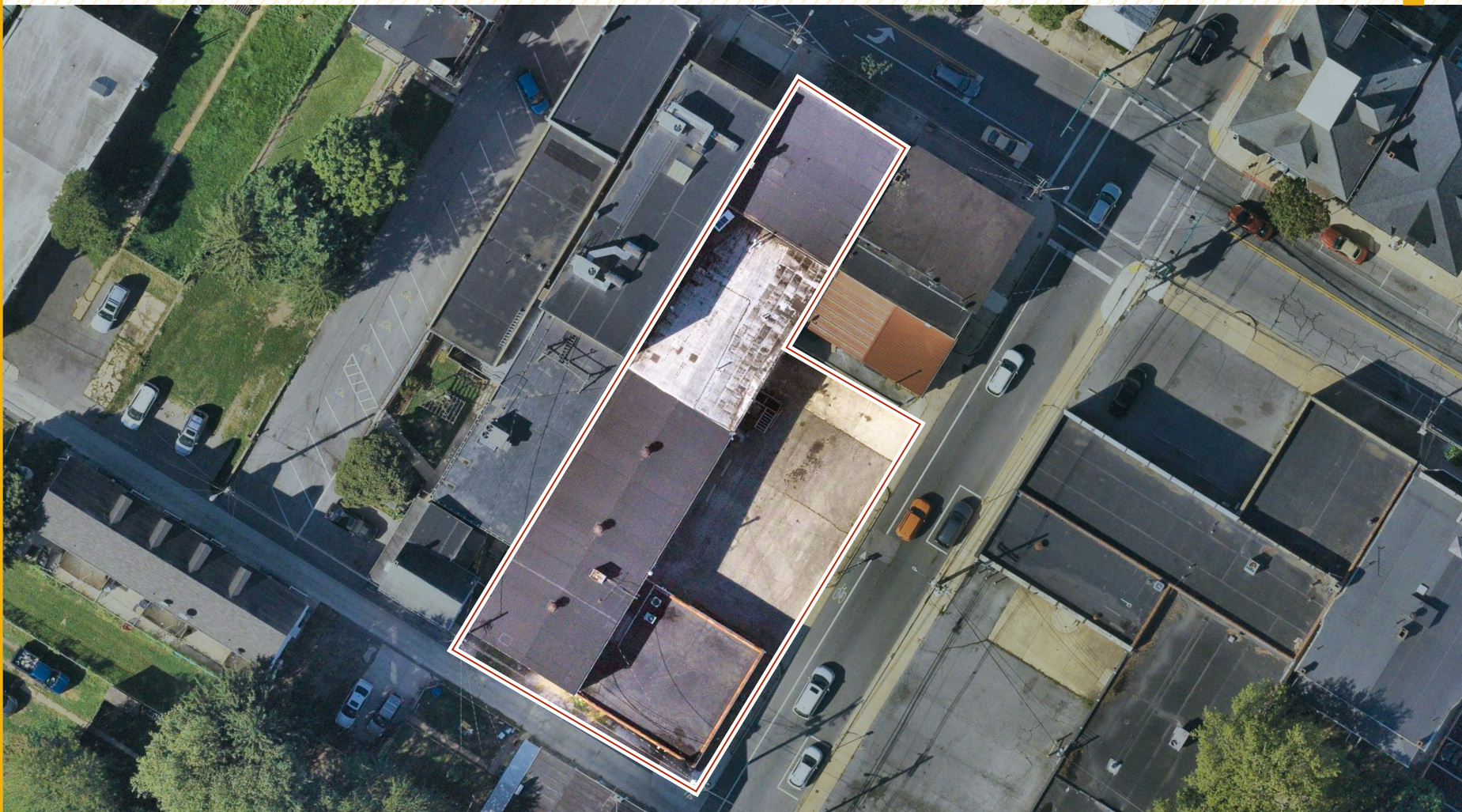




FOR **SALE**

MIXED-USE/FLEX & APARTMENT BUILDING

55-57 E. BALTIMORE STREET | HAGERSTOWN, MARYLAND 21740



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Two combined buildings
 - Including two residential apartments
 - Interior dock-high door with leveler
 - Two at-grade drive-in doors
 - 15' ceiling heights
- Large open commercial workspace
- Multiple offices
- Entrances off both E. Baltimore and S. Locust Streets
- Zoned GC (General Commercial)
 - Warehouse, storage, flex uses, retail, office uses

As-Is, Where-Is, With All Faults Known or Unknown

Contact Dave McClatchy (410.703.3656) for directions to access the lockbox.

BUILDING SIZE:	18,000 SF ±
LOT SIZE:	0.31 ACRES ±
YEAR BUILT:	1940
STORIES:	2
PARKING:	OFF-STREET PARKING
ZONING:	GC (GENERAL COMMERCIAL)
SALE PRICE:	\$289,900



[illegible]

DEMOGRAPHICS

2026

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



19,598

66,661

100,785

DAYTIME POPULATION



20,641

81,971

111,135

AVERAGE HOUSEHOLD INCOME



\$57,737

\$83,860

\$93,795

NUMBER OF HOUSEHOLDS



8,428

27,676

39,285

MEDIAN AGE

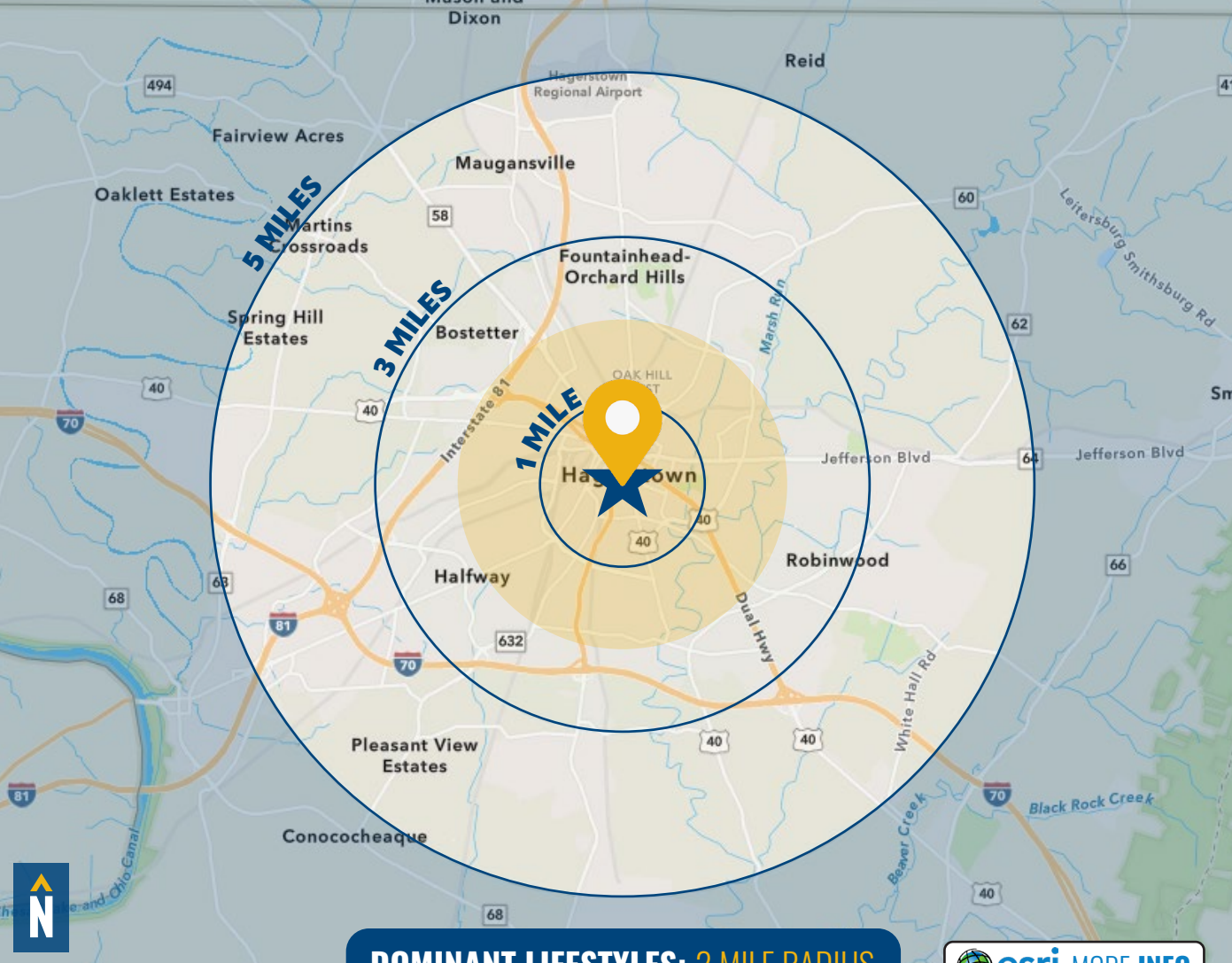


37.1

39.6

39.9

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

15%

MODERATE METROS

MEDIAN

AGE: 38.1

HH INCOME: \$70,055

14%

KIDS AND KIN

MEDIAN

AGE: 33.3

HH INCOME: \$50,960

11%

INDEPENDENT CITYSCAPES

MEDIAN

AGE: 39.3

HH INCOME: \$26,555

These neighborhoods are young and growing, with many working in healthcare, retail, office/administration, or sales with middle-tier incomes. Clothing, groceries and electronics are typical purchases.

These residents are generally under the age of 54, with jobs often in healthcare, retail, food, manufacturing and transportation. Spending centers around baby/children's products, TVs, video gaming and jewelry.

Members of these communities are mainly single individuals, female single parents raising young children, or family households without couples or children. They often shop at nearby discount and convenience stores.

FOR MORE INFO
CONTACT:



DAVID MCCLATCHY

SENIOR VICE PRESIDENT & PRINCIPAL

410.953.0366

DMCCLATCHY@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-974-9336

410 Severn Avenue

Annapolis, MD 21403

OFFICES IN: **ANNAPOLIS, MD**

BALTIMORE, MD

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