

SINGLE TENANT NET LEASE

Investment Opportunity



CONCERTED CARE GROUP

Annual Increases | 2024 Construction | Adjacent to Walmart Supercenter (2.5M+ Annual Visitors)



10354 Supercenter Drive

HAGERSTOWN MARYLAND

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Reciprocal Broker: Andrew Fallon, SRS Real Estate Partners, LLC | MD License No. #5002882



LOWE'S

● South Hagerstown High School

HAGERSTOWN

amazon

ExxonMobil

RENTALS UNLIMITED
DU READY!

FedEx

Hagerstown Premium Outlets

COACH
POLO RALPH LAUREN
AÉROPOSTALE
AMERICAN EAGLE
SKECHERS



GAP



metro
by T-Mobile



SHEETZ



DUNKIN'

Walmart
Supercenter



Waffle House



BENTONVILLE DR

DAIKIN



26,000 VPD

DRB
DRB GROUP
38,000 SF

65

SUPERCENTER DR



ARNETT DR



Arby's



SITE OVERVIEW





OFFERING

Pricing	\$6,620,000
Net Operating Income	\$436,968 (Dec. 1, 2026)
Cap Rate	6.60%

PROPERTY SPECIFICATIONS

Property Address	10354 Supercenter Drive, Hagerstown, Maryland 21740
Rentable Area	9,800 SF
Land Area	1.94 AC
Year Built	2024
Tenant	Concerted Care Group Hagerstown
Guaranty	Corporate (CCG Holdco, LLC)
Lease Type	NNN
Landlord Responsibilities	Roof & Structure
Lease Term Remaining	8+ Years
Increases	2% Annually
Options	4 (5-Year)
Rent Commencement	August 1, 2024
Lease Expiration	November 30, 2034
ROFO/ROFR	No



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Recovery Type	Options
Concerted Care Group Hagerstown	9,800	8/1/2024	11/30/2034	12/1/2026	2%	\$36,414	\$436,968	NNN	4 (5-Year)
Corporate Guaranty (CCG Holdco LLC)				12/1/2027	2%	\$37,142	\$445,707		
				12/1/2028	2%	\$37,885	\$454,622		
2% Annually throughout the lease									

Corporate Guaranteed Lease | Options To Extend | Annual Increases

- CCG Holdco. LLC corporate guaranteed lease
- The tenant has been at this site for 2 years with 8+ years remaining on its lease and 4 (5-year) option periods to extend
- 2% Annual increases throughout the term of the lease

NNN Lease | Limited Landlord Responsibilities

- Landlord responsibilities are limited to the roof & structure
- Tenant pays its proportionate share of operating expenses, including, but not limited to: CAM, real estate taxes, insurance, and maintains most of the premises

Less Than 1 Mile from Hagerstown Premium Outlets | Off I-70 (70,300 VPD)

- The asset is located just off the I-70 exit (70,300 VPD), offering direct on/off ramp access to the site and the trade area
- Sharpsburg Pike (26,000 VPD) travels directly to the Hagerstown Premium Outlets
- The Hagerstown Premium Outlets contain various national retailers, and bring shoppers from near and far to the immediate trade area

Rare Single Tenant Medical Treatment Center | Dense Retail Corridor | Adjacent to Walmart Supercenter (2.5M+ Annual Visits)

- Great opportunity to own commercial real estate in a growing corridor in Hagerstown
- Situated in a dense retail corridor, the subject site is surrounded by numerous national brands including Aldi, Sheetz, AutoZone, Jersey Mike's, and more
- **Walmart Supercenter (2.5M+ annual visitors) is located 1/4 of a mile from the subject property**
- Strong tenant synergy and growth in the trade area increases the visibility of this asset

Strong Demographics in the 5-mile Trade Area | Direct Customer Base

- More than 92,000 residents and 56,000 employees support the trade area, providing a strong direct consumer base to pull from
- Average household income of more than \$136,000 in the surrounding 1-mile

PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



CONCERTED CARE GROUP

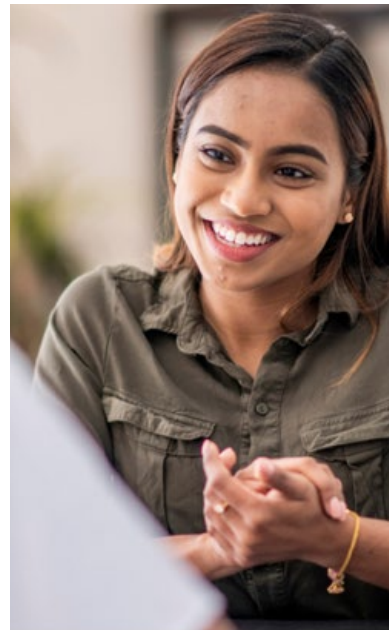
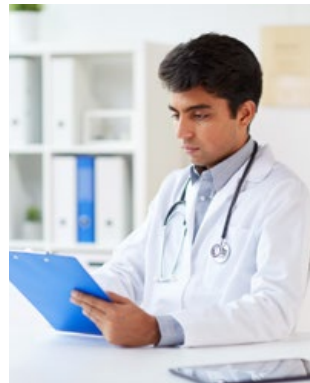
concertedcaregroup.com

Company Type: Subsidiary

Locations: 7+

Parent: Kolmac Clinic

Concerted Care Group provides outpatient behavioral health treatment to help individuals suffering from substance abuse and mental health issues. They provide multiple services “under one roof” to help their patients receive all the care they need in one location. At Concerted Care Group, they are dedicated to providing high-quality, integrated behavioral health services to individuals in Hagerstown, Maryland, and the surrounding areas. Their approach to treatment is personalized, ensuring that every client receives the care they need to achieve lasting recovery. With a wide range of services tailored to meet the unique needs of each individual, they are here to support you every step of the way.



Source: concertedcaregroup.com/about-us-2, concertedcaregroup.com/our-locations

PROPERTY OVERVIEW



LOCATION



Hagerstown, Maryland
Washington County
Hagerstown MSA

ACCESS



Supercenter Drive: 1 Access Point
Arnett Drive: 1 Access Point
Bentonville Drive: 1 Access Point

TRAFFIC COUNTS



Sharpsburg Pike/State Highway 65: 26,000 VPD
Interstate 70: 70,300 VPD

IMPROVEMENTS



There is approximately 9,800 SF of existing building area

PARKING



There are approximately 61 parking spaces on the owned parcel.
The parking ratio is approximately 6.2 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 10-067205
Acres: 1.94
Square Feet: 84,506

CONSTRUCTION



Year Built: 2024

ZONING



HI (Highway Interchange)

LOCATION MAP



Hagerstown

Westminster

FREDERICK
27 miles

BALTIMORE
79 miles

ANNAPOLIS
95 miles

WASHINGTON D.C.
68 miles

2025 Estimated Population

1 Mile	2,549
3 Miles	37,811
5 Miles	92,041

2025 Average Household Income

1 Mile	\$136,786
3 Miles	\$88,007
5 Miles	\$86,562

2025 Estimated Total Employees

1 Mile	2,179
3 Miles	22,995
5 Miles	56,617

Hagerstown Premium Outlets



65

70

70,300 VPD

26,000 VPD

Highway Administration

MVA - Hagerstown



SHARPSBURG PIKE







DRB
DRB GROUP
33,000 SF

SUPERCENTER DRIVE

Supercenter Drive (private)



Pylon Sign



ARNETT DRIVE

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	2,549	37,811	92,041
2030 Projected Population	2,673	38,270	93,005
2025 Median Age	41.1	39.8	39.7
Households & Growth			
2025 Estimated Households	933	13,446	35,216
2030 Projected Households	990	13,703	35,785
Income			
2025 Estimated Average Household Income	\$136,786	\$88,007	\$86,562
2025 Estimated Median Household Income	\$125,724	\$69,077	\$66,957
Businesses & Employees			
2025 Estimated Total Businesses	158	1,616	3,788
2025 Estimated Total Employees	2,179	22,995	56,617



HAGERSTOWN, MARYLAND

Hagerstown is situated next to the Potomac River near the edge of the Appalachian Mountains in Washington County. It's the industrial and commercial center for the region. The city is known as the "Hub City" due to the substantial number of railroads as well as roads that serve the city. Visitors will notice a big city type of nightlife. The Western Maryland Blues Fest is a significant event for the city, attracting thousands of people annually. The city was known as the "Home of the Flying Box Car" due to the significance of the company for the town as well as the nation. Hagerstown has a 2026 population of 44,104.

Today, the city has a diversified, stable business environment with modern service companies in various fields as well as continued strength in manufacturing and transportation in railroads and highways. Surrounding Hagerstown, there has been and continues to be a strong agricultural presence while tourism, especially with respect to the retail sector, also provides support to the local economy. Hagerstown is emerging as a landing spot for multiple data centers, contributing to the growing local economy.

Major tourist attractions in the county include the Antietam National Battlefield, Chesapeake & Ohio Canal National historical Park, Fort Frederick State Park, The Washington Museum of Fine Arts, Hager House and Museum, Western Maryland 202 Locomotive Display and Museum, Mansion House Art Gallery, Hagerstown Roundhouse Museum, Discovery Museum, Maryland Theatre, Alsatia Mummies' Parade is a prominent nighttime Halloween parade, Hagerstown City Park. The area is popular for mountain biking, fishing, canoeing and other outdoor activities. The Appalachian Trail as well as the C&O Canal Towpath are located close to the town. The Hagerstown Suns participate in minor league baseball games. The well-known Hagerstown Speedway is a popular dirt-track racing site.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

 CONCERTED CARE GROUP

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



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