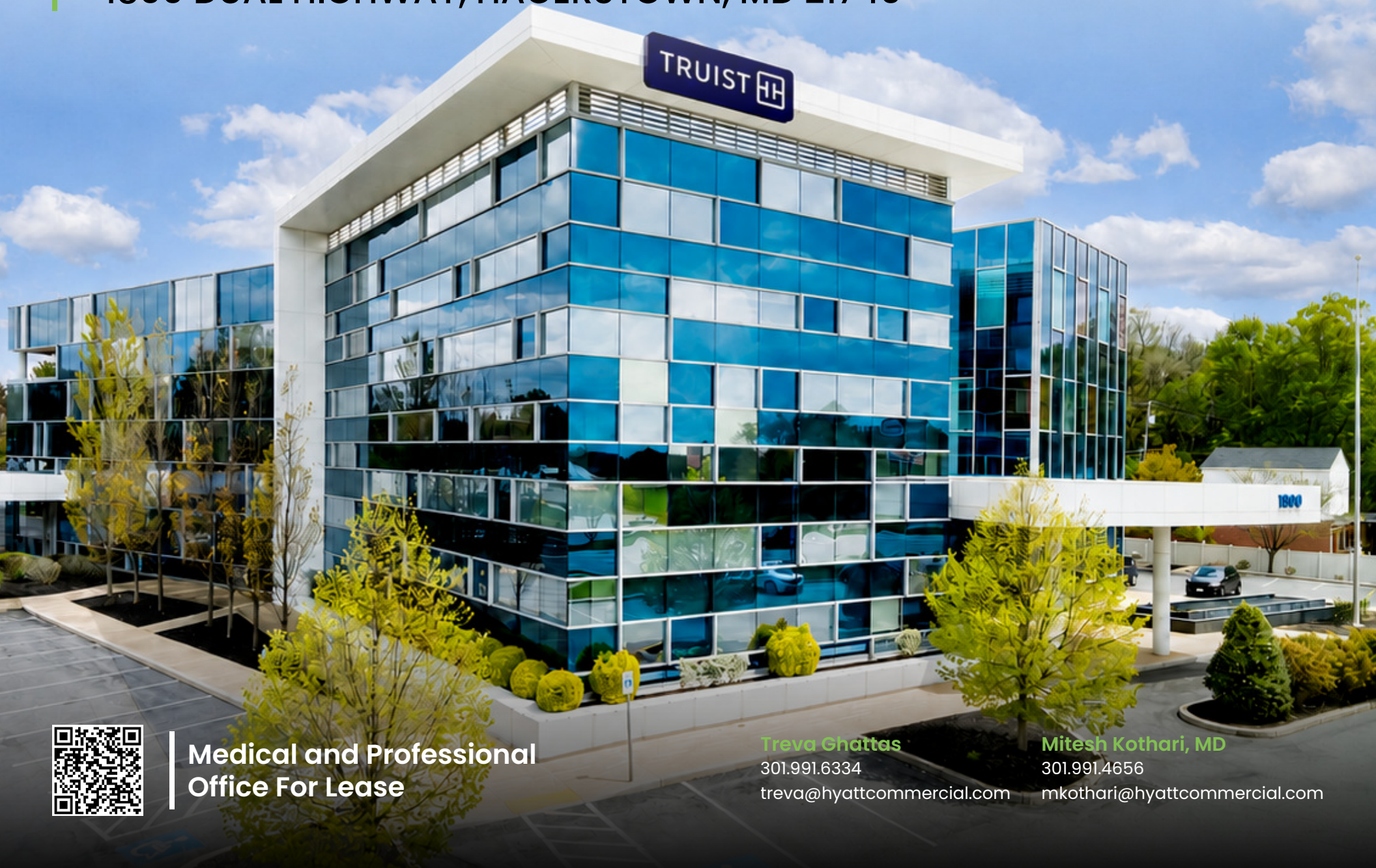


FOR LEASE

1800 DUAL HIGHWAY, HAGERSTOWN, MD 21740



**Medical and Professional
Office For Lease**

Treva Ghattas

301.991.6334

treva@hyattcommercial.com

Mitesh Kothari, MD

301.991.4656

mkothari@hyattcommercial.com

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



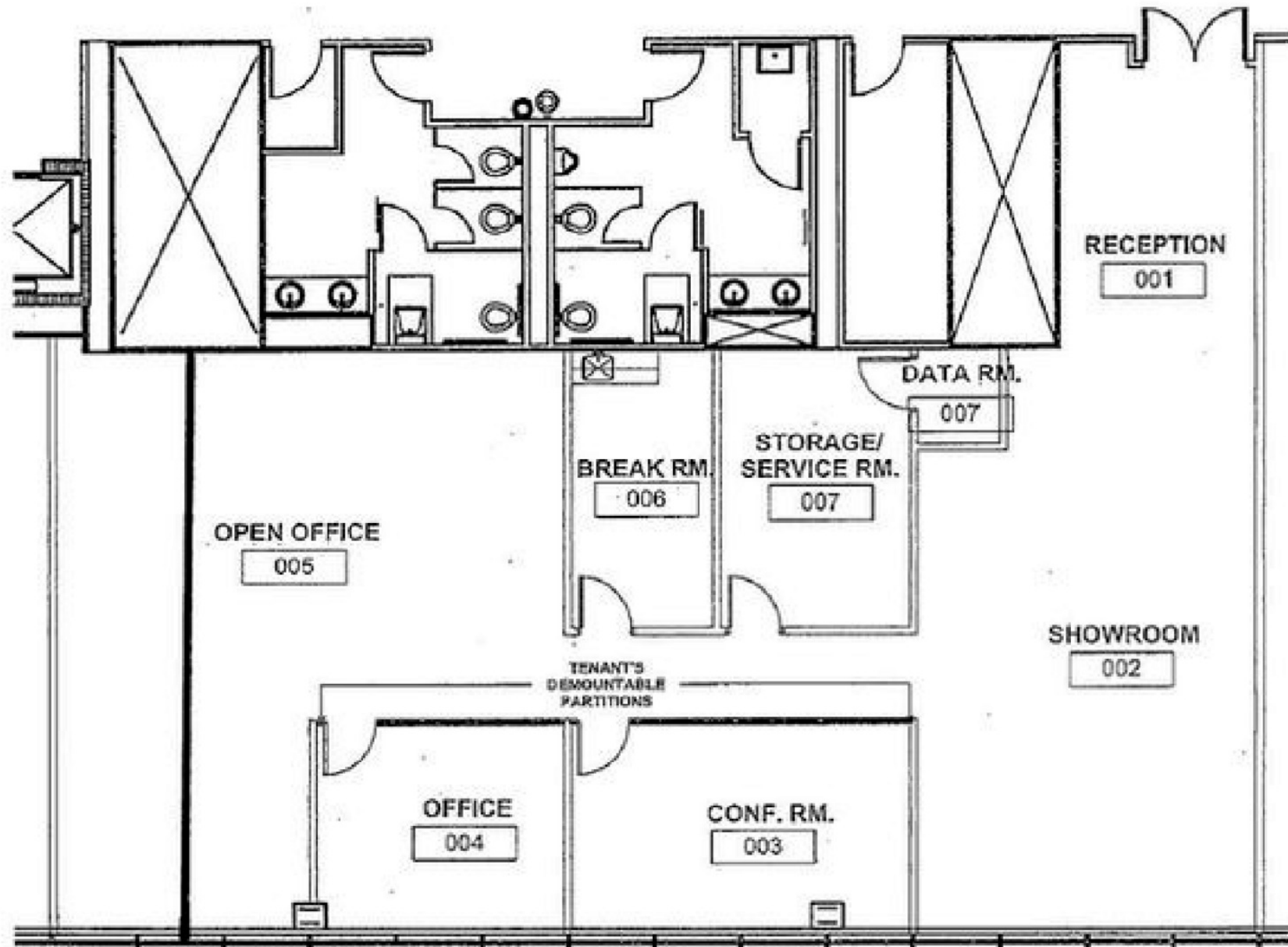
FOR LEASE OFFICE SPACE

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

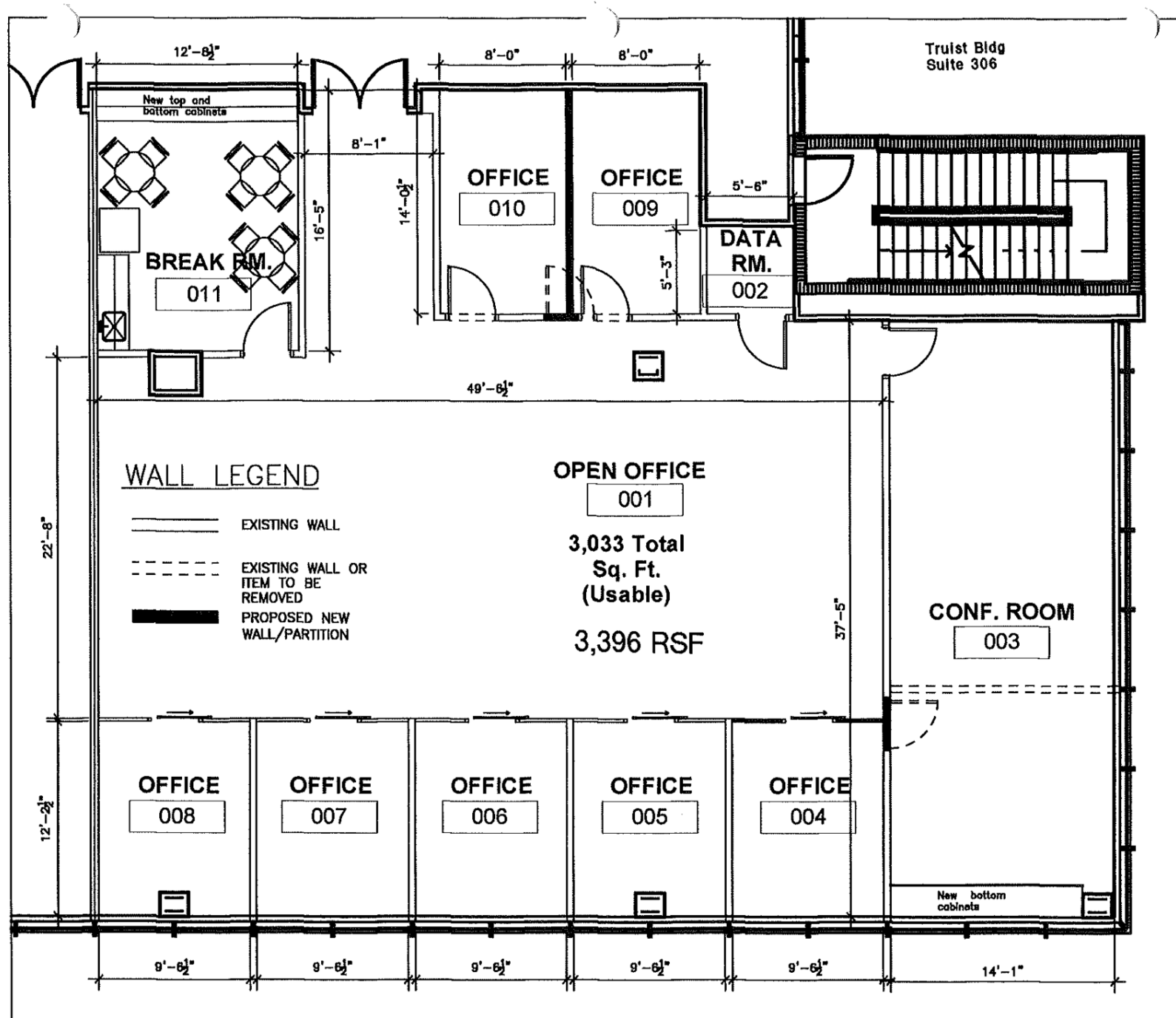
SPACES	SPACE SIZE
Suite 305	2,589 SF
Suite 306	3,396 SF



FLOOR PLAN - SUITE 305



FLOOR PLAN - SUITE 306



RETAILER MAP



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

Population



2.0

Average HH Size



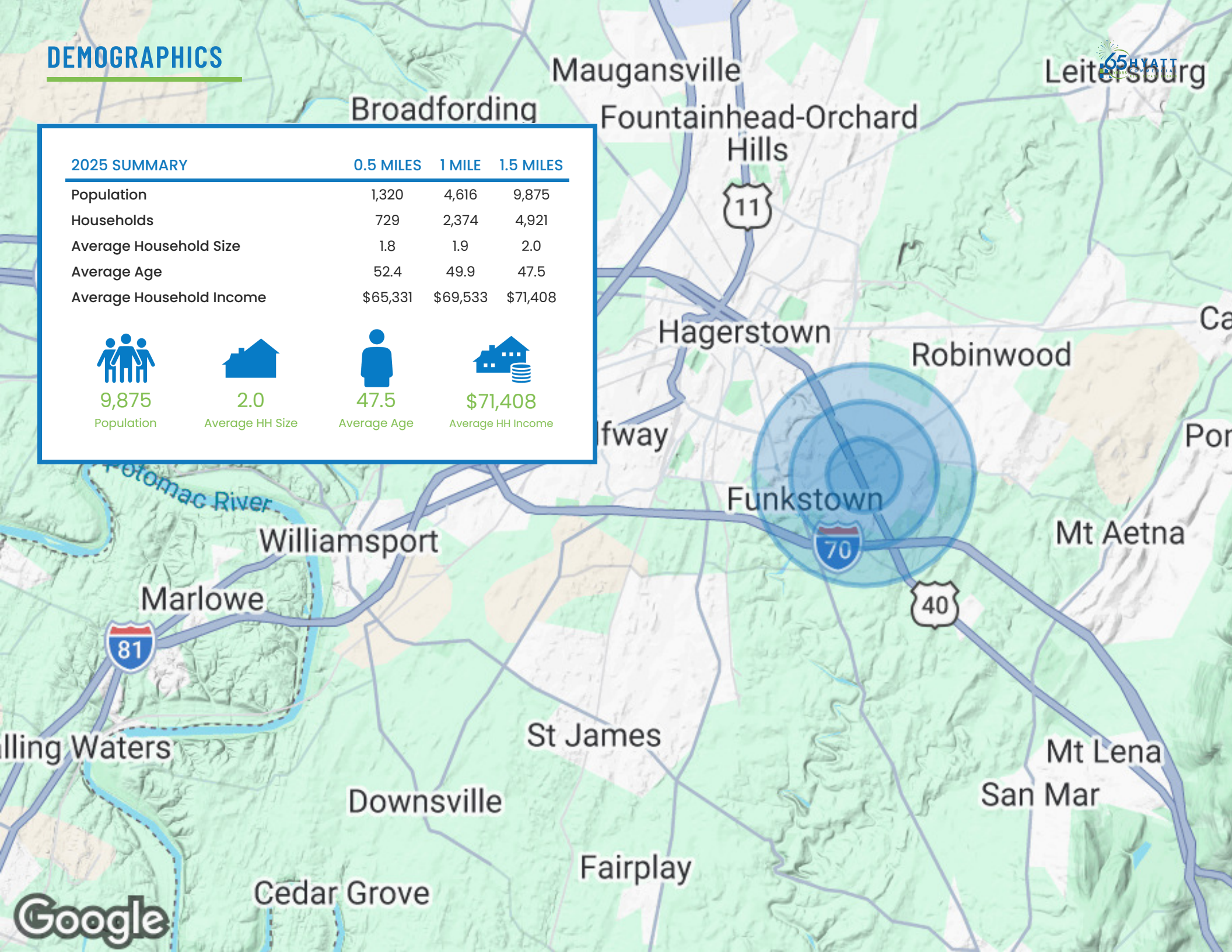
47.5

Average Age



\$71,408

Average HH Income





TRUIST

CONTACT

HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401



Treva Ghattas

301.991.6334

treva@hyattcommercial.com

Mitesh Kothari, MD

301.991.4656

mkothari@hyattcommercial.com

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters. The property is subject to price change or withdrawal without notice.