



REAL ESTATE

***For Lease – up to 9,800 sf***

***Premier Class A Medical Office – One Floor Left!***

**11236 Robinwood Dr, Hagerstown, MD 21742**

**JOE ANTHONY, ESQ.**

Co-Founder & CEO

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Co-Founder & CFO

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# A2Z REAL ESTATE

## **VARSITY PROFESSIONAL CENTER**

### **ADDRESS:**

11236 Robinwood Dr,  
Hagerstown, MD 21742

### **SPACE AVAILABLE:**

One floor left, up to 9,800 sf

**Current Tenants:** Hagerstown SurgCenter, Varsity Gastroenterology, CadrioCare, Hagerstown Imaging Center, X-Press Pharmacy, Dr. Lweis, UNI Urgent Care,

### **HIGHLIGHTS:**

Intersection of Robinwood Drive & Professional Drive:

Easy access from US-40 and I-70

Traffic exposure of over 25,000 cars per day on Robinwood Drive.

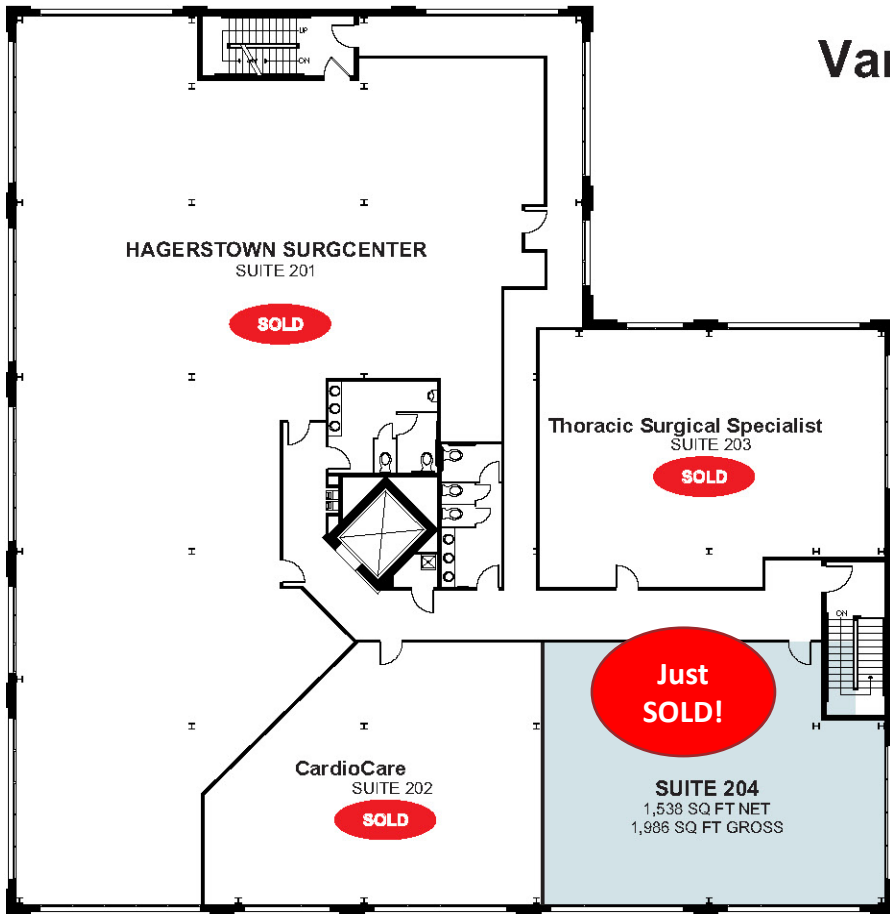
Site is part of the Rosewood Village with over 250 existing residential units. Site is located next to Merritus Medical Center and Merritus Regional Hospital.

Over 2,500 daily visits and 3,000 full time and part time employees. Hagerstown Community College with over 14,000 students an 500 full time employees

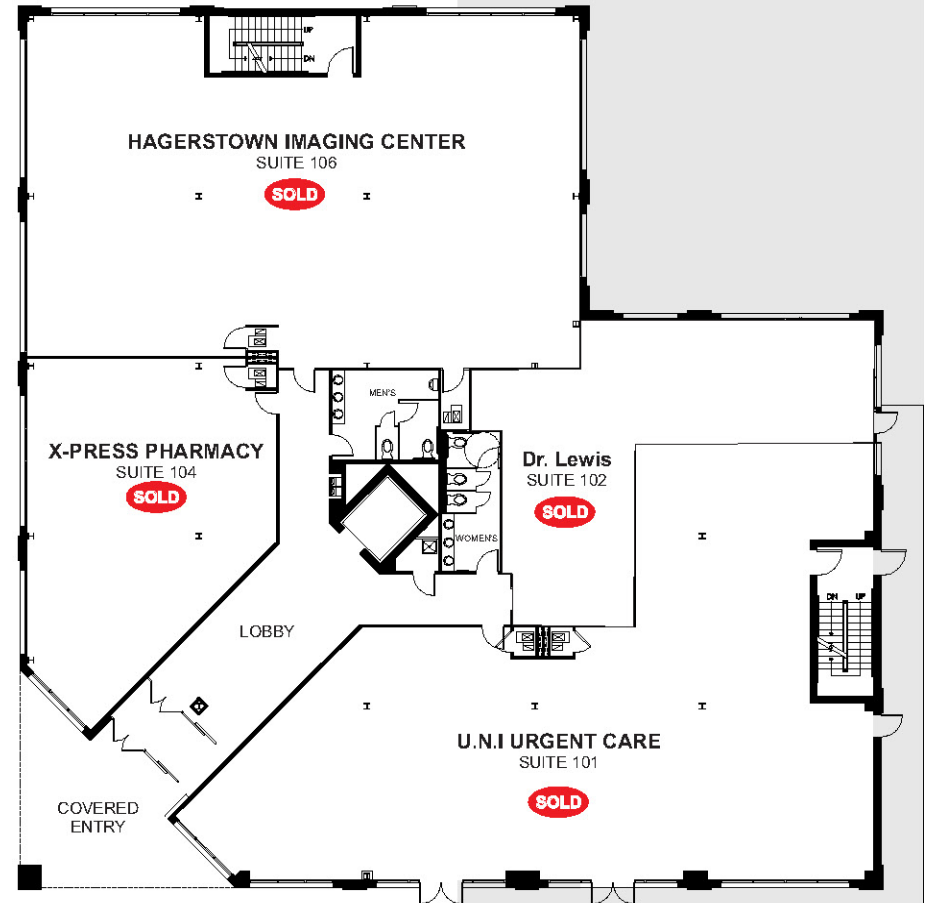
# Varsity Professional Center

## BUILDING FEATURES

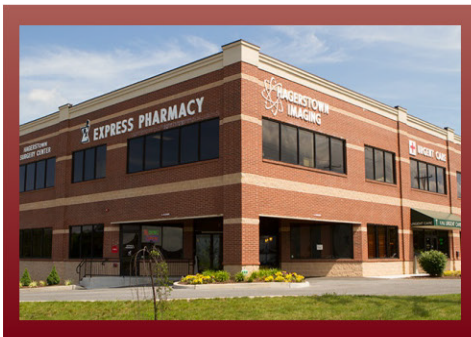
- All Masonry Building
- Hospital Grade Elevator
- Attractive Lobby & Hallways
- Upscale Public Bathroom Facilities in Hallways
- 98 Parking Spaces
- Professional Exterior Signage



**SECOND FLOOR PLAN**



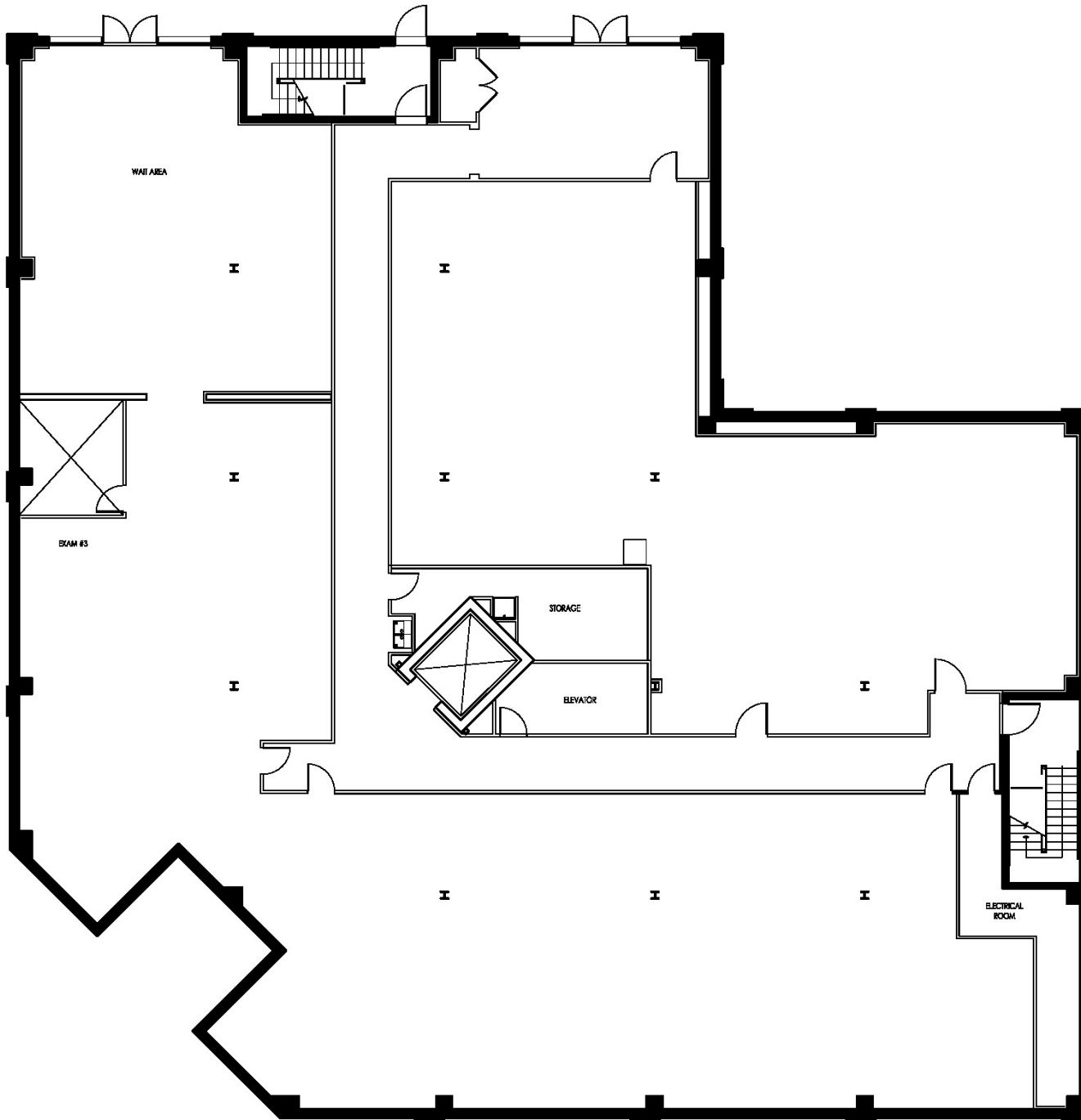
**FIRST FLOOR PLAN**



**BUILDING EXTERIOR**



**LOBBY**



LOWER LEVEL

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Hagerstown Community College

Ditto Farms Regional Park

**CALIBER COLLISION** **T** **Lowe's** **Kroger**

**holiday hair**

**EconoLodge** **Walgreens** **QUIZNOS**

**SHEETZ** **BURGER KING** **McDonald's** **DQ**

**Kentucky Fried Chicken** **TACO BELL** **weis** **M&T Bank**

**CVS pharmacy** **FAMILY DOLLAR** **DOLLAR TREE** **Advance Auto Parts**

**PAPA JOHN'S** **MR. TIRE** **AutoZone** **ALDI**

**MIDAS** **Days Inn** **Super 8**

**Lo's Purr** **unitedbank** **SUBWAY** **DUNKIN'**

**BR** **POPEYES** **DOLLAR GENERAL** **Pizza Hut**

**TRUIST** **MARTIN'S** **CIRQUEST**

**Valvoline** **Exxon** **Comfort**

**Hampton** **Little Caesars** **cricket** **Fulton Bank**

**Hair cuttery** **Walgreens** **Checkers** **TEXAS**

**penny's** **Bob Evans** **bp**

**7 ELEVEN** **SONIC** **McDonald's** **PNC**

**CVS pharmacy** **TIRE PLUS**

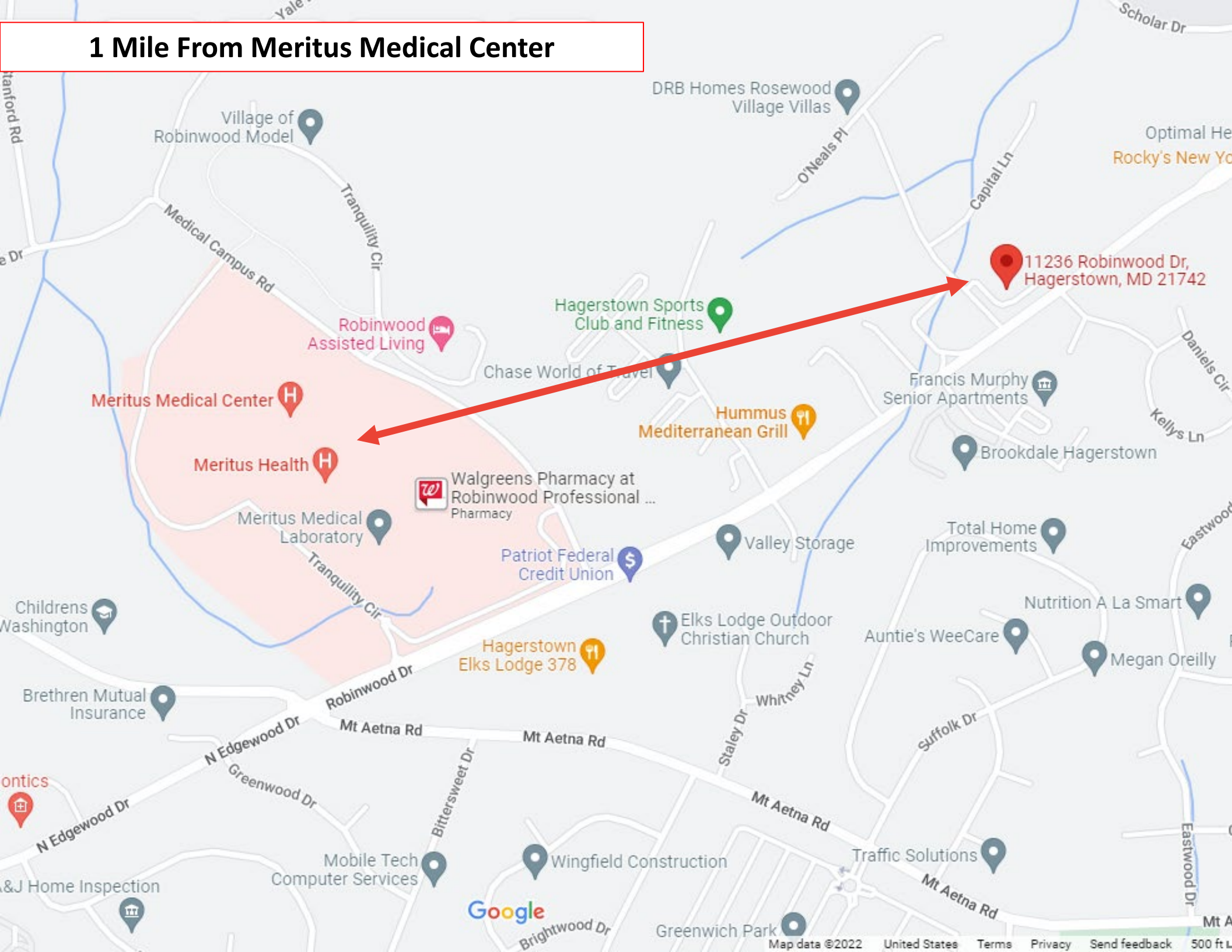
**11236 Robinwood Dr**  
**Hagerstown, MD 21742**  
 November 2021

**14,000 CPD**

**3,400 CPD**

Elementary

# 1 Mile From Meritus Medical Center



11236 Robinwood Dr,  
Hagerstown, MD 21742

Meritus Medical Center

Meritus Health

Walgreens Pharmacy at  
Robinwood Professional ...  
Pharmacy

Patriot Federal  
Credit Union

Hagerstown  
Elks Lodge 378

Hummus  
Mediterranean Grill

Hagerstown Sports  
Club and Fitness

Francis Murphy  
Senior Apartments

Brookdale Hagerstown

Total Home  
Improvements

Nutrition A La Smart

Auntie's WeeCare

Megan O'Reilly

Elks Lodge Outdoor  
Christian Church

Valley Storage

Chase World of Travel

Robinwood  
Assisted Living

Village of  
Robinwood Model

DRB Homes Rosewood  
Village Villas

Optimal He  
Rocky's New Yo

ontics

&J Home Inspection

Mobile Tech  
Computer Services

Wingfield Construction

Traffic Solutions

Greenwich Park

Google

# DEMOGRAPHICS

11236 Robinwood Dr Hagerstown, MD 21742	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2021 Estimated Population	6,042	38,114	83,750	148,817
2026 Projected Population	6,207	38,337	84,616	151,780
2010 Census Population	5,190	36,749	78,964	141,971
2000 Census Population	3,720	31,914	72,284	125,561
Projected Annual Growth 2021 to 2026	0.5%	0.1%	0.2%	0.4%
Historical Annual Growth 2000 to 2021	3.0%	0.9%	0.8%	0.9%
2021 Median Age	37.0	38.4	38.6	39.8
<b>Households</b>				
2021 Estimated Households	2,536	16,245	33,303	56,551
2026 Projected Households	2,641	16,448	33,820	58,012
2010 Census Households	2,163	15,618	31,368	53,547
2000 Census Households	1,546	13,861	28,718	47,440
Projected Annual Growth 2021 to 2026	0.8%	0.2%	0.3%	0.5%
Historical Annual Growth 2000 to 2021	3.0%	0.8%	0.8%	0.9%
<b>Race and Ethnicity</b>				
2021 Estimated White	72.7%	72.4%	73.7%	79.1%
2021 Estimated Black or African American	13.3%	16.4%	16.3%	13.0%
2021 Estimated Asian or Pacific Islander	6.2%	3.1%	2.6%	2.2%
2021 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%	0.3%
2021 Estimated Other Races	7.5%	7.8%	7.1%	5.4%
2021 Estimated Hispanic	10.7%	8.8%	7.5%	6.1%
<b>Income</b>				
2021 Estimated Average Household Income	\$80,744	\$70,447	\$79,237	\$83,499
2021 Estimated Median Household Income	\$53,510	\$52,717	\$61,366	\$66,549
2021 Estimated Per Capita Income	\$33,895	\$30,114	\$32,031	\$32,511
<b>Education (Age 25+)</b>				
2021 Estimated Elementary (Grade Level 0 to 8)	2.0%	3.4%	3.3%	3.2%
2021 Estimated Some High School (Grade Level 9 to 11)	8.0%	8.8%	9.4%	8.8%
2021 Estimated High School Graduate	23.9%	33.7%	33.6%	35.8%
2021 Estimated Some College	20.9%	21.7%	20.7%	20.3%
2021 Estimated Associates Degree Only	9.5%	8.1%	8.5%	8.4%
2021 Estimated Bachelors Degree Only	21.7%	13.9%	14.2%	13.7%
2021 Estimated Graduate Degree	14.0%	10.3%	10.2%	9.7%
<b>Business</b>				
2021 Estimated Total Businesses	255	1,772	3,434	5,147
2021 Estimated Total Employees	2,281	17,748	40,039	62,393
2021 Estimated Employee Population per Business	8.9	10.0	11.7	12.1
2021 Estimated Residential Population per Business	23.7	21.5	24.4	28.9





**A2Z**  
REAL ESTATE

**CONTACT**

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