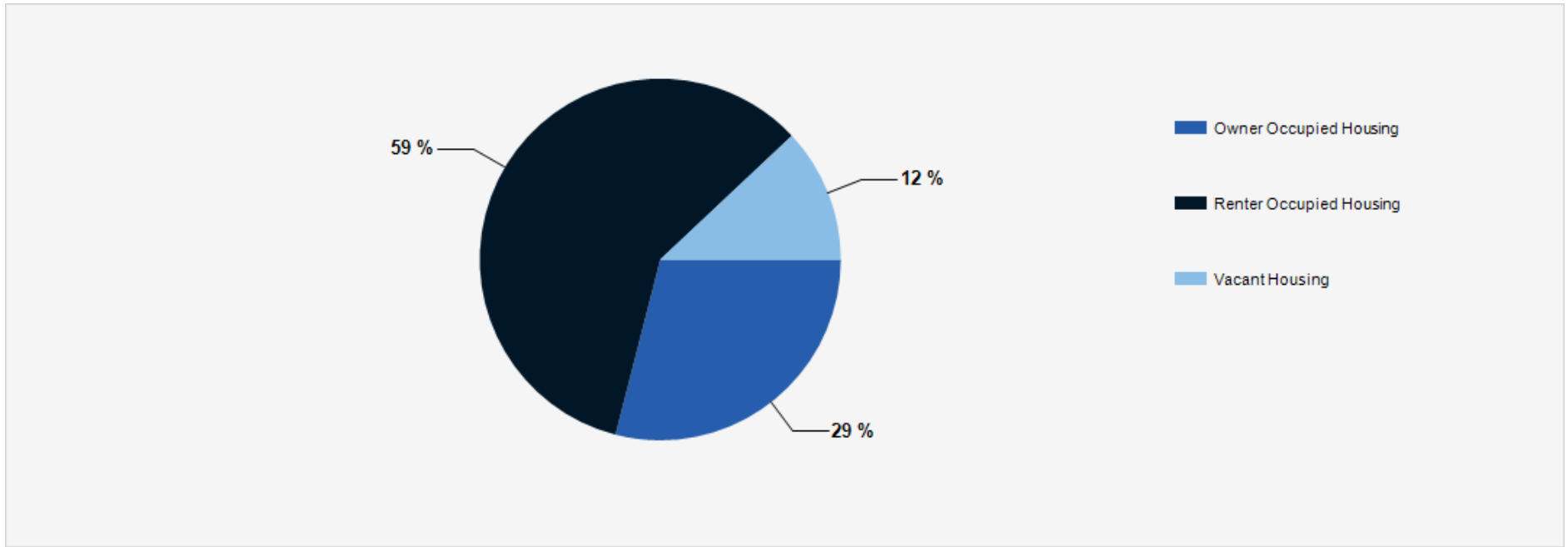
2023 Household Income



2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median

