

RETAIL FOR LEASE

255 Eastern Blvd N

Kensington Commercial Center · Hagerstown, MD 21740

A3 CAPITAL

301-992-1031

leasing@a3-cap.com



Move-in-ready fitness space on Hagerstown's east side.

Second-generation space in a 2020-built, ±24,000 SF center — open floor, restrooms, showers, lockers and storage already in place. About a mile from Meritus Medical Center, and now directly on the new Professional Boulevard.

ASKING RATE

\$19 – \$22

PSF, NNN · CAM \$X.XX

AVAILABLE

3,500 SF

Divisible — partitioning available

OCCUPANCY

Available now

- 01 Turnkey for fitness, studio or clinic.** Rubber and turf flooring, two restrooms, two showers, lockers, storage and a private office already built.
- 02 New four-lane access.** Professional Boulevard now runs from the front door east to Robinwood Drive — opened July 2026.
- 03 Medical and campus daytime draw.** Meritus Medical Center, its new osteopathic medical school and Hagerstown Community College sit within two miles.
- 04 Established co-tenancy.** Atomic Wings, Meritus Medical Laboratory, Sloan School of Music, Safron Bakery & Cafe, Little Alex's Pizzeria and more.

LEASING CONTACT

Trey Alter

A3 Capital

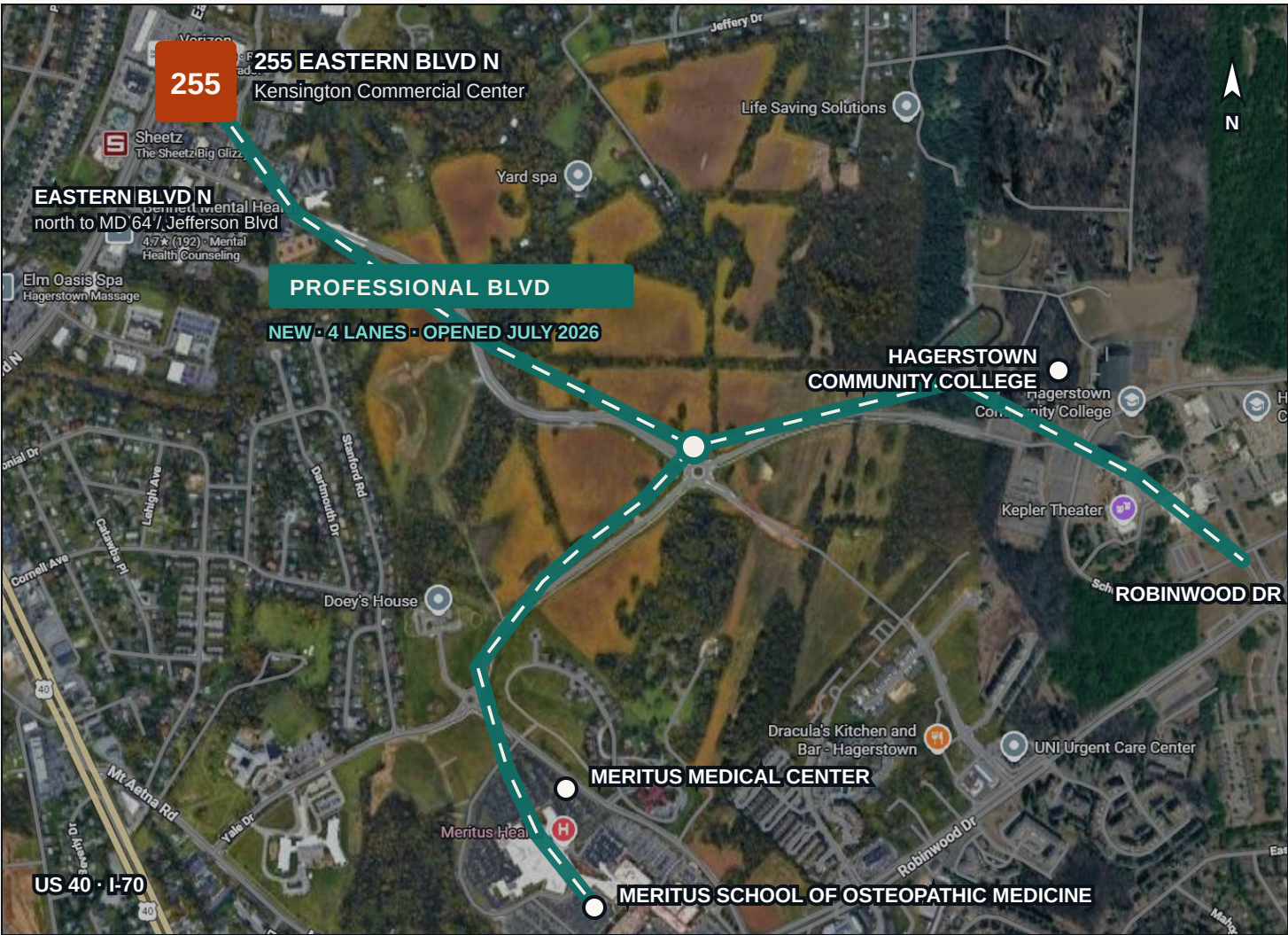
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Location & Access

255 EASTERN BLVD N • HAGERSTOWN, MD



PROFESSIONAL BLVD 4 lanes • 300' bridge over Antietam Creek • opened July 21, 2026 Imagery © Google. Site shown approximately.

TRAFFIC COUNTS

25,000+ Eastern Blvd at the site vehicles per day	36,000 US 40 Dual Highway at Eastern Blvd	17,000 Robinwood Drive at the Meritus campus
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DEMAND DRIVERS WITHIN TWO MILES

Meritus Medical Center	Regional hospital campus
Meritus School of Osteopathic Medicine	Opened 2025 · 90 per class
Hagerstown Community College	Robinwood Drive
Mount Aetna Technology Park	Yale Drive · in development

TRADE AREA

County population	157,731
Households	59,818
Median HH income	\$77,747
Washington County, MD — U.S. Census QuickFacts.	

The Property

KENSINGTON COMMERCIAL CENTER • BUILT 2020



SPECIFICATIONS

Demised area	3,500 SF
Storefront frontage	±63'-4"
Max depth (irregular)	±67'-3"
Partitioning	Available — divisible
Clear height	XX'
HVAC	Two rooftop units
Electrical service	400 amp
Parking	±170 shared • ±5.8 / 1,000
Zoning	CG • City of Hagerstown

Parking counted from aerial photography; confirm against the recorded site plan.

IDEAL FOR

Fitness & HIIT studio	Physical therapy	Medical / dental office	
Urgent care	Dance & martial arts	Service retail	Pet care

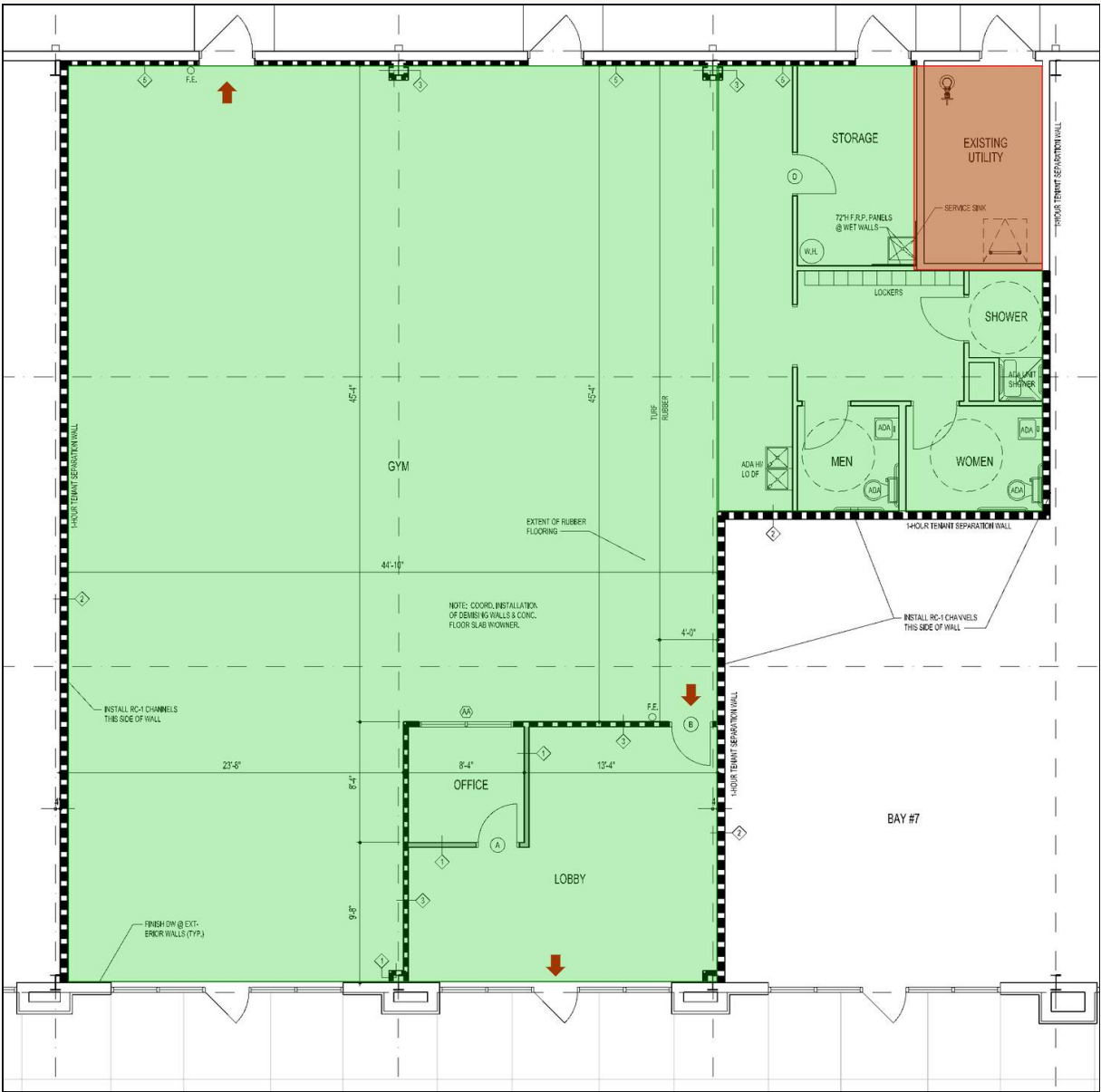
SIGNAGE

Illuminated fascia signage over the storefront

CO-TENANCY

Atomic Wings	food
A3 Capital	office
Health Nook	retail
Meritus Medical Laboratory	medical
Sloan School of Music	service
Little Alex's Pizzeria	food
Royal Nails & Spa	service
Kalon Hair Studio	service
Safron Bakery & Cafe	food
Verizon Wireless	outparcel
Subject space	available





Demised premises — 3,500 SF

Existing utility — excluded

Bay 7 — separately demised

Orientation per original drawing.

EXISTING IMPROVEMENTS

Open gym floor	rubber + turf	Lobby	storefront entry
Men's / women's restrooms	ADA	Private office	enclosed
Showers	two, one ADA	Storage room	w/ water heater
Locker area	built-in	Wet walls	72" FRP panels

PARTITIONING AVAILABLE

Landlord will partition the premises to suit. The plan divides cleanly at the existing wet-wall and restroom block, leaving an open front room on the storefront and a serviced rear block.

Information contained herein has been obtained from sources believed reliable but is not guaranteed. Dimensions and areas are approximate, measured to the inside face of walls, and should be independently verified. Subject to change or withdrawal without notice.