

Tri State Park

1741-1743 Dual Highway, Hagerstown, MD 21740

SITE DATA

ACCESSIBILITY:

One mile from exit 32B on I-70

TRAFFIC COUNTS:

Traffic exposure of over **60,000** cars per day on Dual Highway (US-40)

DEMOGRAPHICS:

Total Population: 60,161 (15 Mile)
148,355 (County)
Average Age: 37
Total # of Households: 25,658 (15 Mile)
60,014 (County)
Mean Household Income: \$55,904

MedExpress Urgent Care on site with over 100 daily visits.

Merritus Health:
Over 6,000 dally visits.

HCC
Over 12,000 enrolled students

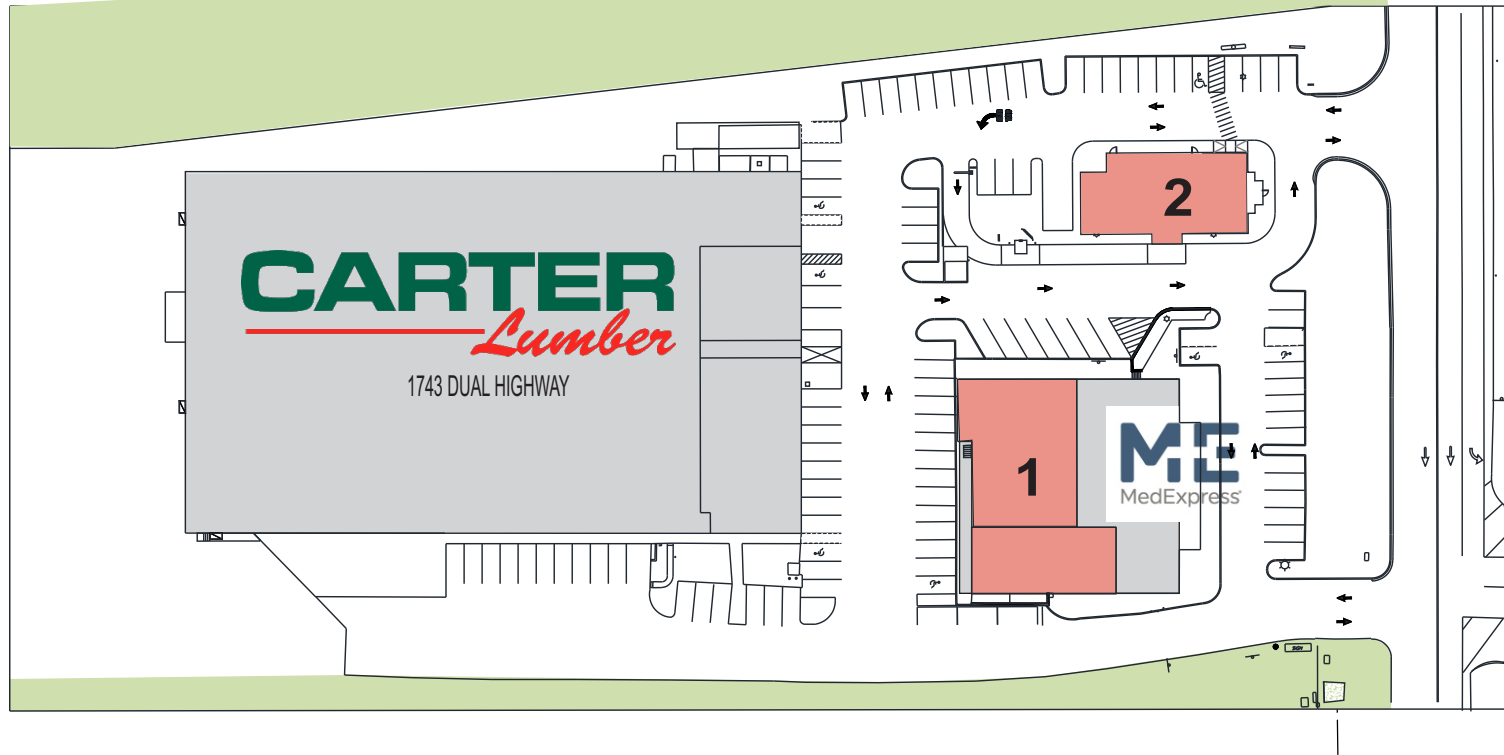


*“Excellent location on
Dual Highway with easy access to I-70”*

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Washco
COMPANIES

Dion Akins
Washco Management
301.573.0148
dakinl@washcomanagement.com



SITE DESCRIPTION

1741 DUAL HIGHWAY
 MEDEXPRESS: 8,129 SF
1. AVAILABLE: 5,552 SF
2. AVAILABLE W/ DRIVE THRU: 4,128 SF

1743 DUAL HIGHWAY
 CARTER LUMBER

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