

FOR LEASE

1219 MT AETNA RD, HAGERSTOWN, MD 21740



Medical and Professional
Office For Lease

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HIGHLIGHTS

- High Visibility with 35,692 Vehicles Per Day along Rt 40 Dual Hwy
- Excellent access to I-70 and Rt 40 Dual Hwy
- Prominent pylon signage opportunity
- Surrounded by nearby amenities including grocery stores, banks, coffee shops, and restaurants
- Within one mile or approximately a 3 minute drive to Meritus Medical Center and Medical Campus
- Iconic building design
- 9 ft 6 in ceilings, 12 ft to the deck
- Steel and concrete block construction with brick veneer finish
- Covered drop-off deck and ample on-site parking

OFFERING



FOR LEASE OFFICE SPACE

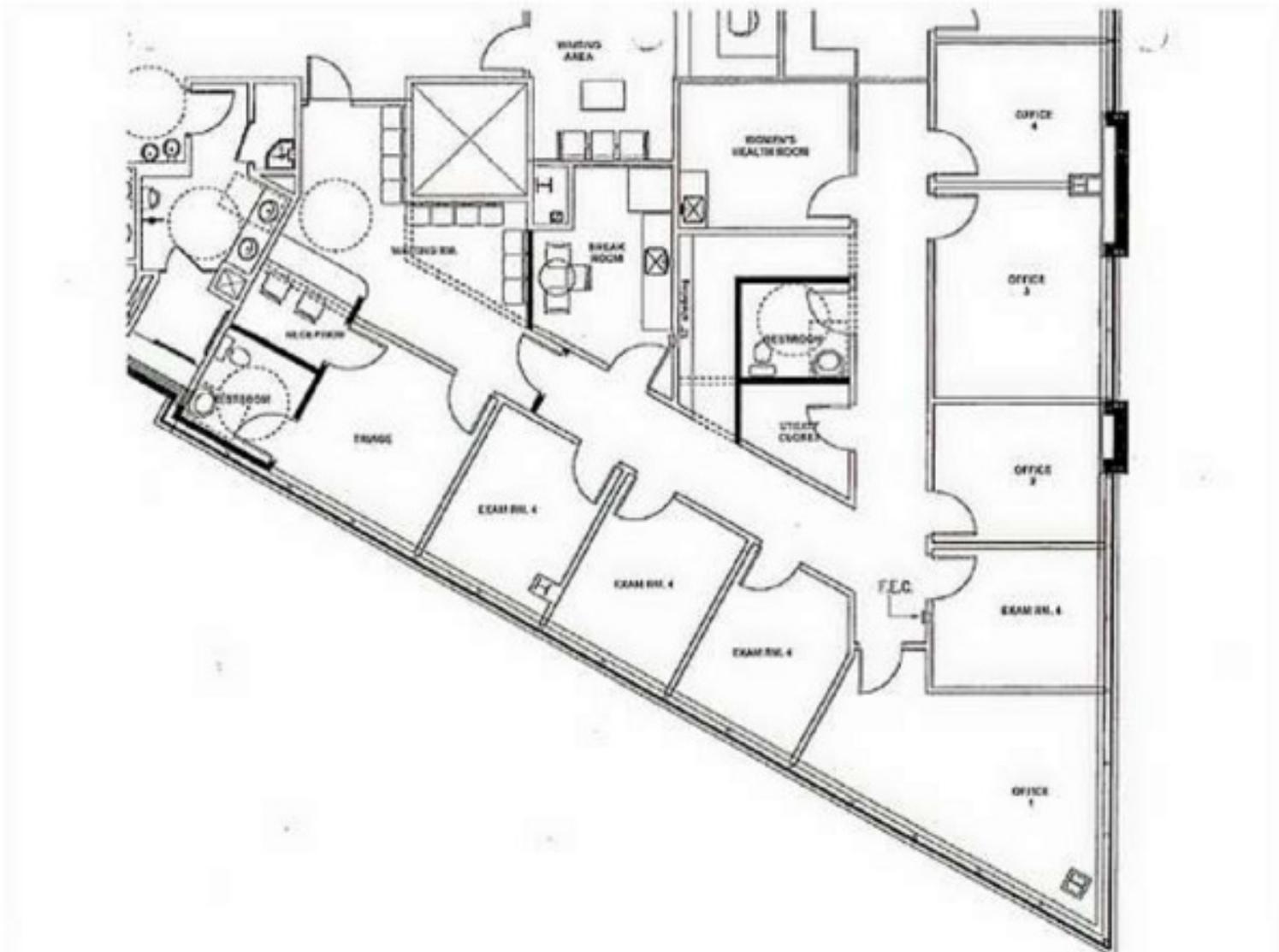
Building Size	27,074 SF
Lease Type	NNN

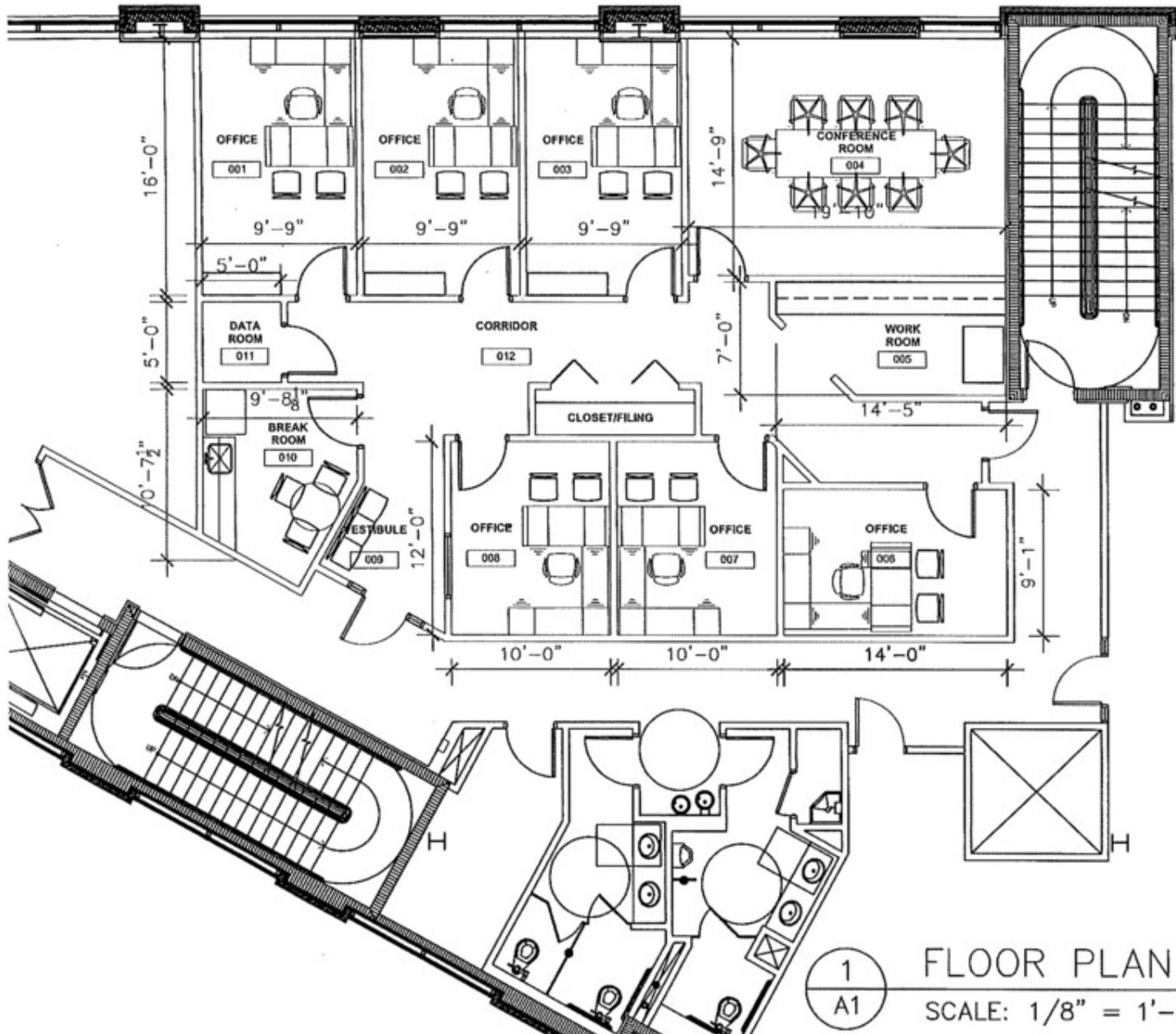
SPACES	SPACE SIZE
Suite 300	3,049 SF
Suite 302	2,128 - 4,253 SF
Suite 303	2,125 - 4,253 SF



FLOOR PLAN - SUITE 300

Suite 300
3,049 RSF



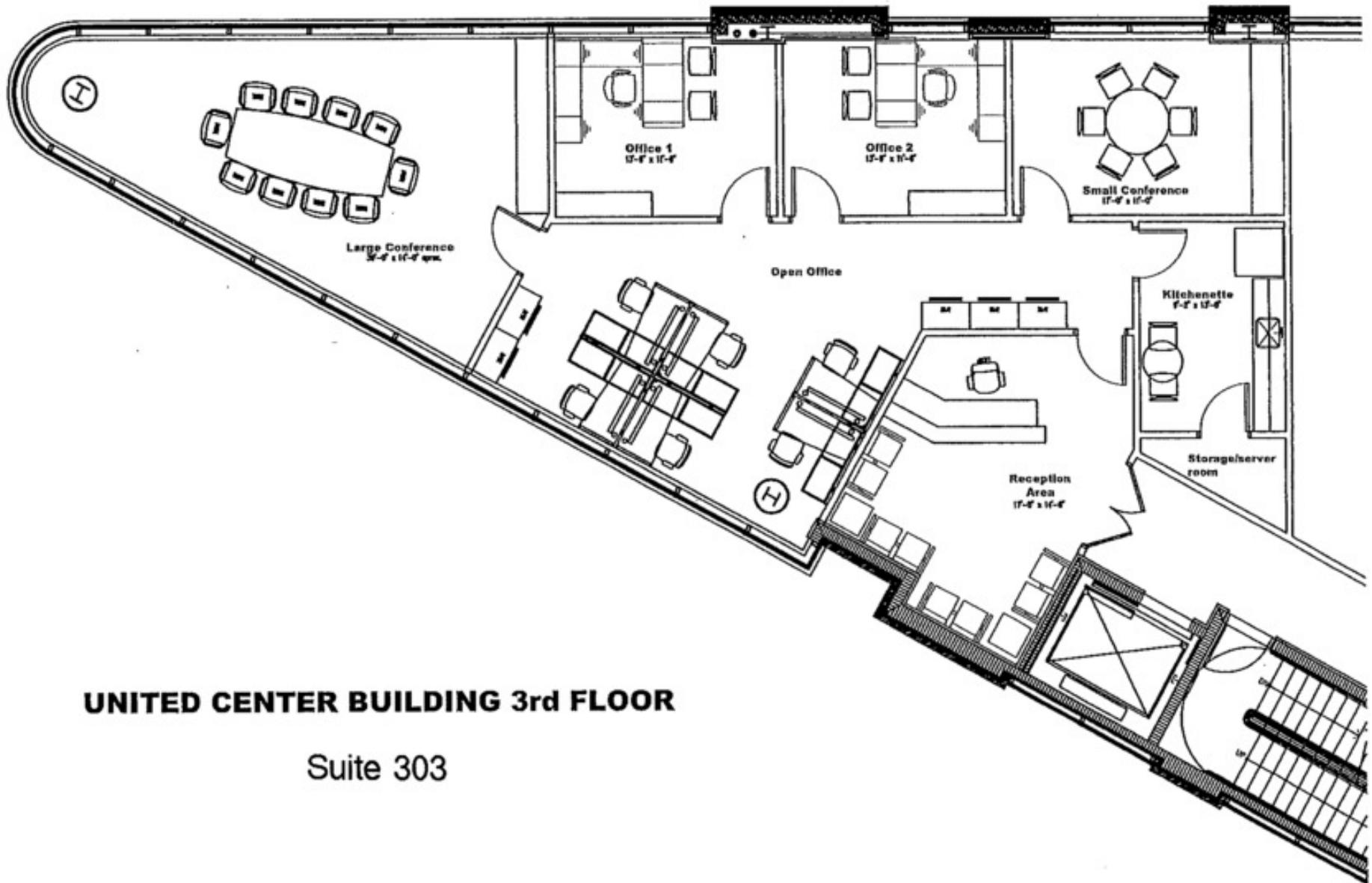


United Center

Suite 302

1 FLOOR PLAN
A1 SCALE: 1/8" = 1'-0

FLOOR PLAN - SUITE 303



UNITED CENTER BUILDING 3rd FLOOR

Suite 303

RETAILER MAP



boost mobile | **DUNKIN' DONUTS** | **TOP HAZEL & SPA** | **LeDo Pizza**
Hertz | **FIRST CASH** | **SHEETZ**
Eden | **AL-KHAIR SUPER MARKET** | **H&R BLOCK** | **NCS**
Days Inn | **PPG PAINTS** | **SUBWAY**

Pizza Hut | **MIDAS** | **POPEYES**
HOWARD'S Art and Frames | **MEMORY LANE** | **Jersey Mike's**
BULLDOG Federal Credit Union | **JOHNS HOPKINS** | **THE SALVATION ARMY**
byrefederal | **DOING THE MOST GOOD**

1219 MT Aetna Rd

Meritus Health

UNITED BANK | **ANTHETAM FAMILY HEALTH** | **Madison**
Settlement Services

Western Union | **CARDTRONICS** | **7 ELEVEN**
CNB Bank | **Walgreens** | **FedEx**

Johnson's "OK" Used Cars

TIRES PLUS
TOTAL CAR CARE

Fulton Bank | **elwood staffing** | **bp**
SONIC | **Checkers** | **LES MESTRES**
PNC | **cricket wireless** | **CASH2GO**
AT&T | **Denny's**

PATRIOT URGENT CARE | **CHIPOTLE** MEXICAN GRILL | **McDonald's** | **EL RANCHERO** SINCE 1976 | **CVS**
CARTER Lumber | **MARTIN'S** | **MoneyGram** | **Valvoline**
First United Bank & Trust | **Exxon** | **TEXAS KOCHHOUSE** | **A&T** | **JIMMY JOHN'S**
Bob Evans

COMPTROLLER of MARYLAND
SERVING THE PEOPLE

CARmax

LEVEL UP MOTORS

Self Storage Plus
Room to Pursue Life

Younger TOYOTA | **Mercedes-Benz**
NISSAN | **Younger** HIRSHMAN
The Name You Can Trust

DEMOGRAPHICS



2025 SUMMARY

	1 MILE	5 MILES	10 MILES
Population	5,983	90,716	142,790
Households	2,477	34,873	53,937
Average Household Size	2.4	2.6	2.6
Average Age	43	41	41
Average Household Income	\$84,616	\$84,296	\$91,362



142,790
Population



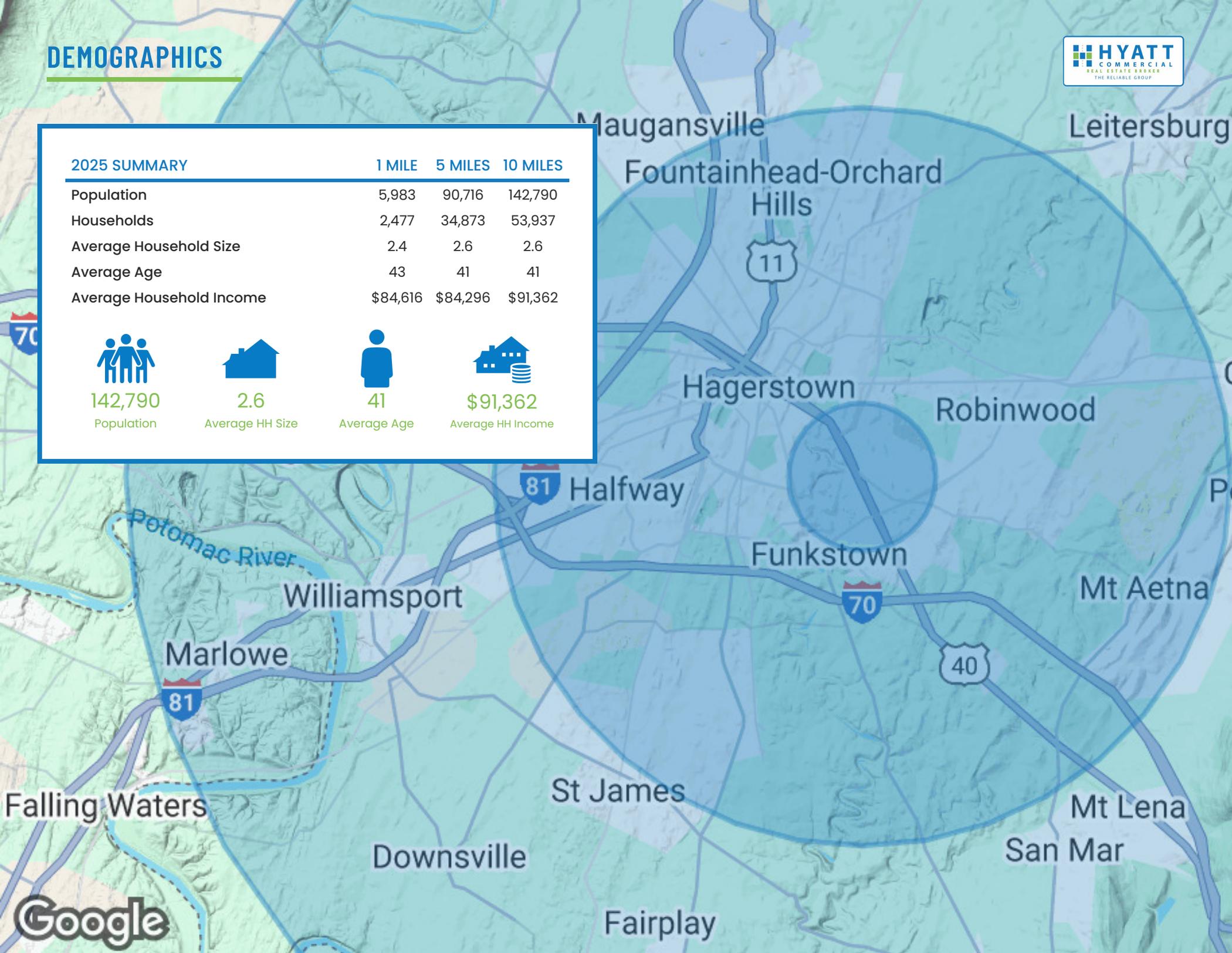
2.6
Average HH Size



41
Average Age



\$91,362
Average HH Income





CONTACT

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