

INDUSTRIAL FOR SALE & LEASE

WALDORF AUTO REPAIR PROPERTY

2235 CRAIN HIGHWAY, WALDORF, MD 20601



FOR SALE & LEASE

KELLER WILLIAMS SOLUTIONS

8100 Ashton Ave #103
Manassas, VA 20109



Each Office Independently Owned and Operated

PRESENTED BY:

ED MARTIN, CCIM

Principal Broker
O: (703) 867-3350
C: (703) 867-3350
edmartin@kwcommercial.com
0225075345, Virginia

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TABLE OF CONTENTS

2235 CRAIN HIGHWAY



ED MARTIN, CCIM

PRINCIPAL BROKER

O: (703) 867-3350

C: (703) 867-3350

edmartin@kwcommercial.com

0225075345, Virginia

| | |
|-------------------|----|
| Executive Summary | 3 |
| Property Photos | 4 |
| Aerial Map | 7 |
| Location Maps | 8 |
| Business Map | 9 |
| Demographics | 10 |
| Professional Bio | 11 |

KELLER WILLIAMS SOLUTIONS

8100 Ashton Ave #103

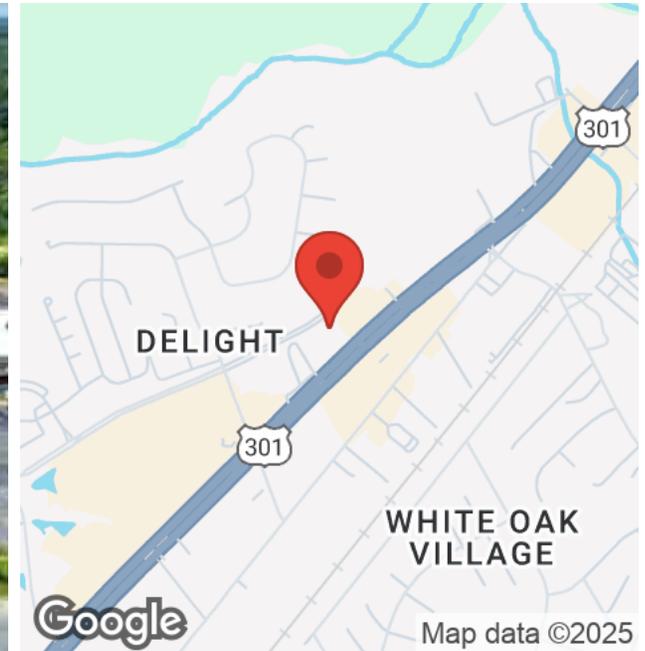
Manassas, VA 20109



Each Office Independently Owned and Operated

EXECUTIVE SUMMARY

2235 CRAIN HIGHWAY



OFFERING SUMMARY

| | |
|----------------------|--------------------|
| PRICE: | \$1,850,000 |
| BUILDING SF: | 3,540 |
| AVAILABLE SF: | 3,540 |
| LEASE RATE: | \$12,000/Month NNN |
| LEASE TERM: | Negotiable |
| LOT SIZE: | 1.70 Acres |
| FRONTAGE: | Crain Hwy (Rt 301) |
| YEAR BUILT: | 1955 |

PROPERTY OVERVIEW

1.7 AC of automotive repair property on Rt.301 in Waldorf, MD. Asphalt Lot in front, and concrete pad in rear. Facilities and configuration for multiple drive-in services bays

Needs Inspection and Rehabilitation.

Buyer to verify all uses and condition of all utilities.

PROPERTY HIGHLIGHTS

- Opportunity to own and operate on a highly visible automotive business-friendly asset on Charles County's bustling Rt 301 corridor.
- Large asphalt (front) and concrete (rear) auto storage lots.
- Two existing structures with service bay and office configurations in need of rehab but ready for your project.
- Close proximity to similar type businesses
- Community Commercial Zoning (Charles County, MD)

PROPERTY PHOTOS

2235 CRAIN HIGHWAY



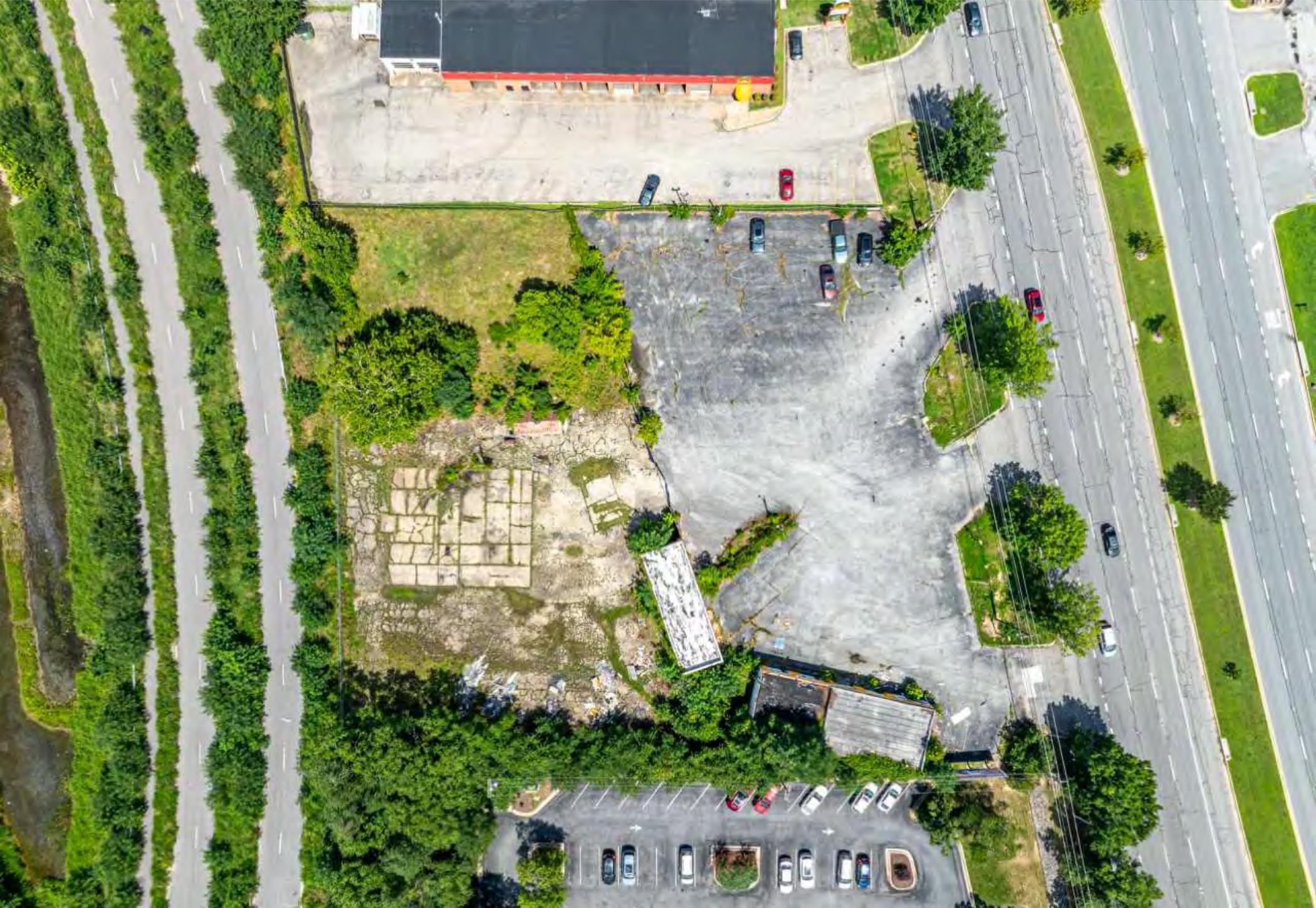
PROPERTY PHOTOS

2235 CRAIN HIGHWAY



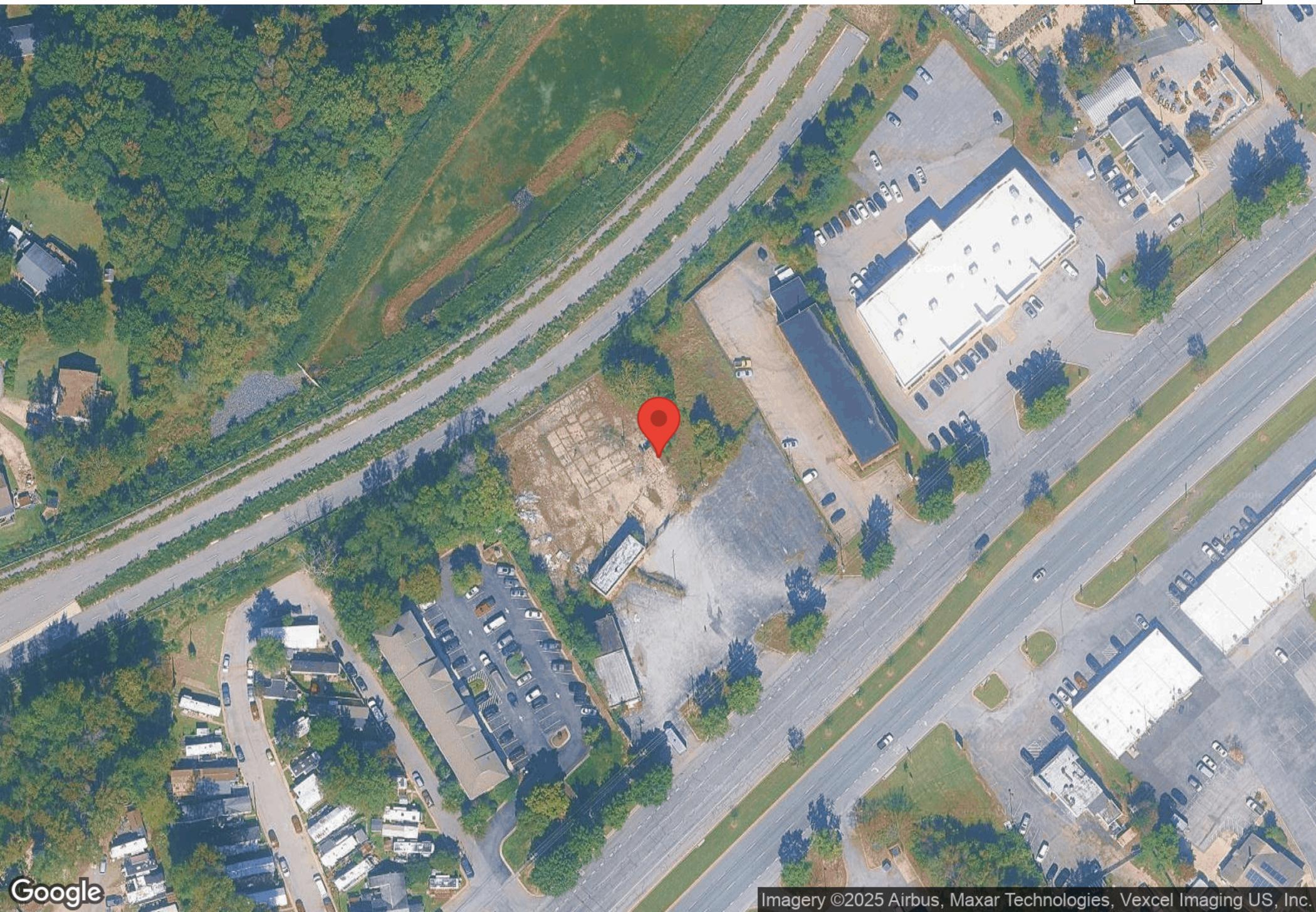
PROPERTY PHOTOS

2235 CRAIN HIGHWAY



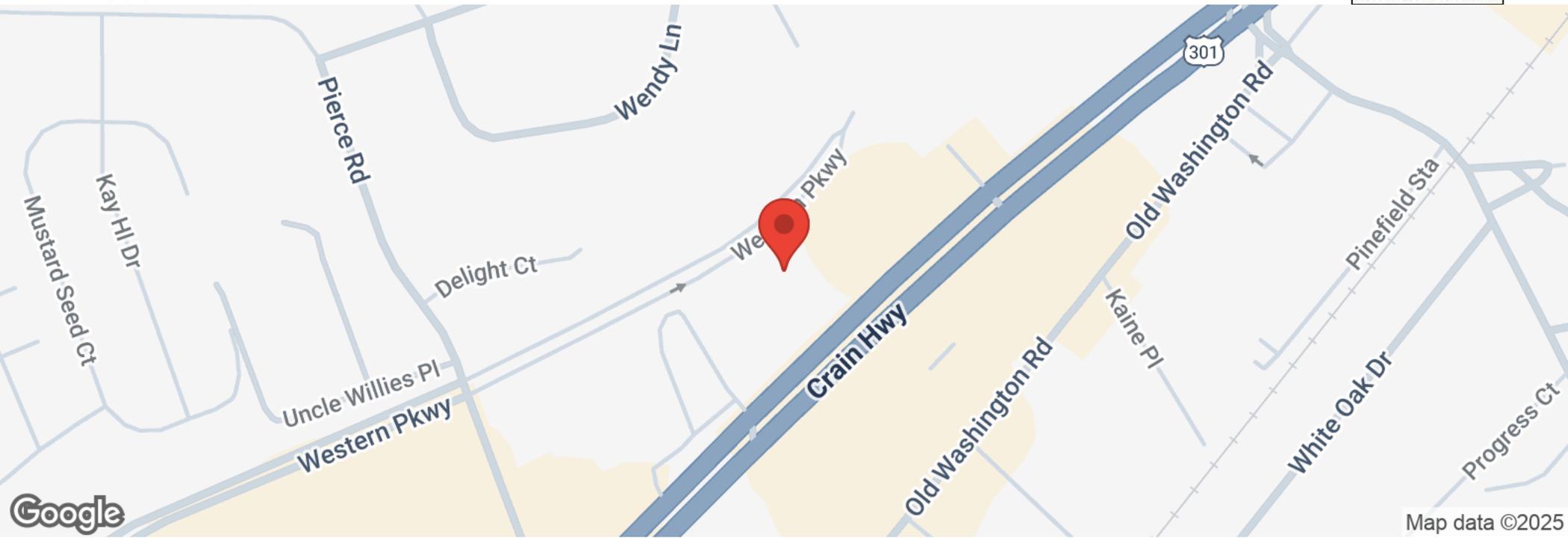
AERIAL MAP

2235 CRAIN HIGHWAY

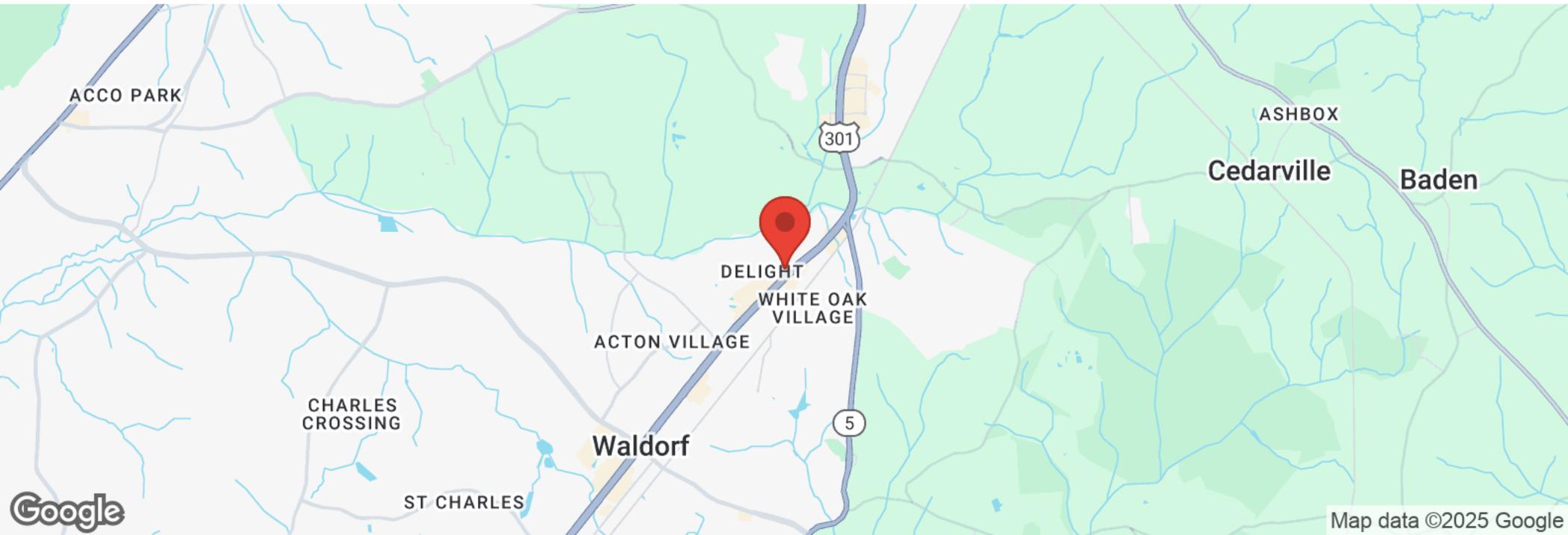


LOCATION MAPS

2235 CRAIN HIGHWAY



Map data ©2025



Map data ©2025 Google

BUSINESS MAP

2235 CRAIN HIGHWAY



Horace & Dickies Bar and Lounge

Premier Auto Imports



KFC

DELIGHT



Apex Auto Care



Ourisman Automotive group

Epiphany Ministries Christian Fellowship

WHITE OAK VILLAGE

Taqueria Los Compadres

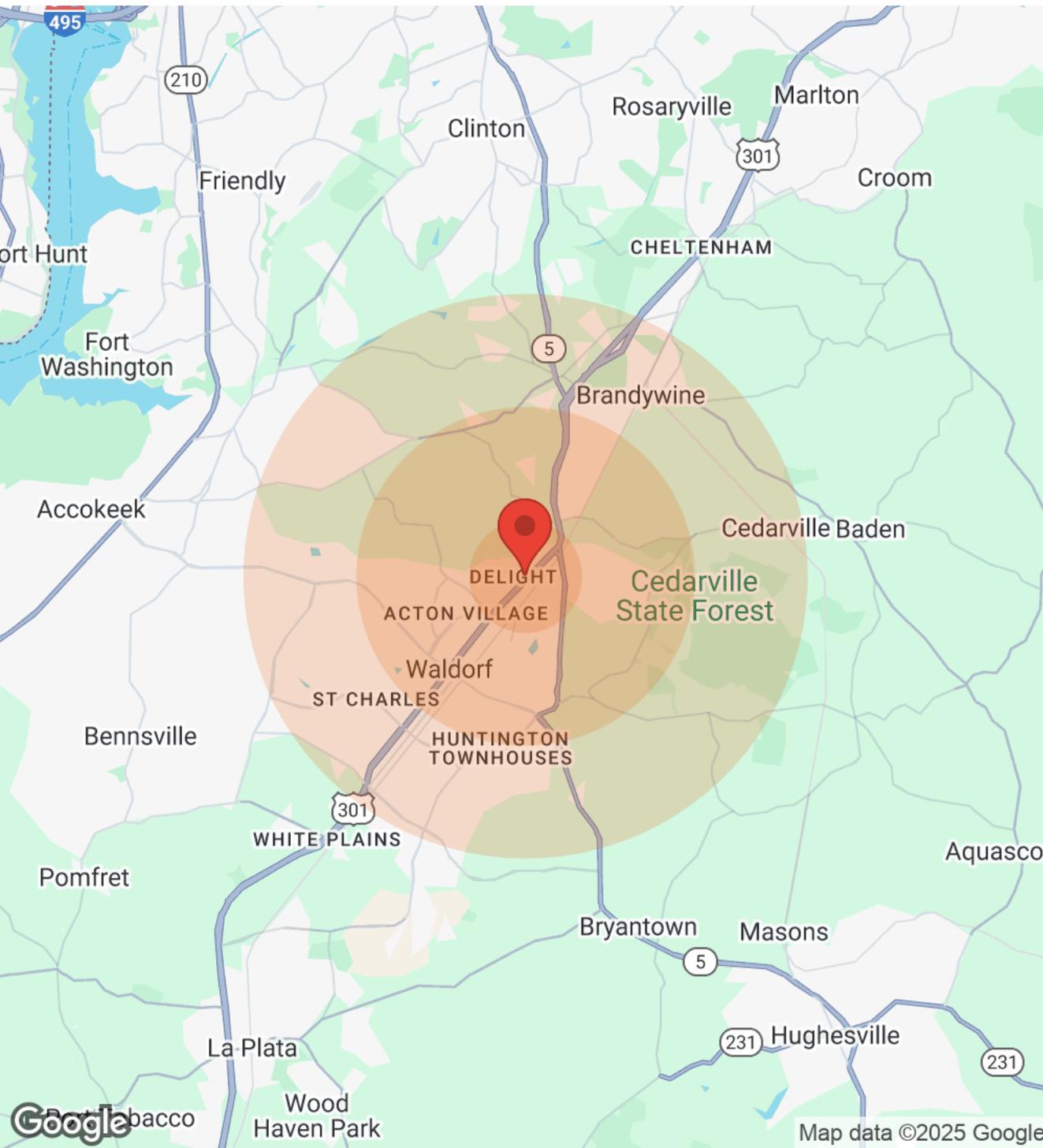


Waldorf Honda

ACTON VILLAGE

DEMOGRAPHICS

2235 CRAIN HIGHWAY



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 2,967 | 16,302 | 38,704 |
| Female | 3,186 | 17,429 | 41,003 |
| Total Population | 6,153 | 33,731 | 79,707 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 1,353 | 7,499 | 17,455 |
| Ages 15-24 | 920 | 5,355 | 12,642 |
| Ages 25-54 | 2,905 | 13,593 | 32,038 |
| Ages 55-64 | 649 | 3,722 | 9,411 |
| Ages 65+ | 326 | 3,562 | 8,161 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 1,464 | 9,445 | 23,078 |
| Black | 3,941 | 20,837 | 48,991 |
| Am In/AK Nat | 37 | 61 | 102 |
| Hawaiian | N/A | 3 | 3 |
| Hispanic | 570 | 2,117 | 4,945 |
| Multi-Racial | 1,096 | 4,404 | 9,854 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$66,200 | \$69,183 | \$85,859 |
| < \$15,000 | 124 | 797 | 1,251 |
| \$15,000-\$24,999 | 143 | 581 | 1,228 |
| \$25,000-\$34,999 | 152 | 600 | 1,300 |
| \$35,000-\$49,999 | 469 | 1,280 | 2,732 |
| \$50,000-\$74,999 | 626 | 2,321 | 4,966 |
| \$75,000-\$99,999 | 391 | 1,934 | 4,669 |
| \$100,000-\$149,999 | 225 | 2,928 | 7,283 |
| \$150,000-\$199,999 | 62 | 928 | 2,877 |
| > \$200,000 | 72 | 603 | 1,623 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 2,337 | 12,006 | 28,583 |
| Occupied | 2,211 | 11,392 | 27,001 |
| Owner Occupied | 1,250 | 8,116 | 20,239 |
| Renter Occupied | 961 | 3,276 | 6,762 |
| Vacant | 126 | 614 | 1,582 |

PROFESSIONAL BIO

2235 CRAIN HIGHWAY



ED MARTIN, CCIM

Principal Broker

O: (703) 867-3350

C: (703) 867-3350

edmartin@kwcommercial.com

0225075345, Virginia

Keller Williams Solutions

8100 Ashton Ave #103 Manassas, VA 20109

Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.