



ANNIE SCOTT REALTY GROUP
Commercial | Residential Real Estate Specialists



F.C. Tucker Company



9705 E STATE ROAD 38, HAGERSTOWN, IN 47346



**SPACIOUS HOME
& LARGE BARN
FOR LEASE**

NNN LEASE

RENT: \$3,000

Property Summary

9705 E STATE RD 38, HAGERSTOWN, IN 47346

Monthly Rent	\$3,000
Property Type	Residential
Single-Family	2,870 SF
Barn, Pole (T3) 1	3,888 SF
Utilities	Tenant is responsible for all utilities, property taxes, property insurance, maintenance, landscaping, etc.
Lease Term	5 Years
Lease Type	NNN Lease





Executive Summary

Rare Live-Work Opportunity in Hagerstown, Indiana – Spacious Home + Large Barn for Lease!

Seize this exceptional opportunity to lease a unique residential-commercial property in the heart of Hagerstown, Indiana—a charming and thriving community known for its small-town hospitality, excellent schools, and convenient access to major highways. For \$3,400/month, you get the best of both worlds:

Commercial Space – Large Barn

- Impressive Size: 54' x 72' with 14' ceiling height
- Two 14' Garage Doors for easy access
- Solid Concrete Flooring, perfect for a variety of businesses
- Ample Parking Space for clients, equipment, or storage needs

This versatile space is ideal for workshops, contractors, automotive businesses, storage, farming, or any growing business needing room to thrive.

Prime Location in Hagerstown, Indiana! Located in beautiful Wayne County, Hagerstown offers a peaceful setting with easy access to Richmond, Indianapolis, and Dayton, Ohio. Enjoy small-town charm with:

- ✓ Top-rated schools & family-friendly atmosphere
- ✓ Thriving local businesses & a supportive community
- ✓ Easy access to I-70 for seamless travel & logistics
- ✓ Parks, dining, and recreational activities nearby

This one-of-a-kind property offers the ultimate flexibility—live, work, or run your business all in one place! This is a 5 year, NNN Lease. Tenant is responsible for taxes, insurance, maintenance and all utilities. Opportunities like this are rare—schedule your private tour today! Call 317-600-9123.

Residential Space – Spacious 6-Bedroom Home

- 6 Large Bedrooms – Perfect for a family, staff housing, or office use
- 3 Full Bathrooms
- Open-Concept Kitchen & Living Areas
- Two Separate Entrances for flexibility
- Option to Live Where You Work – Convenient and cost-effective

EXTERIOR



INTERIOR



INTERIOR



BARN



Neighborhood Map



DEMOGRAPHIC SUMMARY

9705 E State Road 38, Hagerstown, Indiana, 47346

Rings: 1, 3, 5 mile radii

KEY FACTS

5 miles

4,927

Population



1,961

Households

43.3

Median Age

\$55,607

Median Disposable Income

EDUCATION

5 miles

5.5%

No High School Diploma



42.9%

High School Graduate



36.1%

Some College/ Associate's Degree



15.5%

Bachelor's/ Graduate/ Prof Degree

INCOME

5 miles



\$73,831

Median Household Income



\$34,252

Per Capita Income



\$262,186

Median Net Worth

ANNUAL HOUSEHOLD SPENDING

5 miles



\$1,727

Apparel & Services



\$187

Computers & Hardware



\$2,830

Eating Out



\$5,673

Groceries



\$6,894

Health Care



BUSINESS

5 miles



140

Total Businesses



1,421

Total Employees

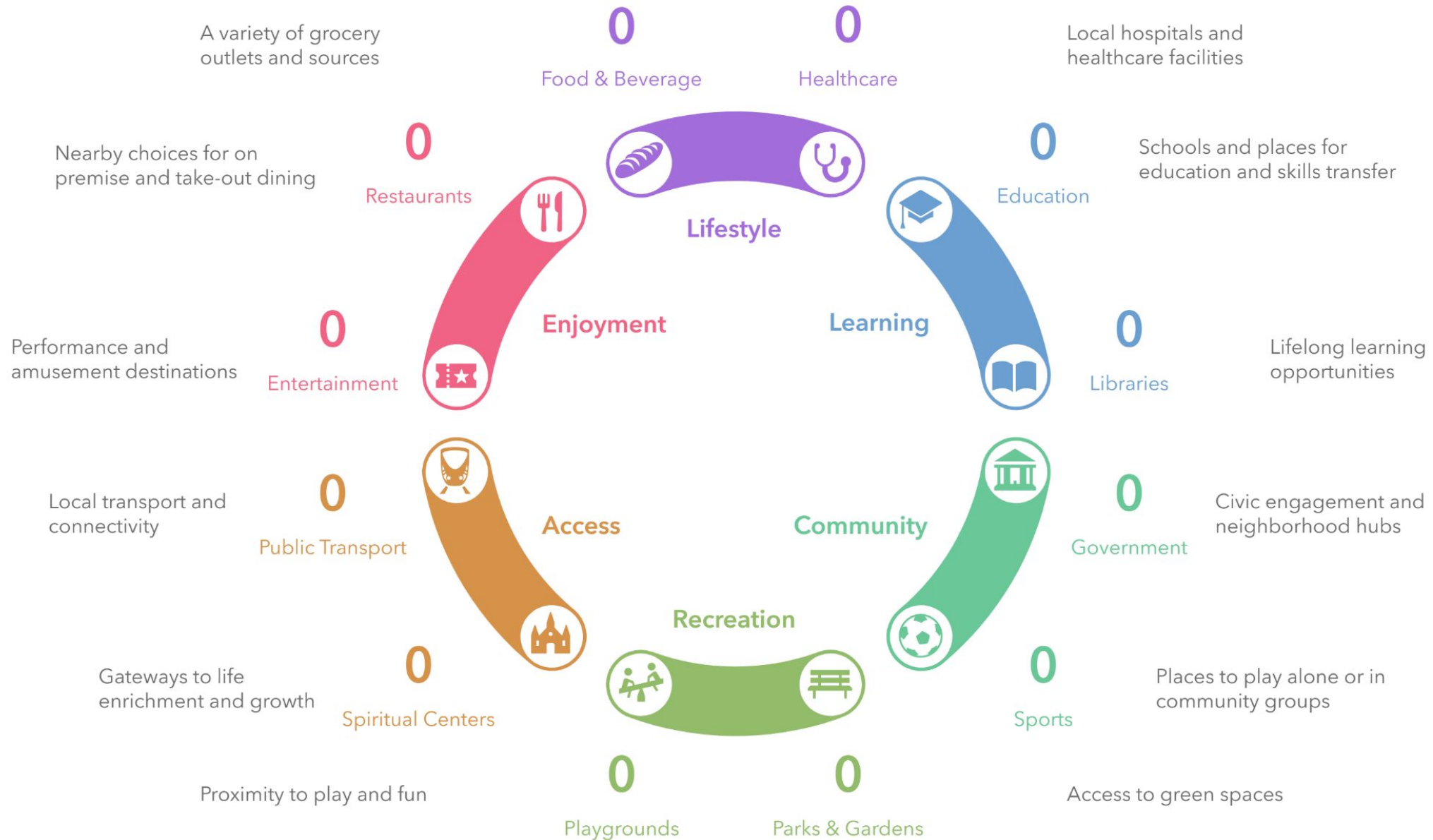
Variables	1 mile	3 miles	5 miles
2023 Total Population	305	3,010	4,927
2023 Household Population	305	3,010	4,927
2023 Family Population	271	2,437	4,093
2028 Total Population	299	3,021	4,902
2028 Household Population	299	3,021	4,902
2028 Family Population	266	2,439	4,061



What's in My Community?

Places that make your life richer and community better

9705 E State Road 38, Hagerstown, Indiana, 47346
5 miles



COMMUTE PROFILE

9705 E State Road 38, Hagerstown, Indiana, 47346

Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

WORKERS



2,276

ACS Workers Age 16+



82.0%

Drove Alone to Work

TRANSPORTATION TO WORK



0.0%

Took Public Transportation



9.6%

Carpooled



0.3%

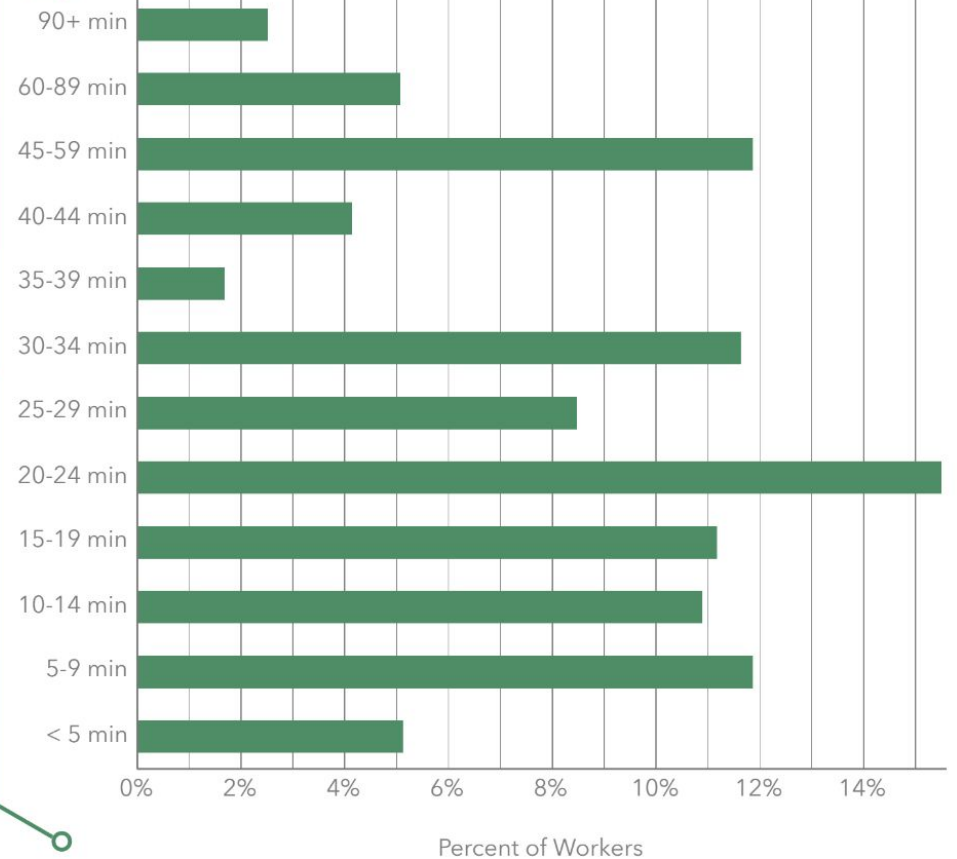
Walked to Work



0.0%

Bike to Work

TRAVEL TIME TO WORK



OFFICE MARKET PROFILE

9705 E State Road 38, Hagerstown, Indiana, 47346
Ring of 5 miles

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)

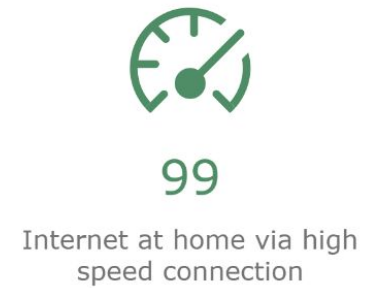


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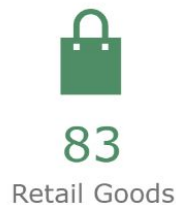
PROJECTED ANNUAL GROWTH RATE



INTERNET ACCESS (INDEX)



LIFESTYLE SPENDING (INDEX)



Tapestry segments

6B	Salt of the Earth 1,459 households	74.4% of Households	▼
6F	Heartland Communities 262 households	13.4% of Households	▼
12B	Traditional Living 240 households	12.2% of Households	▼

AREA OVERVIEW



Hagerstown, Indiana, is a small town in Wayne County known for its welcoming atmosphere, strong community values, and rich history. With a population of around 1,700, it offers a blend of small-town charm and essential amenities that make it a desirable place to live and work.

HEALTHCARE

Hagerstown is served by local healthcare providers and nearby medical facilities, including Reid Health in Richmond, about 20 minutes away. Reid Health offers comprehensive medical services, including emergency care, specialized treatments, and primary care clinics that support Hagerstown residents.

EDUCATION

The town is home to Nettle Creek School Corporation, which operates Hagerstown Elementary and Hagerstown Jr.-Sr. High School. These schools provide quality education and extracurricular activities, including sports and academic clubs. Hagerstown High School is known for strong student achievement and active community involvement in education.

ECONOMY

Hagerstown's economy is primarily driven by small businesses, agriculture, and manufacturing. The town is home to well-known companies such as Perfect Circle, a division of Dana Corporation, which specializes in automotive components. The town also supports a variety of family-owned businesses, local restaurants, and shops that contribute to its economic stability.

AWARDS & RECOGNITIONS

- Hagerstown has been recognized for its strong sense of community and historical preservation.
- It is home to Wilbur Wright Birthplace & Museum, honoring the aviation pioneer.
- Additionally, the town hosts festivals and events that celebrate local heritage and bring visitors to the area, enhancing its reputation as a vibrant small town in Indiana.
- With its excellent schools, healthcare access, and a steady economy, Hagerstown continues to be a great place for families and businesses alike.



9705 E STATE ROAD 38

HAGERSTOWN, IN 47346

EXCLUSIVELY LISTED BY:



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Annie Scott Realty Group LLC
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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Annie Scott, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Annie Scott, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Annie Scott, LLC.

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