

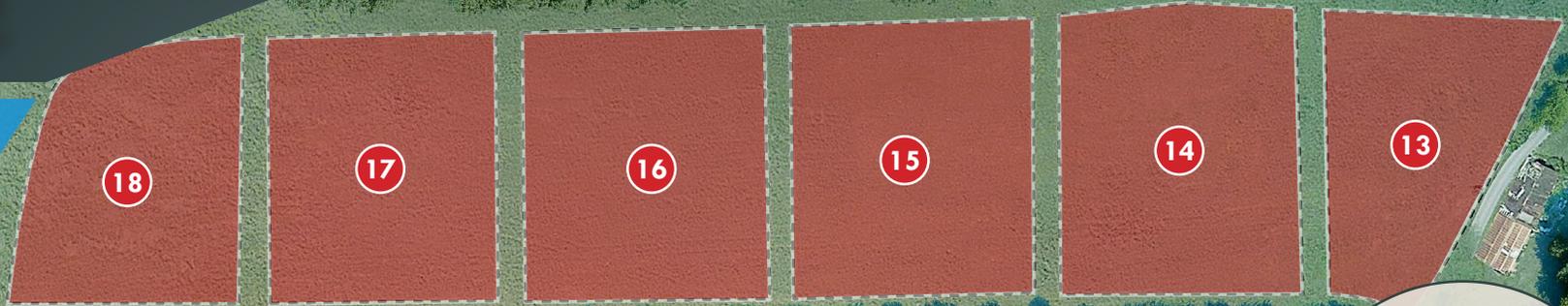
Join Hagerstown's
premier medical
 office campus!

Only 9 lots left!

AVAILABLE FOR SALE OR LEASE:

- » Lot 10: 1.34 Ac » Lot 15: 1.20 Ac
- » Lot 11: 0.95 Ac » Lot 16: 1.18 Ac
- » Lot 12: 0.98 Ac » Lot 17: 1.14 Ac
- » Lot 13: 1.04 Ac » Lot 18: 1.12 Ac
- » Lot 14: 1.23 Ac

SALE PRICE (FIRST 2 LOTS ONLY)
\$369,000/lot (Closing Summer '19)



Imperial Drive

Dynasty Drive

Cameo Drive

Fiber optic capabilities provided by:



LIGHT BUSINESS PARK

is a 27-acre commercial property located near the high profile intersection of Eastern Blvd and Professional Court in Washington County, Maryland. The development includes global Storm Water Management that resembles a lake environment. *The developer has accounted for the majority of the SWM required for these lots offsite, resulting in greater developable potential.*

Home to **Kiwanis Park**, the community boasts walking trails with scenic views, a bird watching area, a peaceful setting and direct access to Antietam Creek.

SITE OVERVIEW

LIGHT BUSINESS PARK



64 JEFFERSON BLVD

12,131 AADT

64

CAPITAL WOMEN'S CARE

For over 30 years, Capital Women's Care has provided women's obstetrics and gynecological services to Washington County, MD. Additional services include ultrasound, mammography, bone density screening and phlebotomy services. The leader in women's health care occupies over 30,000 square feet in Light Business Park, seeing over 10,000 patients per month.

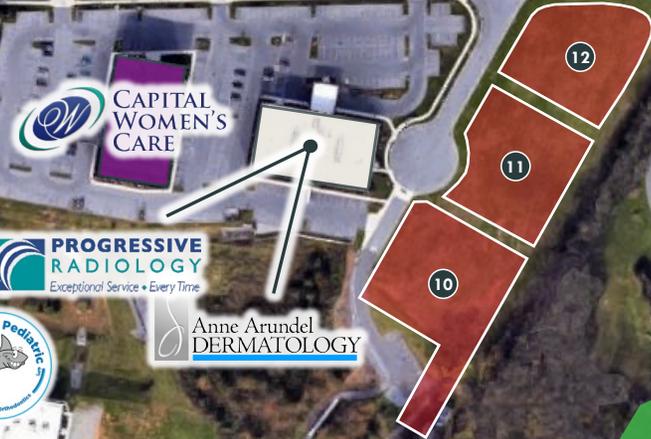
Almost half of Capital Women's Care patients travel from WV and PA due to lack of providers in closer proximity to their homes.

21,631 AADT

EASTERN BLVD

CAMEO DR

IMPERIAL DR



Anne Arundel DERMATOLOGY



KIWANIS PARK

KIWANIS PARK

Kiwanis Park provides the Hagerstown community access to Antietam Creek. A pavilion overlooking the Antietam Creek, a paved parking lot, and paths and boardwalks have been constructed by City staff. The historic stone structure, Saylor House, is the first thing visitors see upon entering the parking lot at Kiwanis Park.

The historic homestead is being restored in partnership with Washington County Historical Trust for the purposes for educational and recreational programming in history and nature.



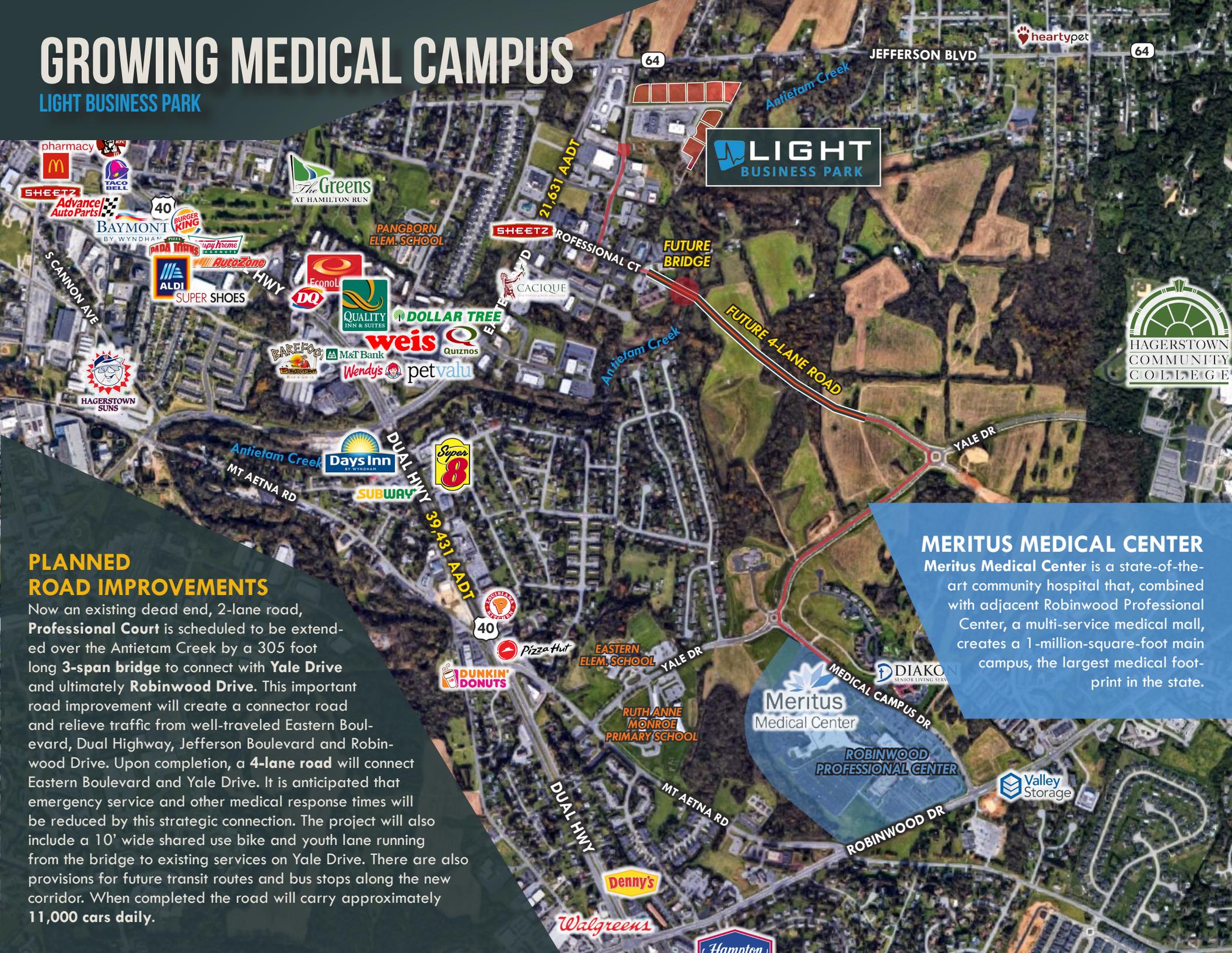
ORRSTOWN BANK

GREENFIELD SENIOR LIVING

SHEETZ

GROWING MEDICAL CAMPUS

LIGHT BUSINESS PARK



PLANNED ROAD IMPROVEMENTS

Now an existing dead end, 2-lane road, **Professional Court** is scheduled to be extended over the Antietam Creek by a 305 foot long **3-span bridge** to connect with **Yale Drive** and ultimately **Robinwood Drive**. This important road improvement will create a connector road and relieve traffic from well-traveled Eastern Boulevard, Dual Highway, Jefferson Boulevard and Robinwood Drive. Upon completion, a **4-lane road** will connect Eastern Boulevard and Yale Drive. It is anticipated that emergency service and other medical response times will be reduced by this strategic connection. The project will also include a 10' wide shared use bike and youth lane running from the bridge to existing services on Yale Drive. There are also provisions for future transit routes and bus stops along the new corridor. When completed the road will carry approximately **11,000 cars daily**.

MERITUS MEDICAL CENTER

Meritus Medical Center is a state-of-the-art community hospital that, combined with adjacent Robinwood Professional Center, a multi-service medical mall, creates a 1-million-square-foot main campus, the largest medical footprint in the state.

TRADE AREA

LIGHT BUSINESS PARK



Centre at Hagerstown

Walmart, Pier 1 Imports, AC Moore, PET SMART, Marshalls, BED BATH & BEYOND, McDonald's, FRIDAYS, IHOP, DICK'S SPORTING GOODS

Shoppes at Hagerstown

BEST BUY, Starbucks, Party City, FedEx, Kinko's, MATTRESS Warehouse, DOLLAR TREE

Long Meadow Shopping Center

Pennsylvania Dutch Market, McDonald's, CVS pharmacy, 7-ELEVEN, DOLLAR GENERAL, SEVEN TEN

Stone House Square

LOWE'S, weis, Friendly's, Starbucks, Mop, the Greene-Turtle, Capital One Bank, SUBWAY

Valley Park Commons

BIG LOTS!, LOWE'S, STAPLES, VCF, VALUE CITY FURNITURE, HOBBY LOBBY, Sams CLUB, CVS pharmacy, Ashley, TACO BELL, MARTIN'S, Harbor Freight, Chick-fil-A, Bob Evans

Valley Mall

REGAL CINEMAS, sears, JCPenney, macy's, OLD NAVY, KOHL'S, BON-TON, Bath & Body Works, Olive Garden, Red Robin, Golden Corral, Starbucks

Valley Plaza

BIG K, TRACTOR SUPPLY CO., McDonald's, Roy Rogers, OLIE'S OYSTERS

Ames Shopping Ctr

ALDI, BURGER KING, PAPA JOHN'S, FAMILY DOLLAR

Southend Shopping Center

Save a lot, JOANN, Goodwill, DOLLAR GENERAL, Tuesday Morning, KIDS FIRST Swim Schools, Aaron's, Monkey Joes

weis

DOLLAR TREE

7-ELEVEN, Denny's, Walgreens

Crosspoint Shopping Center

TARGET, petco, Michaels, KOHL'S, ROSS, DAVID'S BRIDAL, Christmas Tree Shops, SALLY BEAUTY, SLEEPY'S MATTRESS FIRM, BOB'S FURNITURE, LifeWay

Hagerstown Premium Outlets

GAP, UNDER ARMOUR, J.CREW, Talbots, RALPH LAUREN, NAUTICA, Nike Factory Store, BANANA REPUBLIC, Eddie Bauer

Hagerstown Commons

MARTIN'S, Bob Evans, PNC, SONIC, CVS pharmacy, TEXAS, McDonald's, Checkers

Walmart

LIGHT BUSINESS PARK



Robinwood

Meritus Medical Center

LIGHT BUSINESS PARK

is conveniently nestled close to the heart of Hagerstown's retail and commercial epicenter. Nearby amenities include Aldi, Weis, Lowe's Home Improvement and a wide array of shopping/dining destinations. The site is also an easy 4 mile drive from Hagerstown Community college.

Additionally, nearly half of the patients coming to Hagerstown for medical care are coming from nearby Pennsylvania (5.5 miles away) & West Virginia (8 miles away), as both are underserved markets with regard to medical services.

DEMOGRAPHICS

LIGHT BUSINESS PARK

RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HOUSEHOLD SIZE	MEDIAN AGE
6,924 1 MILE	2,796 1 MILE	2.41 1 MILE	35.8 1 MILE
57,393 3 MILES	24,014 3 MILES	2.34 3 MILES	38.4 3 MILES
85,426 5 MILES	34,602 5 MILES	2.42 5 MILES	39.3 5 MILES
AVERAGE HOUSEHOLD INCOME	EDUCATION (COLLEGE +)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$67,344 1 MILE	49.7% 1 MILE	95.6% 1 MILE	7,137 1 MILE
\$64,371 3 MILES	50.2% 3 MILES	93.4% 3 MILES	61,190 3 MILES
\$68,736 5 MILES	52.3% 5 MILES	94.1% 5 MILES	96,030 5 MILES

30%
PARKS AND REC
2 MILES



[LEARN MORE](#)

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.49
AVERAGE HH SIZE

40.3
MEDIAN AGE

\$55,000
MEDIAN HH INCOME

15%
BRIGHT YOUNG PROFESSIONALS
2 MILES



[LEARN MORE](#)

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.40
AVERAGE HH SIZE

32.2
MEDIAN AGE

\$50,000
MEDIAN HH INCOME

13%
SOCIAL SECURITY SET
2 MILES



[LEARN MORE](#)

This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

1.72
AVERAGE HH SIZE

44.2
MEDIAN AGE

\$16,000
MEDIAN HH INCOME

8%
SET TO IMPRESS
2 MILES



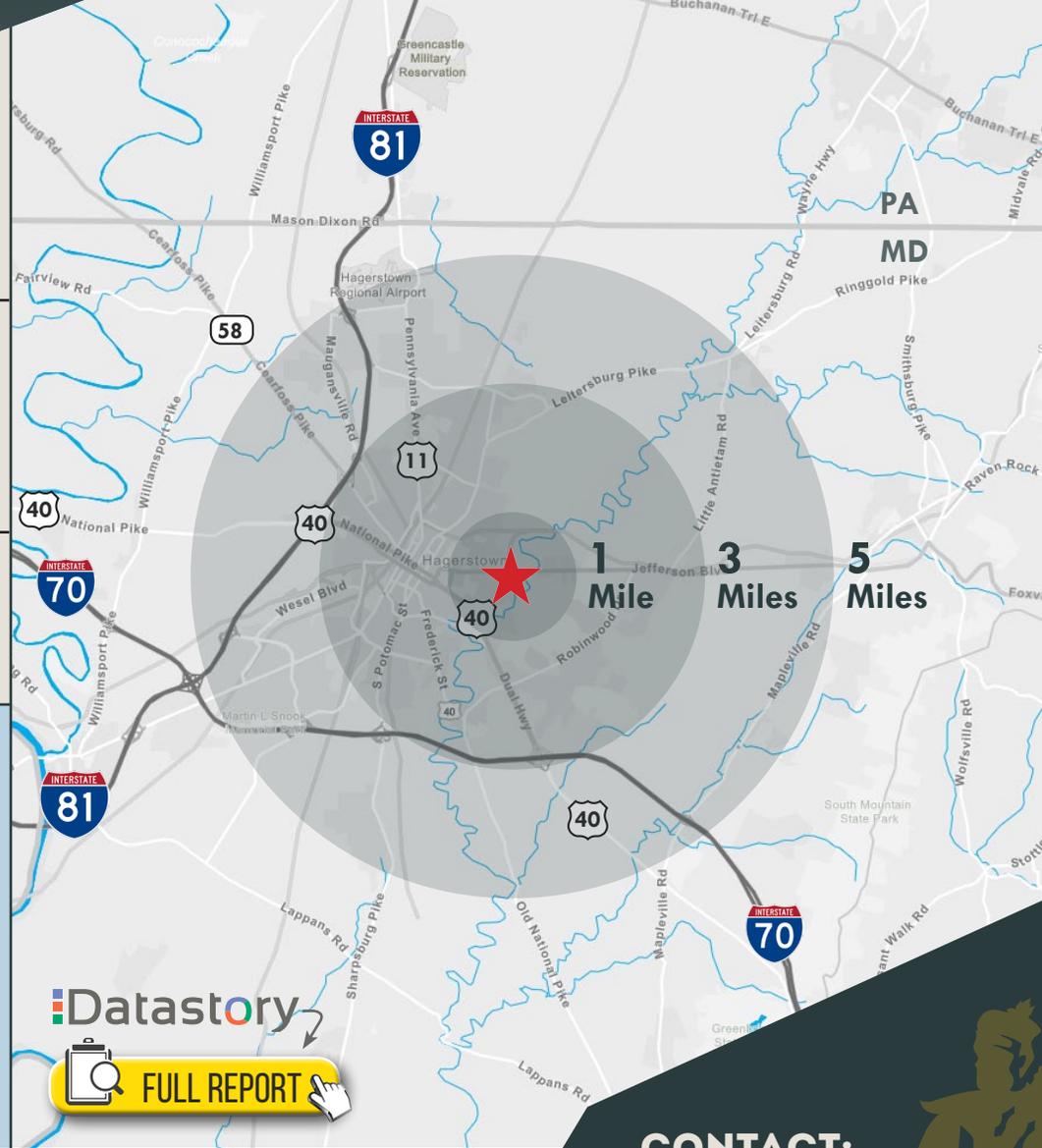
[LEARN MORE](#)

Nearly 1 in 3 of these residents is 20 to 34 years old. Quick meals on the run are a reality for this group, who prefer name brands, but will buy generic for a better deal. Image-conscious, they like to dress to impress.

2.12
AVERAGE HH SIZE

33.9
MEDIAN AGE

\$32,800
MEDIAN HH INCOME



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