

FOR LEASE

\$15/Modified Gross

37 1/2 E Baltimore St, Hagerstown, MD

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Prime Retail Space for Lease in Downtown Hagerstown

Situated in the emerging downtown district of Hagerstown is a newly listed 800 +/- SF retail suite. The building has excellent roadside visibility and features a private full bathroom, a quaint private outdoor area, and three (3) separate rooms. Located on a walkable street, it is easily accessible near restaurants, retail, schools, and within close proximity to the new stadium. This up and coming district features businesses such as a boutique retail store highlighting local artists and handmade crafts/clothing, Hub City Vinyl (largest vinyl store in the state, and soon to be performance venue), Les Cookies Delight bakery, R and K pub, and many more. It is a wonderful opportunity to join the Hagerstown community as the city undergoes revitalization!

PRESENTING

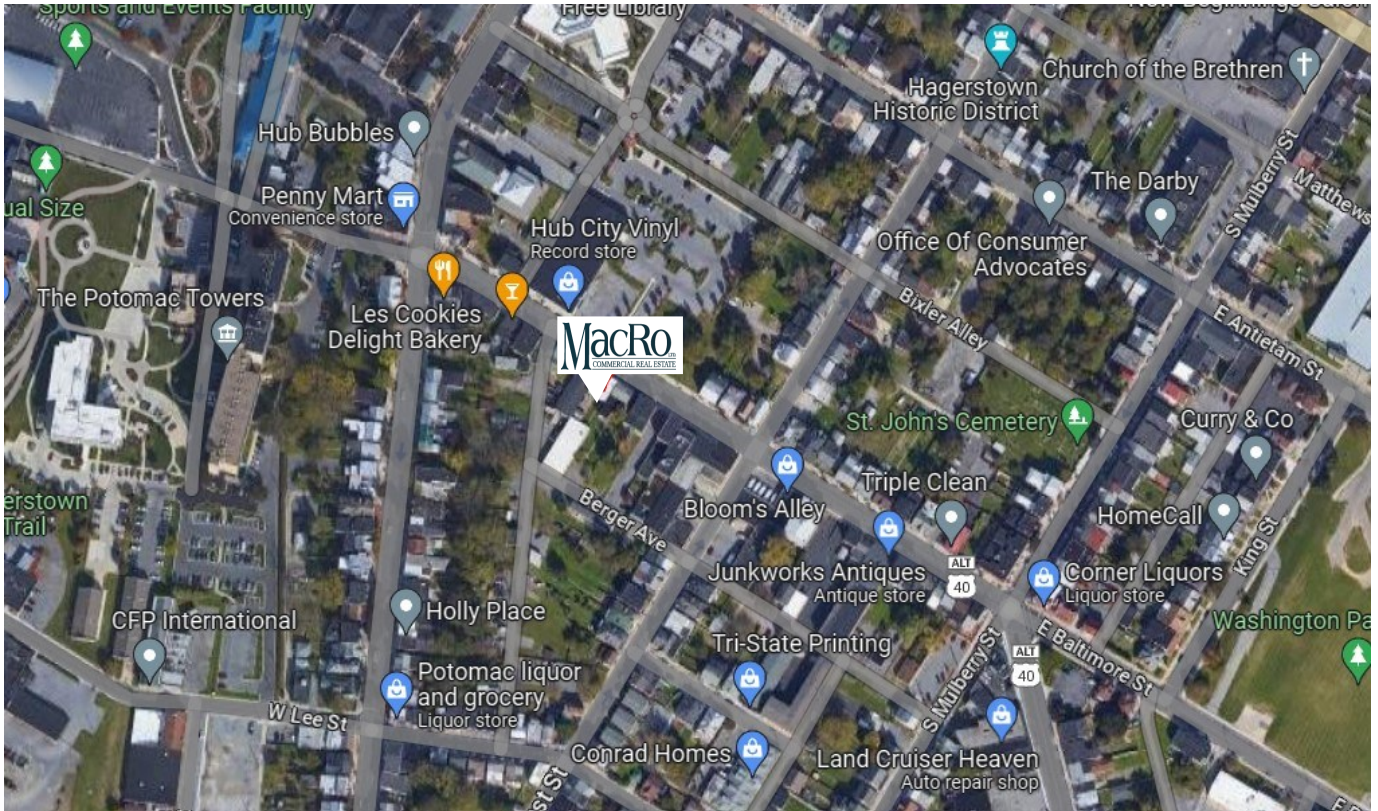
- Location:** 37 1/2 E Baltimore St, Hagerstown, MD 21740
- Legal:** Tax Map 0312, Parcel 0148
- Zoning:** Neighborhood Mixed-Use (N-MU): A mixed-use zoning district that allows a less intense version of the CC-MU (E Baltimore Street, Potomac/Oak Hill triangle).
- Property Details:**
- Quaint private outdoor area
 - Excellent roadside visibility
 - Walking distance to new stadium
- Utilities:** Public water and sewer
- Contact:** Jackie McGaughey, Sales and Leasing Associate
Office: 301-698-9696 ext. 207
Mobile: 301-606-0565
Email: jackie@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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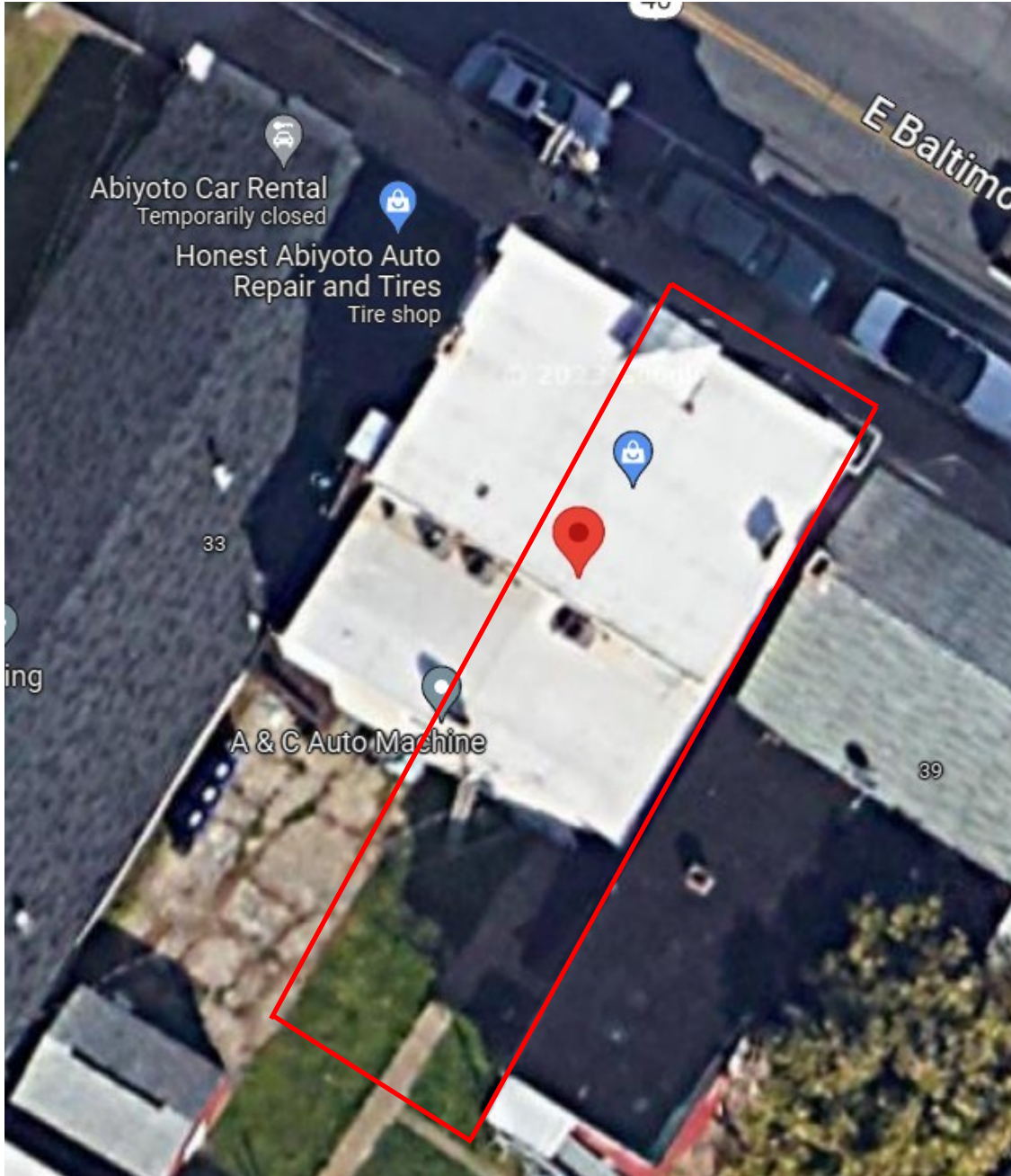


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AERIAL

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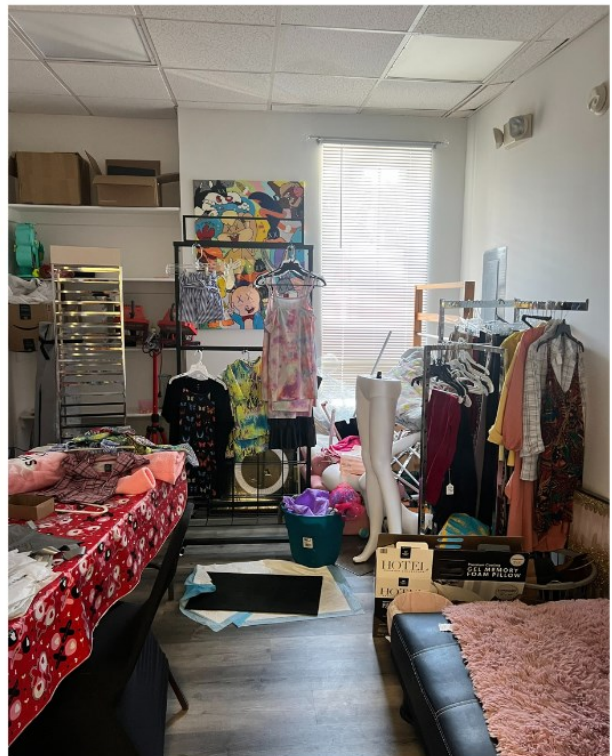


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PHOTOS

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ZONING



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Mixed-Use Districts. 1. Purposes. The purposes of the mixed-use districts are as follows:

a. CC-MU (City Center - Mixed Use) (1) Promote development of a compact, pedestrian-oriented city center consisting of a diverse mix of residential, business, commercial, office, institutional, educational, and cultural and entertainment activities for workers, visitors, and residents; (2) Encourage pedestrian-oriented development within walking distance of transit opportunities at densities and intensities that will help to support transit usage and city center businesses; (3) Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction; (4) Create a place that represents a unique, attractive, and memorable destination for visitors and residents; and (5) Enhance the community's character through the promotion of high-quality urban design.

b. N-MU (Neighborhood – Mixed Use). (1) Accommodate mixed-use buildings serving retail, service, and other uses on the ground floor and residential units above the nonresidential space; (2) Allow for commercial uses of a scale and intensity compatible with a residential neighborhood. (3) Allow for exclusively residential buildings of a scale and intensity compatible with the City's traditional neighborhood building design. (4) Encourage development that exhibits the physical design characteristics of pedestrian oriented, storefront-style shopping streets; (5) Provide flexibility for adaptive re-use of old, non-residential buildings in these areas; and (6) Promote the health and well-being of residents by encouraging physical activity, allowing for transportation alternatives, and providing for interaction of uses during day and evening hours. Land Management Code v3.10 City of Hagerstown, Maryland Article 4: Zoning Ordinance 4-28 2.

Uses. a. Permitted and Special Exception Uses. Uses in these districts shall be permitted, permitted by special exception in accordance with general and specific performance criteria found in Subsection U.8, or not permitted, as enumerated in Section Z of this Article.

b. Special Exception Uses. Compliance with use and development requirements. Any special exception use granted by the Board of Zoning Appeals shall only be approved when the use is found to be in accordance with the following requirements: (1) The off-street parking requirements of Section O of this Article. (2) The specific performance criteria of individual special exception uses (if applicable) as found in Subsection U.8.a.(7). (3) The site plan requirements of Subsection S.2, if applicable, following the Board's granting of the special exception.

c. Accessory Uses. (1) Uses and structures customarily accessory and incidental to any principal permitted use or authorized special exception. (2) Home day-care of up to eight (8) children, as licensed by the State of Maryland. The number of children cared for in an apartment unit that are not members of the household shall not exceed two (2). A home day-care may utilize non-resident employees only for occasional back up staff for the purpose of covering on-site operations for the resident staff during vacations, personal emergencies, appointments, etc. when the resident provider will not be present, as required by their State license. Otherwise, a home daycare shall not employ persons who do not reside on the property. [Ed. Note: State licensure counts those children under age 6 living in a dwelling among those being cared for under the license. This requirement prohibits a home day-care operator's ability to care for five or more children under the age of two unless a second care giver (as required by State licensure) is also a resident of the dwelling.] (3) Home workstations, subject to the requirements of Subsection K.10 of this Article. The requirements shall not be relaxed for residences in zoning districts where commercial uses may be enumerated as a permitted use in that district. (4) The outdoor storage of inventory, merchandise and supplies accessory to a principal use, subject to the requirements of Subsection K.17.

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