

# COMMERCIAL SPACE FOR LEASE

# THE SHOPS AT WALDORF

3611-3659 Leonardtown Rd, Waldorf, MD

SUITE	S.F.
3649	1,376

### DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,645	56,487	85,301
AVERAGE HH INCOME	\$52,865	\$81,207	\$87,118
CONSUMER SPENDING	\$67,234	\$568,966	\$892,714

### IN THE AREA:



### OVERVIEW:

Turn Key Medical/Retail, previously Body Works/Skin Care Available. Great location on Leonardtown Rd directly across from the sheriff's department and new Stonebridge community, a luxury single family and townhome community. The local Elementary (JP Ryon), Middle School (John Hanson) and Thomas Stone high school are all located within a 1/4 radius of the property. Join great long-term tenants like Hip Hop Fish and Chicken, Village Tattoo, Nail Salon, Tobacco Town, Annie's Daycare, A & A Insurance and many other great tenants at this location with great visibility.

### STREET VISIBILITY:



GREAT LOCATION



BUILDING EXTERIOR:



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[WWW.WOODMONT.US](http://WWW.WOODMONT.US)

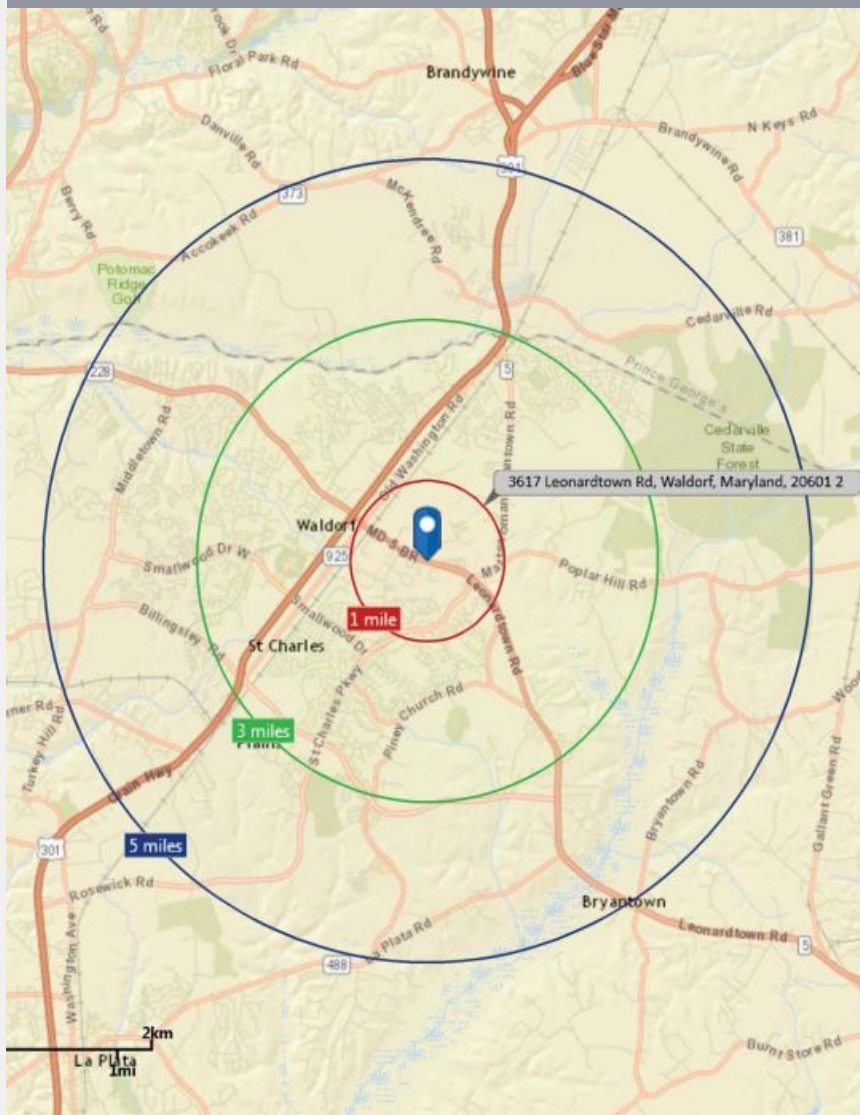
DAVID SMITH

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AERIAL:



SITE MAP:



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