



1000 Dual Highway, Hagerstown, MD

Owner-Operator Opportunity



The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccura-



Price: \$1,900,000

Property Highlights

Large Lot—Property sits on approx. 1 Acre—
opportunity for future development as a portion
of the lot is under utilized

Excellent Retail Location - Property sits near
Shopping center and Residential community that
frequents the location

Strong Traffic— Dual Highway Route 40 | +38,000
(VPD)

Growth Area — current trends hold, Hagerstown's
population could grow another 5-8% by 2030. This
growth is bolstered by: Regional affordability rela-
tive to nearby urban centers. Transportation im-
provements, like expanded services on I-70 and I-
81, increasing commuter accessibility. Hagerstown's
appeal to both young professionals and retirees.

1000 Dual Highway



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Property Information

Address 1000 Dual Highway,
Hagerstown, MD, 21740

Size .98 Acres

Square Feet 42,475

County Washington | Maryland

Zoned CG

Taxes \$8,422



Contact For Financials and Info.

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Operator Opportunity

Triple Net Investment Group is pleased to present 1000 Dual Highway Hagerstown, Maryland. The station sits on approx. 1 Acre of lot size with room for additional development. The Gas Station features large convenience store that has been recently remodeled (2021). Location is directly on Route 40 with strong traffic (+38,000 VPD) and visibility. Property is on Dual Highway which is the major thoroughfare for residents and working commuters in Hagerstown. This location is main highway for Amazon and Lowes distribution throughout Maryland and its neighboring states.



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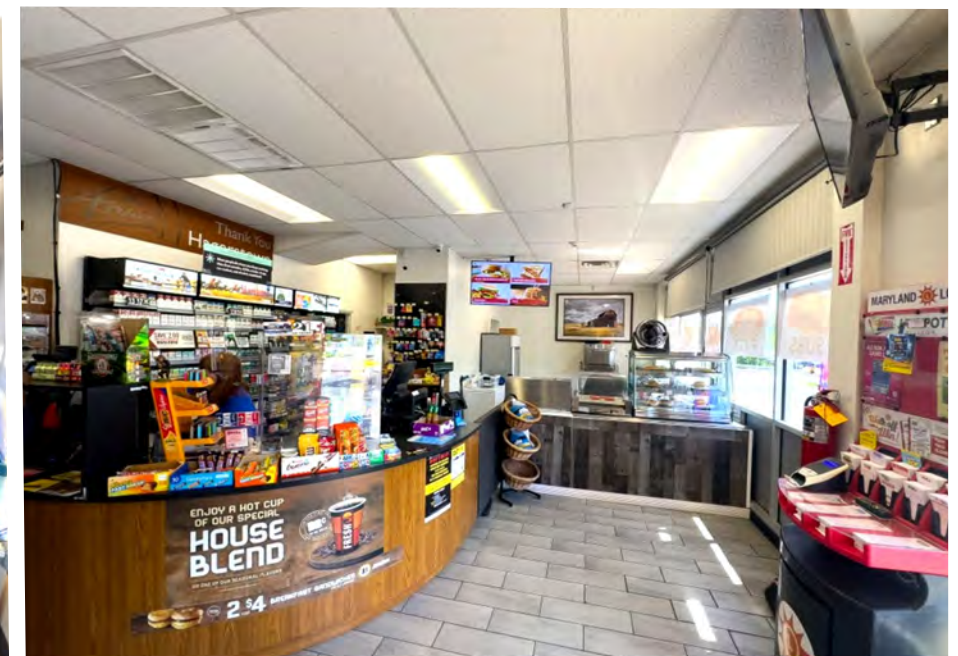
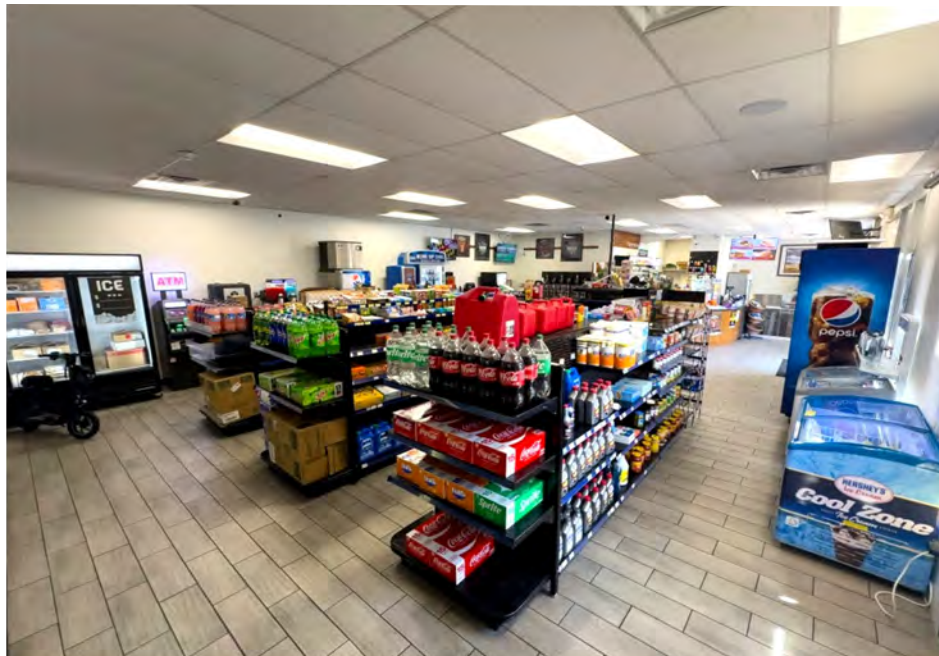


24641 SOUTHPOINT DR, CHANTILLY, VA 20152



1 ACRE

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Demographics



Med. Home	1 MILE	3 MILE	5 MILE
Values	\$180,657	\$219,102	\$245,034



Population	1 MILE	3 MILE	5 MILE
	41,617	93,814	147,180



AVG Income	1 MILE	3 MILE	5 MILE
	\$60,679	\$78,202	\$84,714



LOCATION OVERVIEW — Hagerstown, Maryland

Hagerstown is a city in northwestern Maryland and serves as the county seat of Washington County. With a population of approximately 43,527 as of the 2020 census, it ranks as Maryland's sixth-largest incorporated city. Hagerstown is situated in the Cumberland Valley between the Blue Ridge and Allegheny Mountains, about 70 miles northwest of Washington, D.C., and 72 miles west-northwest of Baltimore . Hagerstown is rich in history, particularly from the Civil War era, serving as a staging area and supply center for multiple campaigns. Nearby historical sites include Antietam National Battlefield and South Mountain State Battlefield . The city also boasts cultural attractions such as the Maryland Theatre, home to the Maryland Symphony Orchestra, and was the first designated Arts and Entertainment District in Maryland. The city's economy has evolved from its industrial roots, with Fairchild Aircraft once being a major employer, to a diverse mix of commerce and industry today. Hagerstown continues to serve as a commercial and industrial hub for the tri-state area, including parts of Maryland, Pennsylvania, and West Virginia .

David Roman

Vice President

Droman@nnnig.com

202.365.9091

Robert Gamzeh

Managing Director

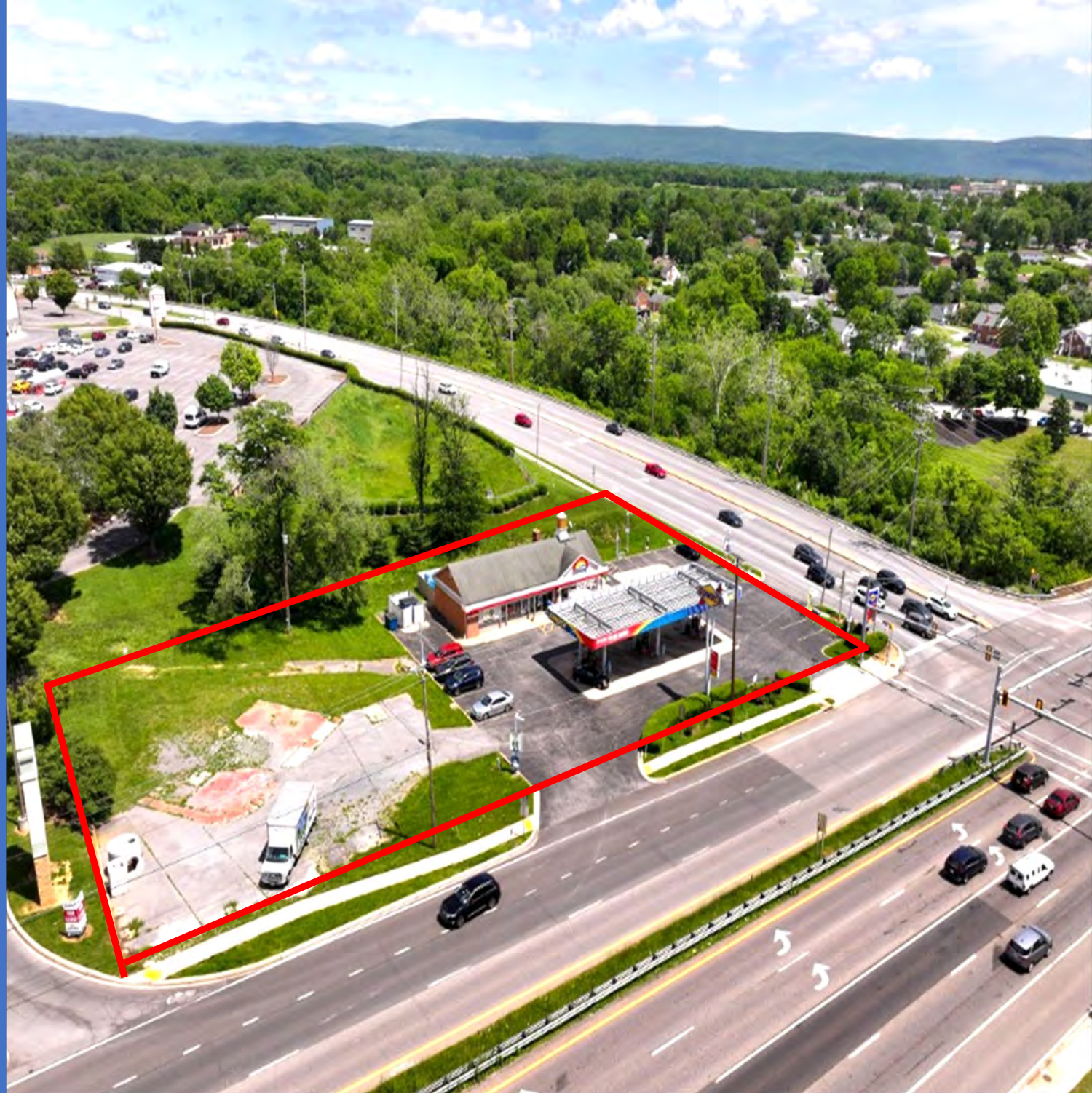
Robert@nnnig.com

202.365.3050

**Triple Net Investment
Group |**

**11140 Rockville Pike
Suite 480F, Rockville,
MD, 20852**

www.nnnig.com



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