

FOR SALE

\$399,000

34 W. Franklin Street, Hagerstown, MD 21740

MacRo^{LTD.}
COMMERCIAL REAL ESTATE™



Historic Office Building for Sale in Downtown Hagerstown

This 5,660 SF professional office building, with tremendous access and visibility, is situated on 0.21 acres and has plenty of private, off-street parking. Great opportunity for an investor or professional offices looking to expand.

Property Details

- First floor—6 private offices, reception area, kitchenette, and 2 restrooms
- Second floor—1 office, 2 restrooms, and large, open bullpen area
- Third floor—large, heated loft area
- Basement—ideal for storage

PRESENTING

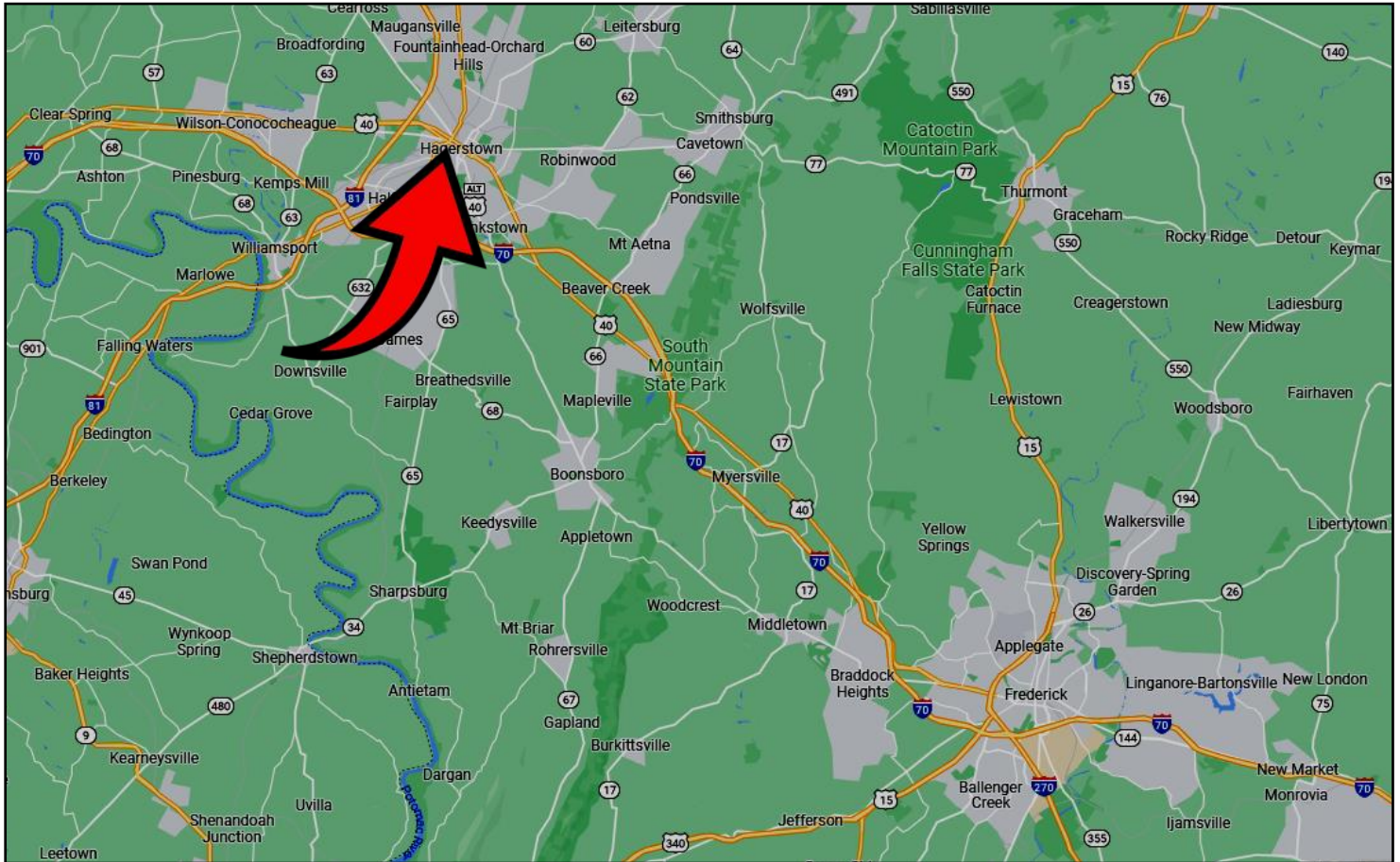
Location:	34 W. Franklin Street, Hagerstown, MD 21704
Legal:	Tax Map 03006, Parcel 0090
Zoning:	City of Hagerstown: CC-MU—The City Center Mixed Use District, in the downtown area, allows mixing, in a dense manner, of residential, commercial, and light manufacturing uses in the same neighborhood.
Building Size:	5,660 SF
Lot Size:	0.21 Acres
Parking:	Private, off-street parking
Utilities:	Public water and sewer
Contact:	Ashleigh Kiggans, Vice President Office: 301-698-9696 ext. 205 Mobile: 703-507-1069 Email: ashleigh@macroltd.com

Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

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AERIAL

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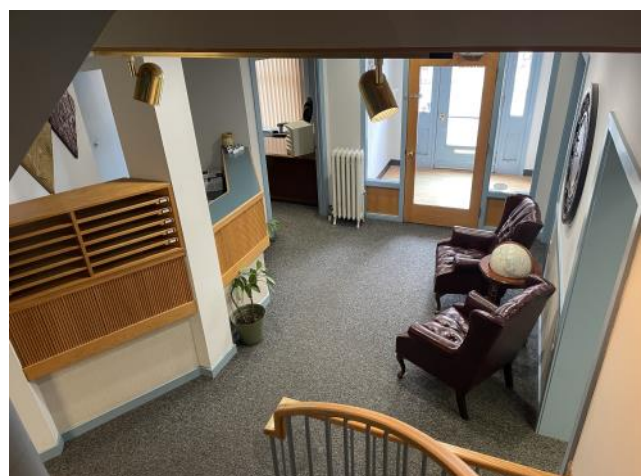
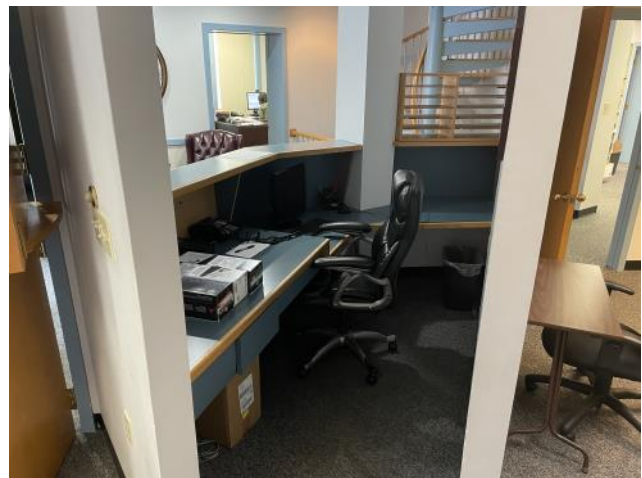


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PHOTOS

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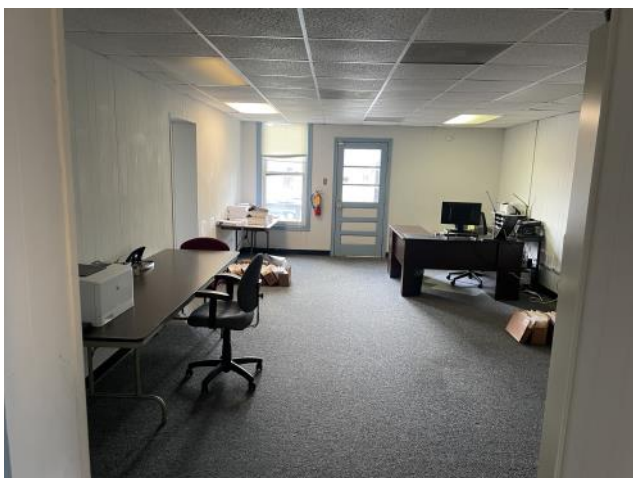


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DEMOGRAPHICS



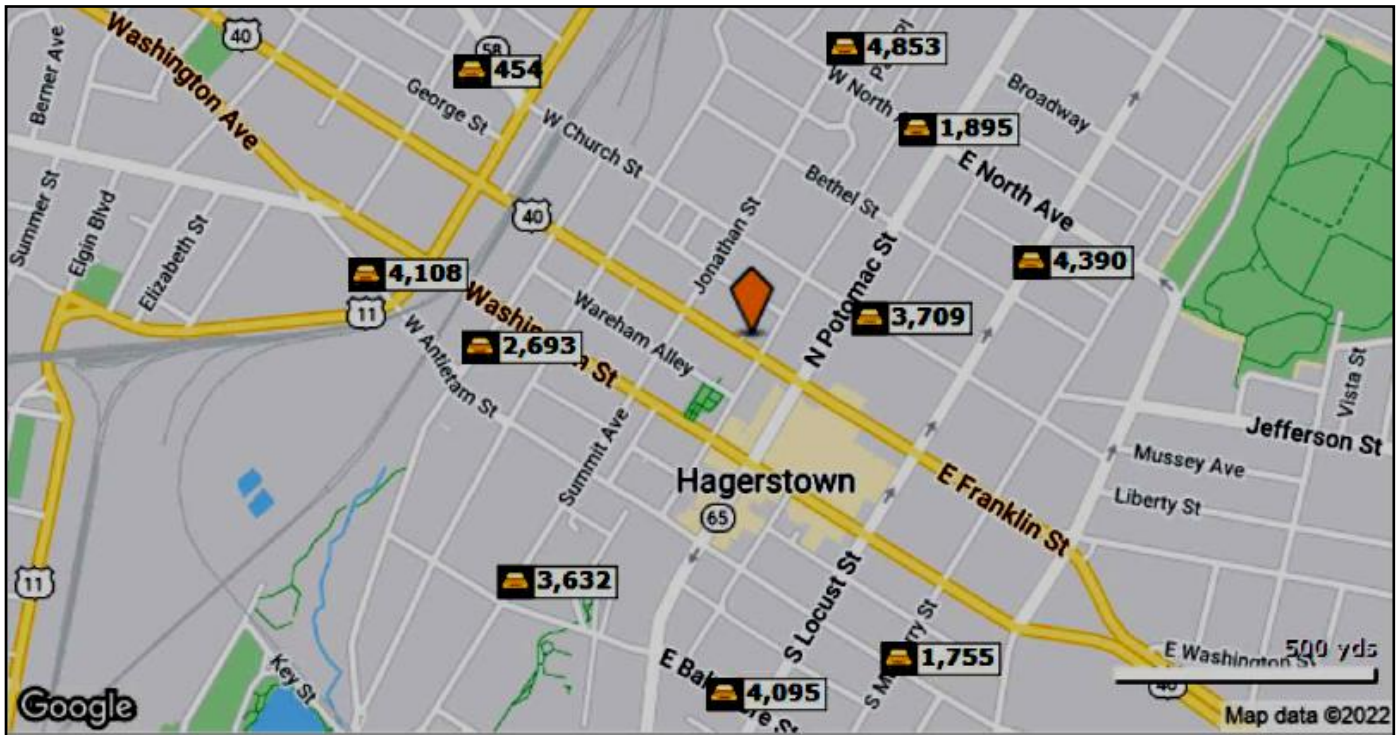
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Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	20,401		60,787		93,816	
2021 Estimate	20,322		60,011		92,049	
2010 Census	20,779		58,457		86,606	
Growth 2021 - 2026	0.39%		1.29%		1.92%	
Growth 2010 - 2021	-2.20%		2.66%		6.28%	
2021 Population by Hispanic Origin	1,562		4,683		6,818	
2021 Population	20,322		60,011		92,049	
White	14,328	70.50%	45,735	76.21%	72,481	78.74%
Black	4,506	22.17%	9,951	16.58%	13,007	14.13%
Am. Indian & Alaskan	92	0.45%	245	0.41%	363	0.39%
Asian	212	1.04%	1,217	2.03%	2,379	2.58%
Hawaiian & Pacific Island	19	0.09%	77	0.13%	110	0.12%
Other	1,165	5.73%	2,786	4.64%	3,708	4.03%
U.S. Armed Forces	9		59		138	
Households						
2026 Projection	8,681		25,274		37,984	
2021 Estimate	8,648		24,941		37,275	
2010 Census	8,850		24,255		35,119	
Growth 2021 - 2026	0.38%		1.34%		1.90%	
Growth 2010 - 2021	-2.28%		2.83%		6.14%	
Owner Occupied	3,107	35.93%	13,070	52.40%	21,767	58.40%
Renter Occupied	5,540	64.06%	11,871	47.60%	15,508	41.60%
2021 Households by HH Income	8,646		24,941		37,275	
Income: <\$25,000	3,421	39.57%	7,034	28.20%	9,014	24.18%
Income: \$25,000 - \$50,000	2,145	24.81%	6,061	24.30%	8,449	22.67%
Income: \$50,000 - \$75,000	1,359	15.72%	4,264	17.10%	6,346	17.02%
Income: \$75,000 - \$100,000	792	9.16%	2,697	10.81%	4,341	11.65%
Income: \$100,000 - \$125,000	398	4.60%	2,030	8.14%	3,318	8.90%
Income: \$125,000 - \$150,000	203	2.35%	940	3.77%	1,829	4.91%
Income: \$150,000 - \$200,000	225	2.60%	1,204	4.83%	2,360	6.33%
Income: \$200,000+	103	1.19%	711	2.85%	1,618	4.34%
2021 Avg Household Income	\$48,776		\$64,662		\$73,972	
2021 Med Household Income	\$33,786		\$47,310		\$54,032	

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TRAFFIC COUNT

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 East Ave	Cramer Aly	0.02 SE	2020	3,709	MPSI	.14
2 Walnut Ln	Baltimore National Pike	0.05 NE	2020	2,693	MPSI	.30
3 West North Avenue	Bethune Ave	0.01 NW	2020	1,895	MPSI	.30
4 North Locust Street	John St	0.01 NE	2020	4,390	MPSI	.32
5 North Jonathan Street	W North Ave	0.03 SW	2020	4,853	MPSI	.34
6 Summit Avenue	Hood St	0.02 NE	2020	3,632	MPSI	.37
7 South Mulberry Street	E Antietam St	0.01 SW	2020	1,755	MPSI	.39
8 East Baltimore Street	Gerbers Aly	0.04 NW	2020	4,095	MPSI	.39
9 West Church Street	High St	0.03 NW	2020	454	MPSI	.43
10 West Antietam Street	S Burhans Blvd	0.04 SE	2020	4,108	MPSI	.43

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ZONING

FOR SALE 34 W. Franklin Street, Hagerstown, MD 21740

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City of Hagerstown Zoning – City Center Mixed Use District (CC-MU)

The City Center Mixed Use District, in the downtown area, allows mixing, in a dense manner, of residential, commercial, and light manufacturing uses in the same neighborhood.

Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

- Civic and social organizations (8134).
- Commercial parking lots and decks.
- Community centers, including but not limited to cultural, civic and educational centers.
- Fitness and recreational sports centers.
- Libraries.
- Municipal parking lots and decks.
- Museums (712), except zoological parks.
- Primary and secondary schools, public and private, provided all setback, parking and other regulations are met without variance.
- Primary and secondary schools, public and private, for which setback, parking or other regulations cannot be met without variance.
- Private parks, playgrounds and community gardens.
- Public administration (92), except correctional institutions publicly-managed (922140) and privately managed (561210).
- Public parks.
- Religious sanctuaries (8131) (church, synagogue, mosque, wedding chapel, etc.) with traditional accessory uses, provided all setback, parking and other regulations are met without variance or waiver and reuse of existing structures comply with setbacks.
- Religious sanctuaries (8131) other than those described in the previous line, or not meeting all site design requirements.
- Administrative support services (561).
- Ambulatory health care services, with exception of outpatient substance abuse centers (621420).
- Artist Studios.
- Banks, savings institutions & credit unions (521-522), except pawn shops (522298).
- Business Service Centers (56143) and Quick Printing Services (323114).
- Colleges, universities, trade and commercial schools, except primary and secondary schools (611).
- Finance and insurance (52), monetary authorities – central bank, credit intermediation and related activities (521-522), except pawn shops (522298).
- Funeral homes (81221) including accessory crematories.
- Medical and diagnostic laboratories (6215).
- Offices, business and professional (55 and 56), except waste management and remediation services (562).
- Offices for bonding, probation and parole of defendants in the criminal justice system, not within 500 feet of Public Square or within 250 feet of another such use.
- Outdoor Automated Teller Machines (ATM), not accessory to a banking institution.
- Photography Studios.
- Professional, scientific & technical services (54), except veterinary services.
- Veterinary services (54194), completely enclosed.
- Amusement and recreation establishments (713120, 71395 and 713990).
- Banquet and reception facilities (722320).
- Bed & breakfast inns (721191).
- Catering kitchens, for preparation of food for off-site delivery and associated office and storage use (722320).
- Convention and Conference Centers.
- Drinking places (722410) and brewpubs, distillery pubs and wine pubs within the Smart Growth A&E District. Drinking places (722410) and brewpubs, distillery pubs and wine pubs outside the Smart Growth A&E District. Entertainment club.
- Hotels and motels (72111).
- Multi-purpose arenas for sporting events, entertainment and other assembly events.
- Night clubs.
- Performing arts companies (7111).
- Restaurants (7221 and 7222), no limit on size.
- Satellite Simulcast (off track) Betting Facilities.
- Theater, movie (512131).
- Theater, performing arts (711310).
- Visitor Welcome Center.
- Visual and performing arts studios.
- Broadcasting (515).
- Motion picture and sound recording industries (512).
- Telecommunications (517).
- Continued...

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ZONING (Continued)



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- Convenience store without fuel pumps (445120).
- Dry cleaning and laundry services (8123).
- Hair, nail and skin care stores, ear piercing services, hair replacement services, permanent makeup salons (81211) and dog grooming establishments.
- Internet publishing and broadcasting (516).
- Internet service providers web search portals and data processing services (518).
- Mixed use building of commercial and residential units.
- Newspaper publishers (511110).
- Outdoor vending machines entirely on private property in active use and not in a public street right-of-way, provided that the vending machines(s) comply with building setbacks unless abutting a building.
- Personal and household goods repair and maintenance (8114).
- Photo finishing (81292).
- Produce stands (812910).
- Same as above, up to 75,000 square feet in net floor area per business.
- Tanning and depilatory salons (812199).
- Tattoo parlors and massage parlors, steam baths and saunas (812199).
- Commercial Bus Stops and Terminals, provided indoor waiting areas and restroom facilities are provided at all times buses may stop at the facility and buses pull entirely off of public streets to pick up and discharge passengers.
- Parking Lots & Garages (81293), private, commercial and municipal, including offsite parking lots maintained by and designated for a permitted or special exception use on a lot located within 500 feet.
- Adult day care with vocational centers.
- Brewery, Distillery, Winery – Small Scale; 15,000 gross square feet or less in building area, with or without outdoor tables and no outdoor speaker system.
- Indoor plant cultivation and processing facilities, when interior space is 25,000 square feet or less in gross floor area.
- Indoor plant cultivation and processing facilities, when interior space is over 25,000 square feet in gross floor area.
- Manufacturing, Light, when interior space is 25,000 square feet or less in gross floor area.
- Manufacturing, Light, when interior space exceeds 25,000 square feet in gross floor area.
- Research and development offices and laboratories, including physical, chemical and biological subjects.
- Warehousing & Storage (493) in buildings erected prior to October 1, 1956.
- Temporary Contractor Staging Facility, subject to provisions in Subsection K.13.
- Temporary Uses, subject to provisions in Section R.
- And more...

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