

# WALDORF PARK

3716 Crain Highway  
Waldorf, MD 20603

RETAIL SPACE FOR LEASE

Developed by

# Republic



AVAILABLE FOR LEASE

“ONLY 1 RETAIL UNIT LEFT”

~1,623 SF = End-Cap #101

# WALDORF PARK

3716 Crain Highway, Waldorf, MD 20603

Join our major national tenants now serving the local community and travelers alike at the highly visible and accessible Waldorf Park Shopping Center. We are located directly on U.S. 301 with ample parking.

**WALDORF PARK**

**Map Labels:**

- WALDORF MARKETPLACE
- Chick-fil-A #2
- Smallwood Drive ~15,500 AADT
- 5 Waldorf McD's
- St. Charles
- Smallwood Drive ~15,400 AADT
- Billingsly Rd ~54,000 AADT On U.S. 301

**Tenant Logos:** MARCO'S PIZZA, AspenDental, STARBUCKS COFFEE, Chick-fil-A, CLUB PILATES, Jersey Mike's SUBS, crumbl cookies, The Wine Cellar, evolve MED SPA, MASON'S Lobster Rolls, CloseKnit, GOLDRUSH, G CUTS BARBER SHOP, AMC, Target, BJs, Olive Garden, DASH IN, 7-Eleven, Carrabba's, Hampton Inn, CVS pharmacy, Wawa, Kaiser Permanente.

**Map Features:** Berry Road, Crain Hwy (U.S. 301), Leonardtown Road, Piney Branch, Smallwood Drive, Billingsly Rd, St. Charles, Industrial Park Dr, Irongate Dr, Postoffice Rd, Wakefield Ct, Saint Charles Pkwy, Saint Pauls Ln, August St, Waldorf, Piney Branch, Breakwater Ct, St. Charles Pkwy, Wakefield Ct, Saint Pauls Ln, August St, Waldorf, Piney Branch, Breakwater Ct, St. Charles Pkwy, Wakefield Ct, Saint Pauls Ln, August St.

**Callout Box:**

**KAISER PERMANENTE**

**\$100 Million, 23 Acres, and 300 New Employees**

**TurtleTown REAL ESTATE LLC**

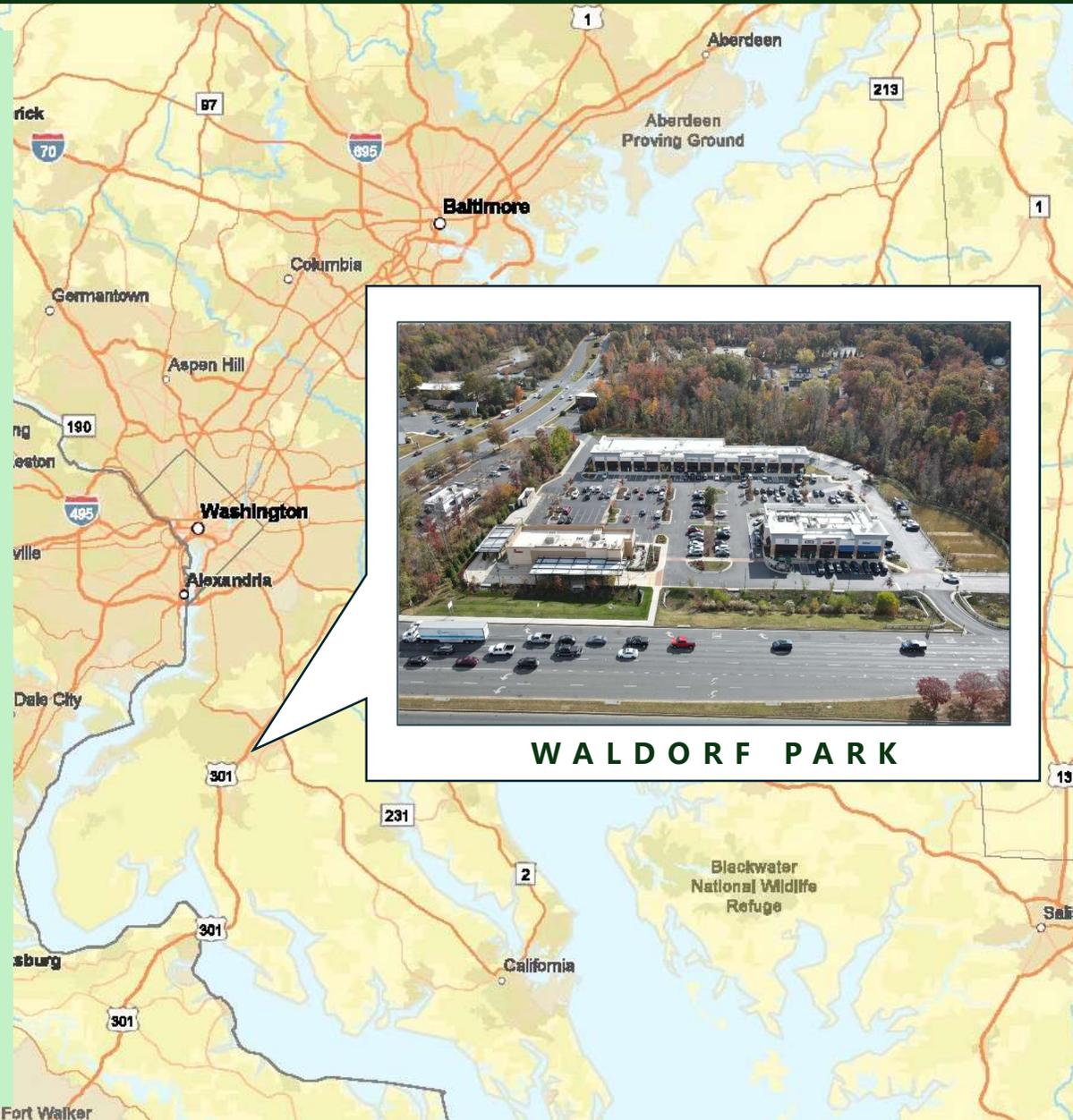
# WALDORF PARK

## WITHIN FIVE MILES OF WALDORF PARK:

- The population is over **130,000 people** with the average age being 38 years old.
- **15,000+ new homes** are in development within the same 5 mile radius increasing population by more than 4% annually.
- The Median household income is **~ \$120,000/year**.
- There are **over 100,000 employees** with the top three job categories being:
  1. Public administration
  2. Educational services, and health care and social assistance
  3. Professional, scientific, and management, and administrative
- Current average daily traffic count at the site is about **70,000 vehicles per day** and growing due to the newly expanded Harry Nice Bridge and new homes.

## WALDORF PARK IS:

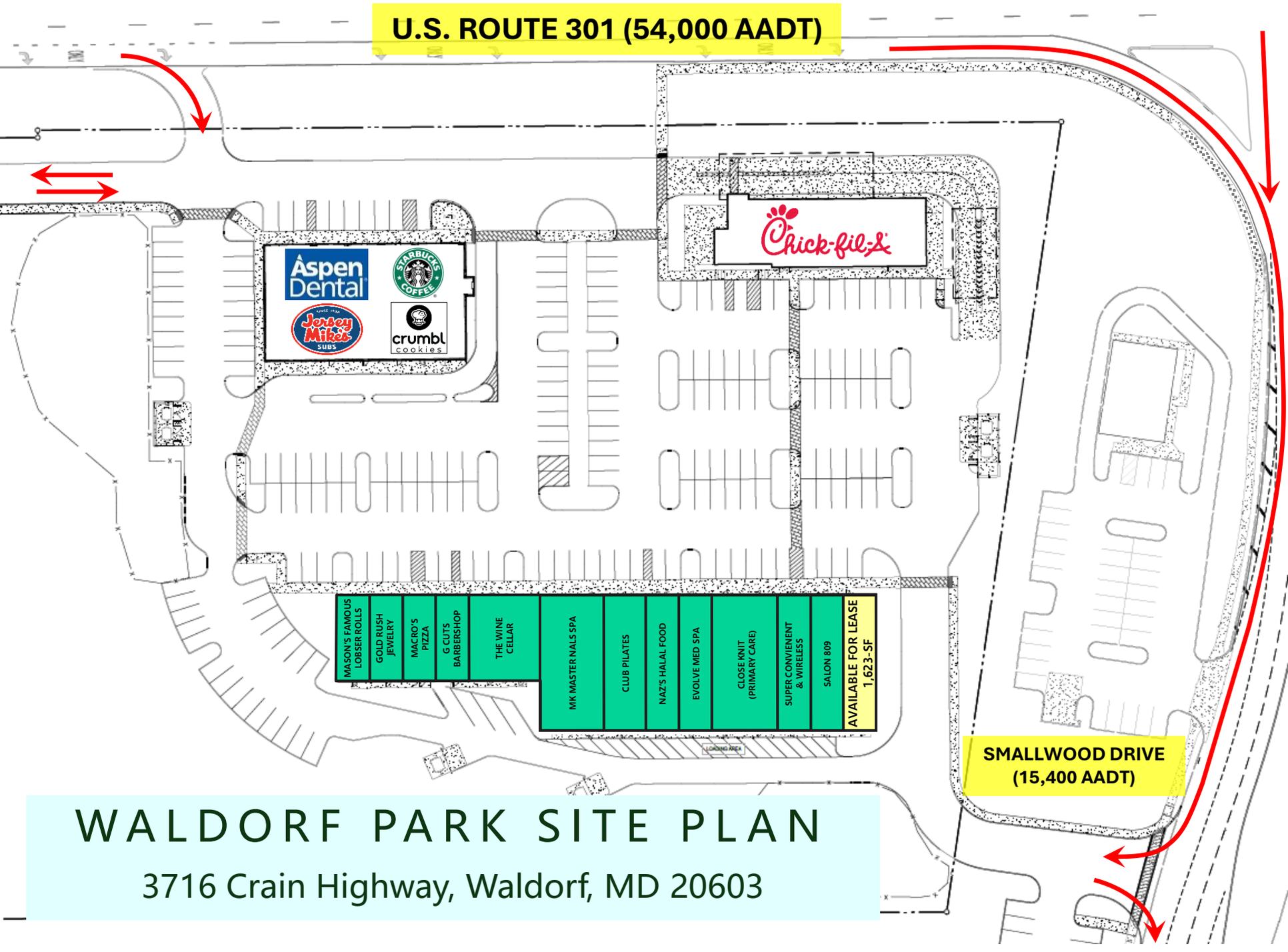
- ~ Less than 20 miles from the Capital Beltway and D.C.
- ~ 1 hour from Fredericksburg, VA
- ~ 1.25 hours to BWI International Airport
- ~ 50 minutes to Reagan National Airport
- ~ 1 hour to Maryland's Eastern Shore, and
- ~ 2 hours to Richmond, VA



WALDORF PARK

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U.S. ROUTE 301 (54,000 AADT)



SMALLWOOD DRIVE  
(15,400 AADT)

# WALDORF PARK SITE PLAN

3716 Crain Highway, Waldorf, MD 20603

# WALDORF PARK RETAIL SPACE FOR LEASE

3716 Crain Highway, Waldorf, MD 20603



## FOR MORE INFORMATION ON LEASING PLEASE

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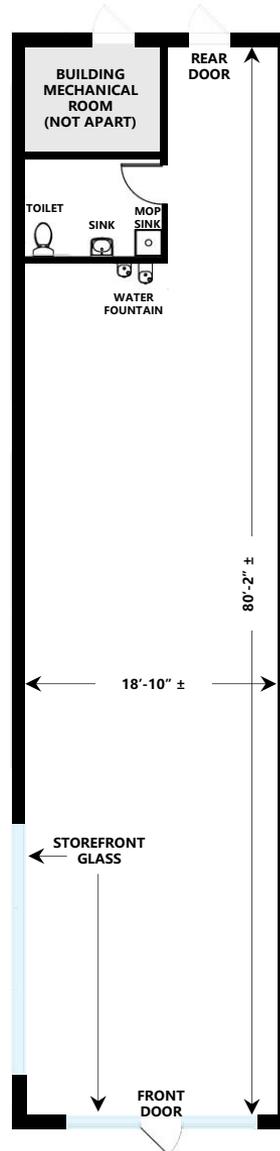


# WALDORF PARK RETAIL SPACE FOR LEASE

3716 Crain Highway, Waldorf, MD 20603

- **ONE SPACE REMAINING!**
- 1,623-SF (UNIT 101)
- NEW CONSTRUCTION
- NEW DROP CEILING
- NEW BATHROOM
- NEW HVAC (7.5-TON ROOFTOP UNIT)
- END CAP WITH EXCELLENT WINDOW LINE
- ALL UTILITES PRESENT
- WALLS ARE READY FOR TENANT'S PAINT

**UNDER CONSTRUCTION**  
AVAILABLE 3/1/2026







# JOIN OUR STRONG TENANTS AT WALDORF PARK



*The  
Wine  
Cellar*



GOLDRUSH

**G CUTS BARBER SHOP**

LEASING BY



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