

4,600 SF MEDICAL SPACE - Part of Class "A" Building

220 Champion Drive • Hagerstown, MD 21740



Availability Overview

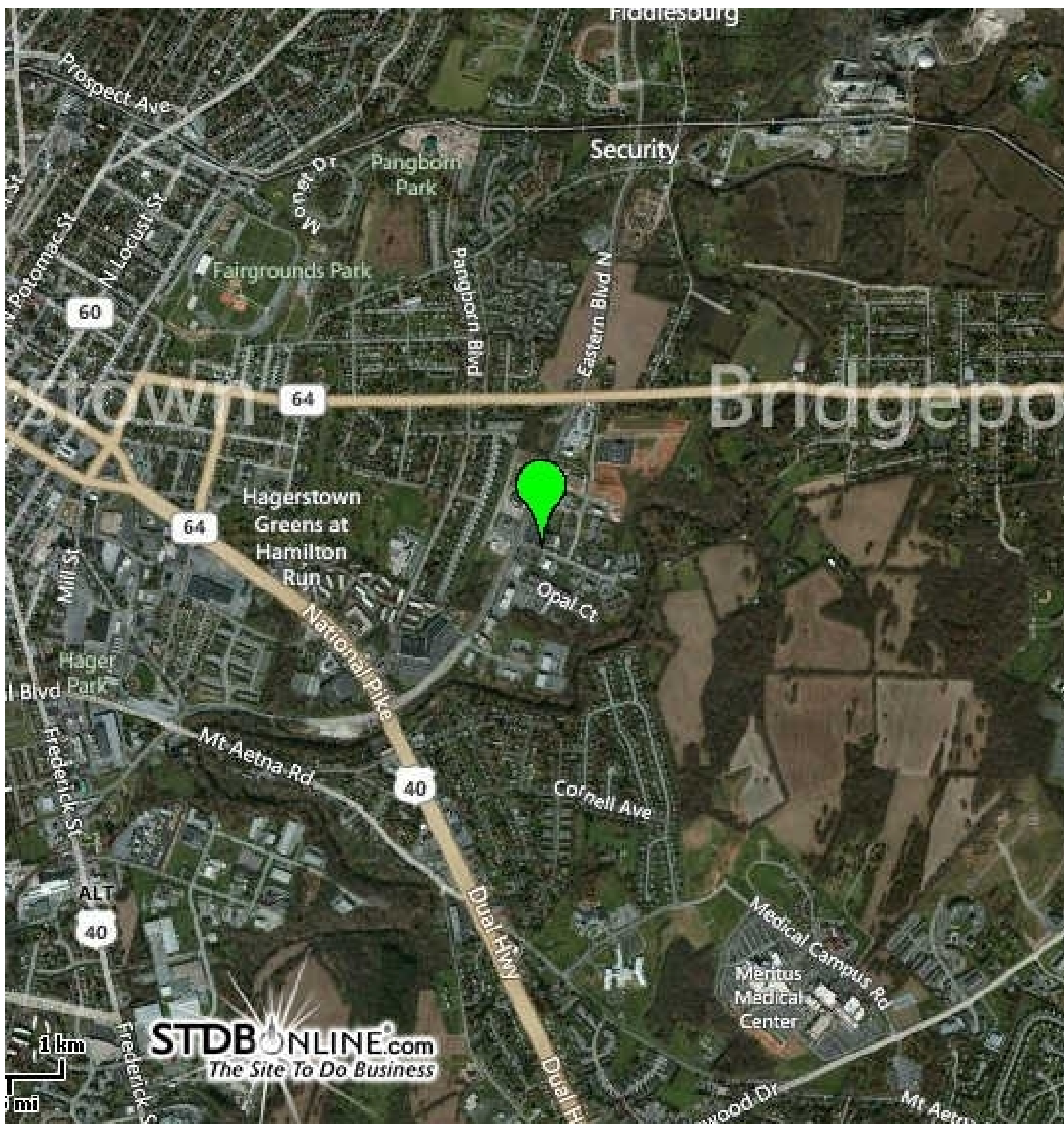
Space Available	4,606 sf
Lease Rate	Negotiable
Date Available	
Space Type	
Building Size	23,850 SF
Building Class	A
Year Built	2011
Zoning	C-2
Market	Hagerstown Tri-State Area
Sub Market	Eastern Blvd Corridor
Cross Streets	

Property Overview

Property	Class A Medical Building has only one remaining suite available. Join the Maryland Vision Institute as a co-occupant of a very unique custom-designed medical office facility.
Location	The single-story office building enjoys frontage on Eastern Boulevard, a high-traffic road at the edge of Hagerstown. Shell space ready for Tenant's Improvements. Ample parking. Exterior access to Suite.
Neighborhood	Eastern Blvd. Commercial Corridor. Off Dual Highway (Rt.40). 3 miles to Interstate 70 W.
Presented by	Maryland Vision Institute's professional building (formerly Bergman Eye Center) has excellent visibility with frontage on Eastern Blvd. Access at stop-light intersection. Turn at Sheetz Convenience Store.
	BRENT C. MILLER, CCIM, CPM 410.749.7600 brent.miller@svn.com







Syndication Docs Email Craigslist Website **Demographics**

Demographics

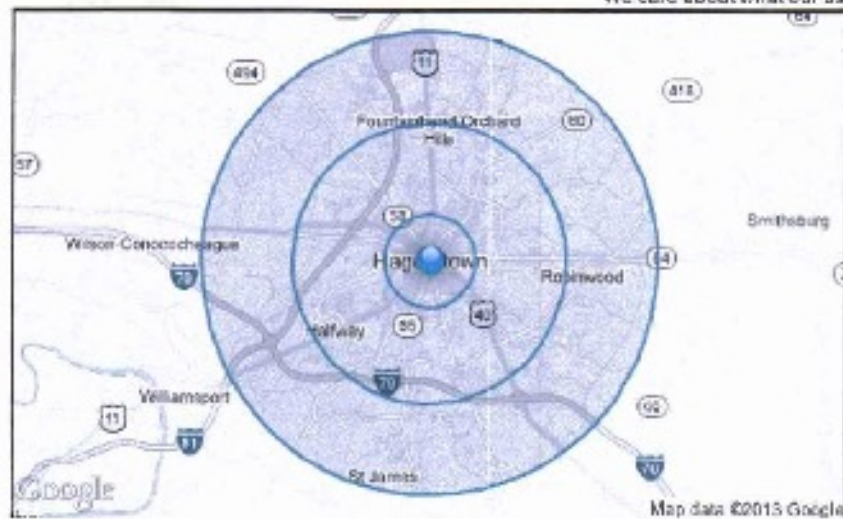
Reporting Area

RADIUS 1: 1.0 Miles

RADIUS 2: 3.0 Miles

RADIUS 3: 5.0 Miles

Regenerate
Data

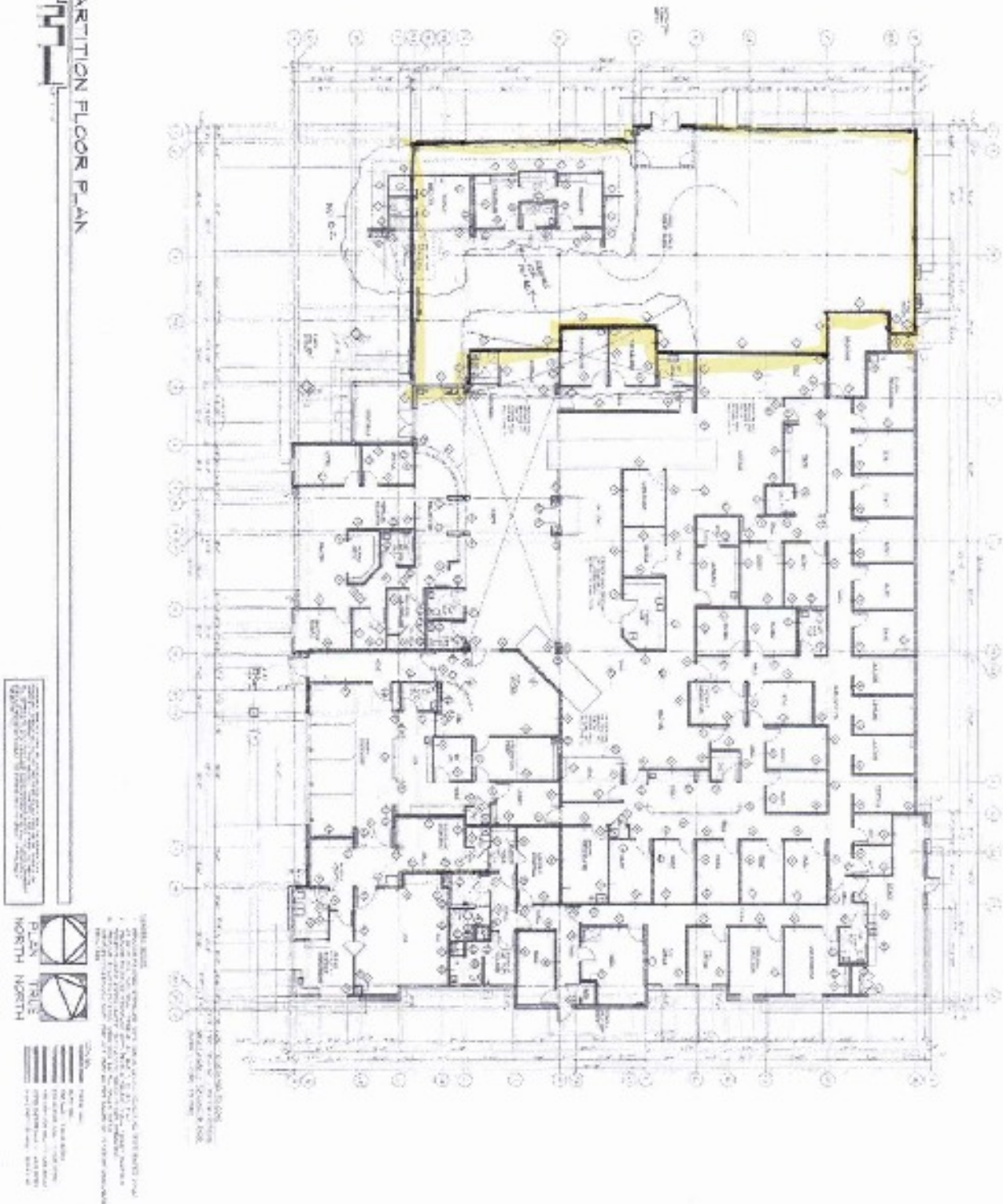


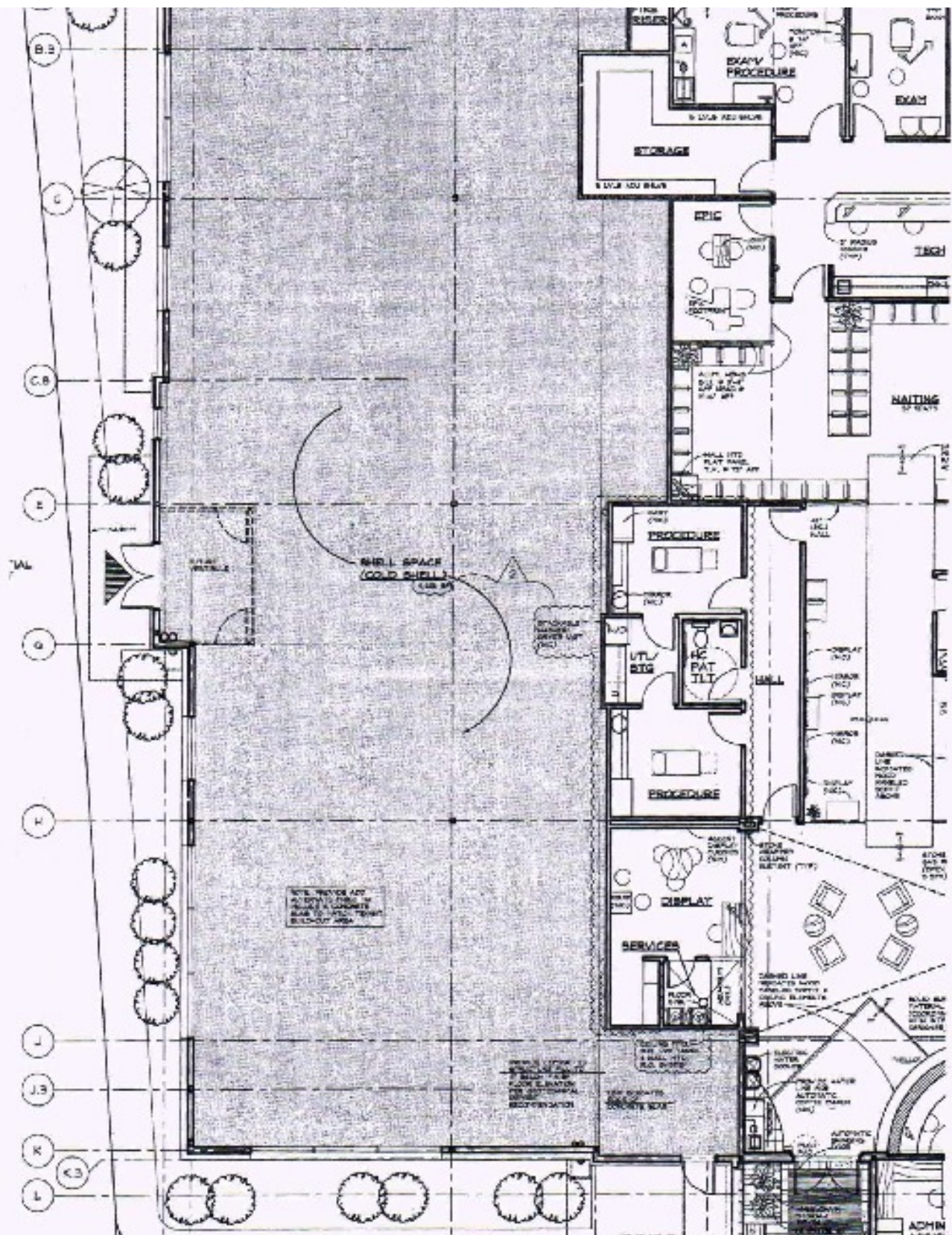
Demographics Data

☐ Override Values

	1 mile	3 miles	5 miles
Total households	7,619	26,461	38,766
Total population	17,338	63,084	95,653
Population white	12,654	50,023	78,298
Population black	3,478	9,389	12,047
Population hispanic	848	2,216	3,316
Population asian	211	861	1,671
Population pacific islander	60	60	59
Population american indian	27	141	180
Population other	187	610	799
Persons per household	2.3	2.4	2.5
Average household income	\$38,102	\$53,464	\$60,901
Average house value	\$178,001	\$219,041	\$230,578
Average age	35.6	37.4	37.9
Average age male	33.2	35.2	36.2
Average age female	37.2	38.7	39.2

PARTITION FLOOR PLAN





220 Champion Drive | Hagerstown, MD 21740



Demographics Report

	1 Mile	3 Miles	5 Miles
Total Population	17,338	63,084	95,653
Total Number of Households	7,619	26,461	38,766
Total Number of Persons per Household	2.3	2.4	2.5
Average House Value	\$178,001	\$219,041	\$230,578
Average Household Income	\$39,102	\$53,464	\$60,901
Median Age	35.6	37.4	37.9
Median Age - Male	33.2	35.2	36.2
Median Age - Female	37.2	38.7	39.2
Total Population - White	12,654	50,023	78,296
Total Percent - White	73.0%	79.3%	81.9%
Total Population - Black	3,478	9,389	12,047
Total Percent - Black	20.1%	14.9%	12.6%
Total Population - Asian	211	861	1,671
Total Percent - Asian	1.2%	1.4%	1.7%
Total Population - Hawaiian	60	60	59
Total Percent - Hawaiian	0.3%	0.1%	0.1%
Total Population - Indian	27	141	180
Total Percent - Indian	0.2%	0.2%	0.2%
Total Population - Other	167	610	799
Total Percent - Other	1.0%	1.0%	0.8%
Total Population - Hispanic	648	2,216	3,316
Total Percent - Hispanic	3.7%	3.5%	3.5%

* Demographic information provided by BuildOut, LLC



Trade Area Report

Hagerstown, MD 21740

Criteria Used for Analysis

Population Stats:
Total Population
62,355

Age:
Median Age
36.0

Income:
Median Household Income
\$42,666

Segmentation:
1st Dominant Segment
Green Acres

Consumer Segmentation

Life Mode

What are the
people like that
live in this area?

Upscale Avenues

Prosperous, married-couple homeowners in different
housing

Urbanization

Where do people
like this usually
live?

Rural I

Small towns and villages of married-couple families

Top Tapestry Segments

% of Population	2,416 (10.2 %)	2,336 (9.9 %)	1,997 (8.5 %)	1,972 (8.4 %)	1,886 (8.0 %)
% of Hagerstown	92 (0.6 %)	991 (8.0 %)	517 (3.1 %)	1,972 (12.0 %)	1,886 (11.5 %)

Green Acres



Midlife Junction

Retirement
Communities

Great Expectations



City Dimensions



Lifestyle Group	2 Upscale Avenues	10 Traditional Living	5 Senior Styles	7 High Hopes	8 Global Roots
Urbanization Group	10 Rural I	8 Suburban Periphery II	4 Metro Cities II	5 Urban Outskirts I	4 Metro Cities II
Residence Type	Single Family	Single Family; Multi-Units	Multi-Units	Single Family; Multi-Units	Multi-Unit Rentals
Household Type	Married Couple Families	Mixed	Singles	Mixed	Mixed
Average Household Size	2.75	2.26	1.91	2.31	2.7
Median Age	41	41.8	52.6	33.3	29.2
Diversity Index	23	36	42	58	84
Median Household Income	\$63,430	\$48,161	\$49,174	\$40,243	\$28,563
Median Net Worth	\$174,417	\$80,220	\$99,494	\$21,548	\$12,275
Median Home Value	\$179,073	\$131,464	\$183,328	\$100,315	\$76,641
Homeownership	86 %	65 %	54 %	48 %	34 %
Employment	Professional, Management or Skilled	Professional, Management or Services	Professional or Management	Professional, Management, Skilled or Services	Skilled or Services
Education	Some College	No High School Diploma; High School; Some College	Some College	High School Graduates; Some College	No High School Diploma; High School Grad
Preferred Activities	DIY home improvement; woodworking. Go mountain biking.	Fishing, softball. Attend country music concerts.	Travel. Do indoor gardening or plant care.	Order from catalogs. Listen to rock radio format.	Buy video games, tapes. Go roller-skating, go to movies.
Financial	Have home equity credit line	Own CDs	Own shares in tax-exempt funds	Have personal education loan	Have personal education loan





Brent C. Miller, CCIM, CPM

Executive Managing Director

SVN | Miller Commercial Real Estate



Brent C. Miller, CCIM, CPM, serves as Managing Director and Senior Advisor for SVN | Miller Commercial Real Estate. Miller is a licensed Real Estate Broker in Maryland, Delaware and Virginia. SVN | Miller has offices in Salisbury, Bethesda and Easton Maryland; Onley, Virginia and Seaford Delaware. Miller specializes in the sale, leasing, and management of retail, office, and industrial properties. His primary market area is the Delmarva Peninsula, Chesapeake Bay east to the Atlantic Ocean. With more than 30+ years of commercial real estate experience, Miller has closed more than 750 transactions. In 2012, SVN - Miller Commercial Real Estate received the Firm of the Year Award (<http://svnmiller.com/miller-commercial-real-estate-receives-svn-2012-firm-of-the-year-award>). SVN-Miller consisting ranks within the top 5 offices out of 200 SVN offices worldwide. In 2016, SVN-Miller the Firm of the Year Award thru SVN International (<http://svnmiller.com/miller-commercial-real-estate-receives-svn-2016-firm-of-the-year-award>). In 2017, the Salisbury Area Chamber of Commerce named SVN-Miller Business of the Year (<http://svnmiller.com/svn-miller-commercial-real-estate-named-medium-business-of-the-year>) and the Coastal Association of Realtors awarded Miller the Outstanding Commercial Realtor Award (<https://svnmiller.com/brent-miller-receives-outstanding-commercial-realtor-award>). In 2017, Miller was awarded National Commercial Awards by the National Association of Realtors (<https://svnmiller.com/brent-miller-receives-national-recognition-from-nar>). Brent Miller is a member of the Greater Salisbury Committee and Wicomico County Rotary Club. Miller serves on the Board of Directors for Hebron Saving Bank and is also a member of the Advisory Board of Directors for SVN International. Miller holds the prestigious Certified Commercial Investment Member designation (CCIM), is a Certified Property Manager (CPM), and is also actively involved with the International Council of Shopping Centers (ICSC). Miller also is a Principal of a private equity fund that invests in commercial real estate.

Memberships & Affiliations

Commercial Investment Real Estate Institute (CCIM)
Institute of Real Estate Management (CPM)
Accredited Management Organization (AMO)
National, Maryland, Coastal and Sussex County
Association of Realtors

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Disclaimer | Confidentiality



Presented by |

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