

FOR LEASE

1641 CRAIN HWY, CROFTON, MD 21114



Crofton Woods Shopping Center

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HIGHLIGHTS

- Office space available with frontage to MD Rt 3
- MD Rt3 sees over 67,000 vehicles per day
- Over 18,000 households within a 3-mile radius
- Close proximity to retail centers like Waugh Chapel
- Free and unreserved parking
- Professionally managed

OFFERING



FOR LEASE

OFFICE SPACE

Property Type	Office
Price	\$20.00 SF/yr (NNN)

SPACES	SPACE SIZE
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Suite 201	974 SF
Suite 205	855 SF
Suite 202C	1,532 SF



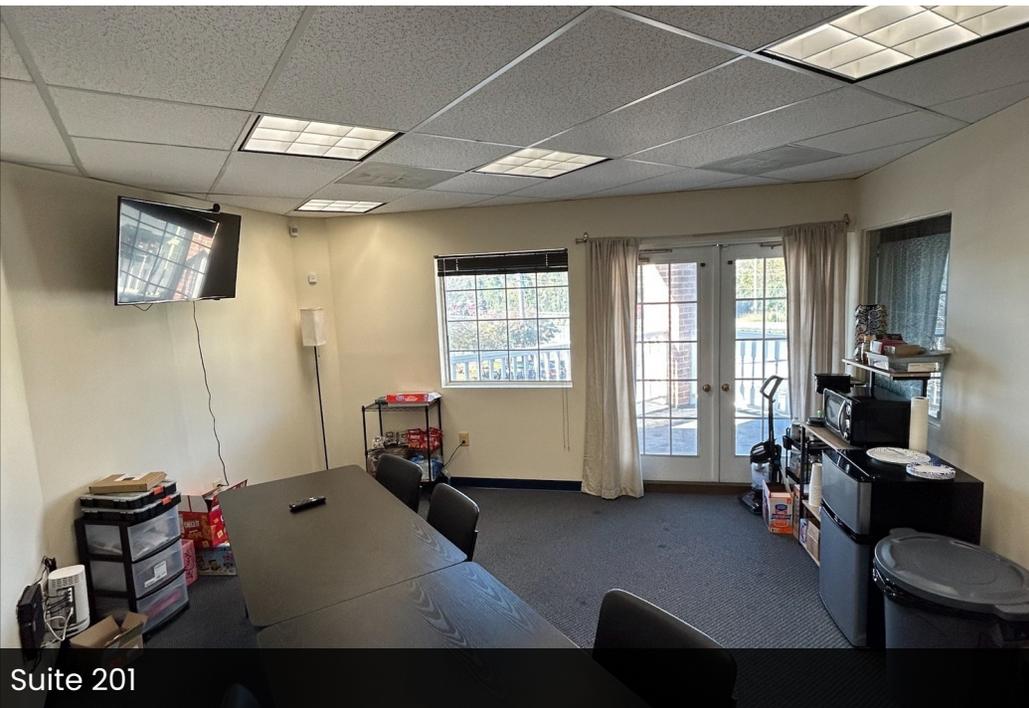
ADDITIONAL PHOTOS



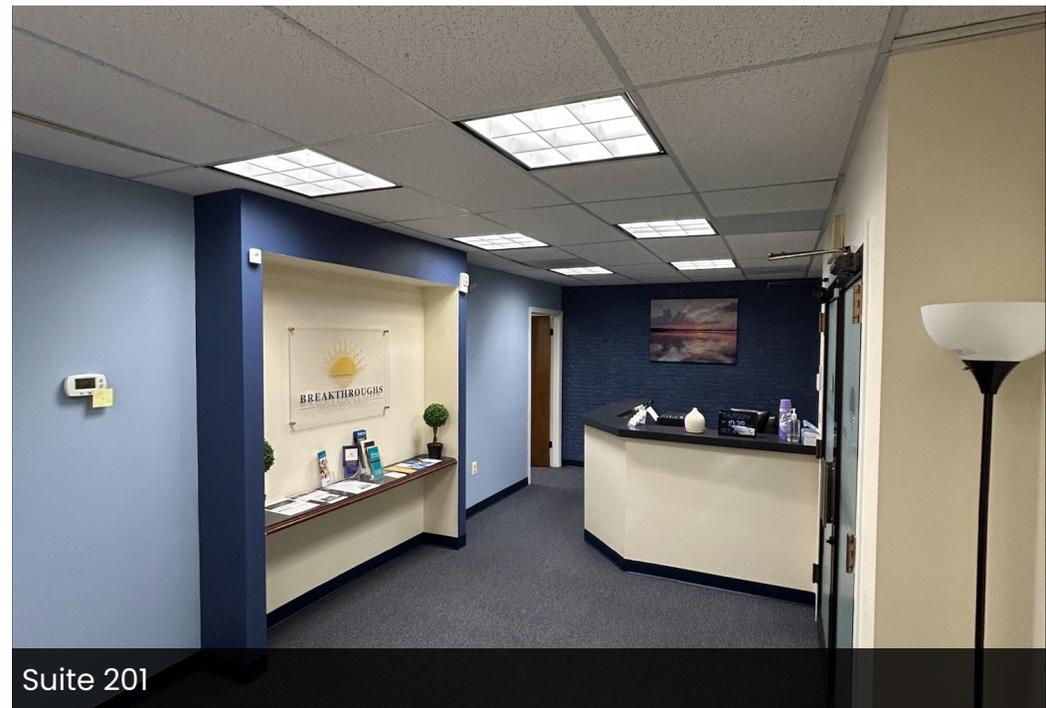
Suite 201



Suite 201



Suite 201



Suite 201





Waugh Chapel Towne Centre

Crofton Station

Crofton Centre

Crofton Woods Shopping Centre

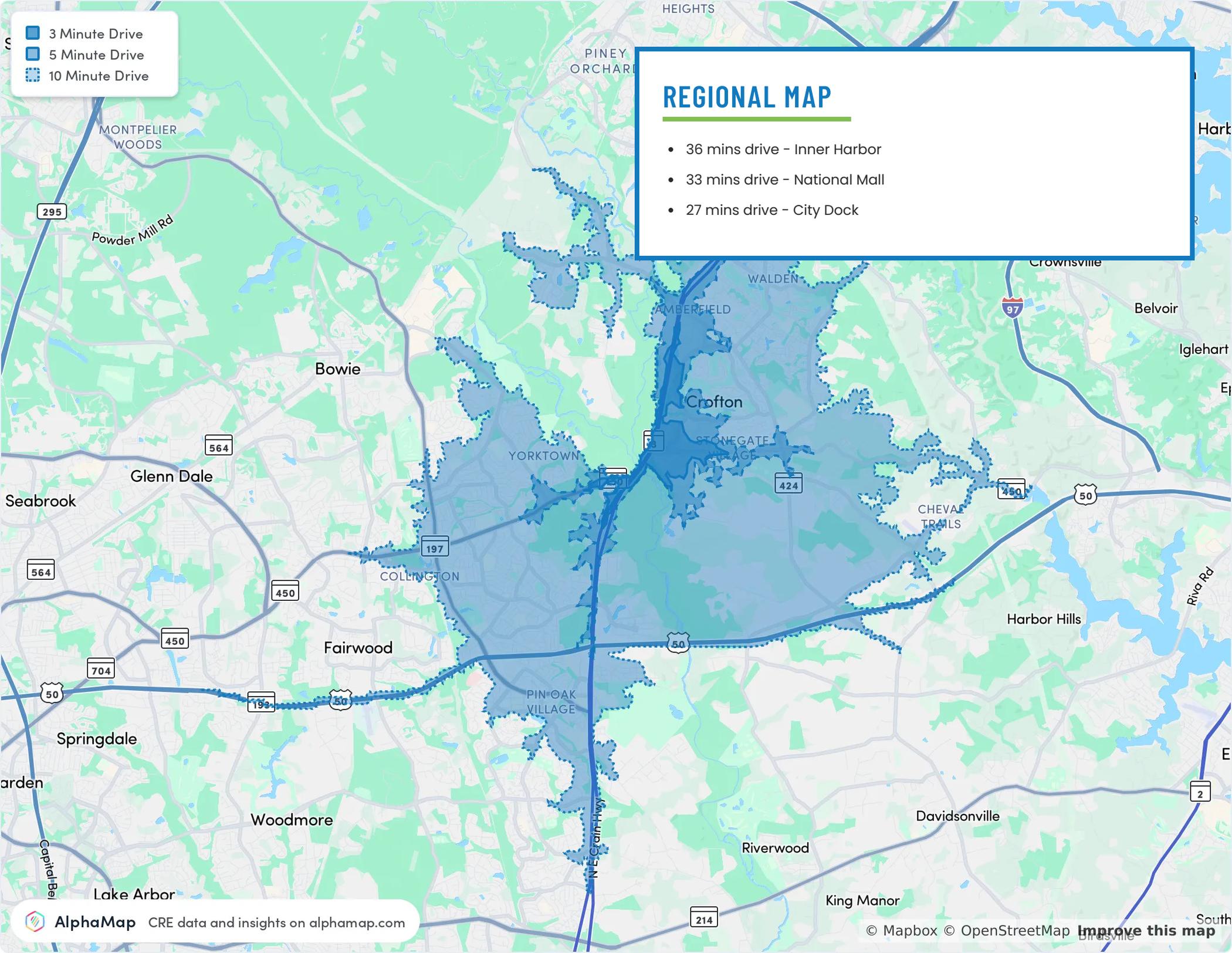
Priest Bridge Shopping Centre

Free State Shopping Centre

- 3 Minute Drive
- 5 Minute Drive
- 10 Minute Drive

REGIONAL MAP

- 36 mins drive - Inner Harbor
- 33 mins drive - National Mall
- 27 mins drive - City Dock



DEMOGRAPHICS



2025 SUMMARY

	3 MILES	5 MILES	10 MILES
Population	48,427	115,292	404,929
Households	17,540	41,109	146,217
Average Household Size	2.8	2.8	2.8
Average Age	41	40	41
Average Household Income	\$184,029	\$184,248	\$166,262



404,929
Population



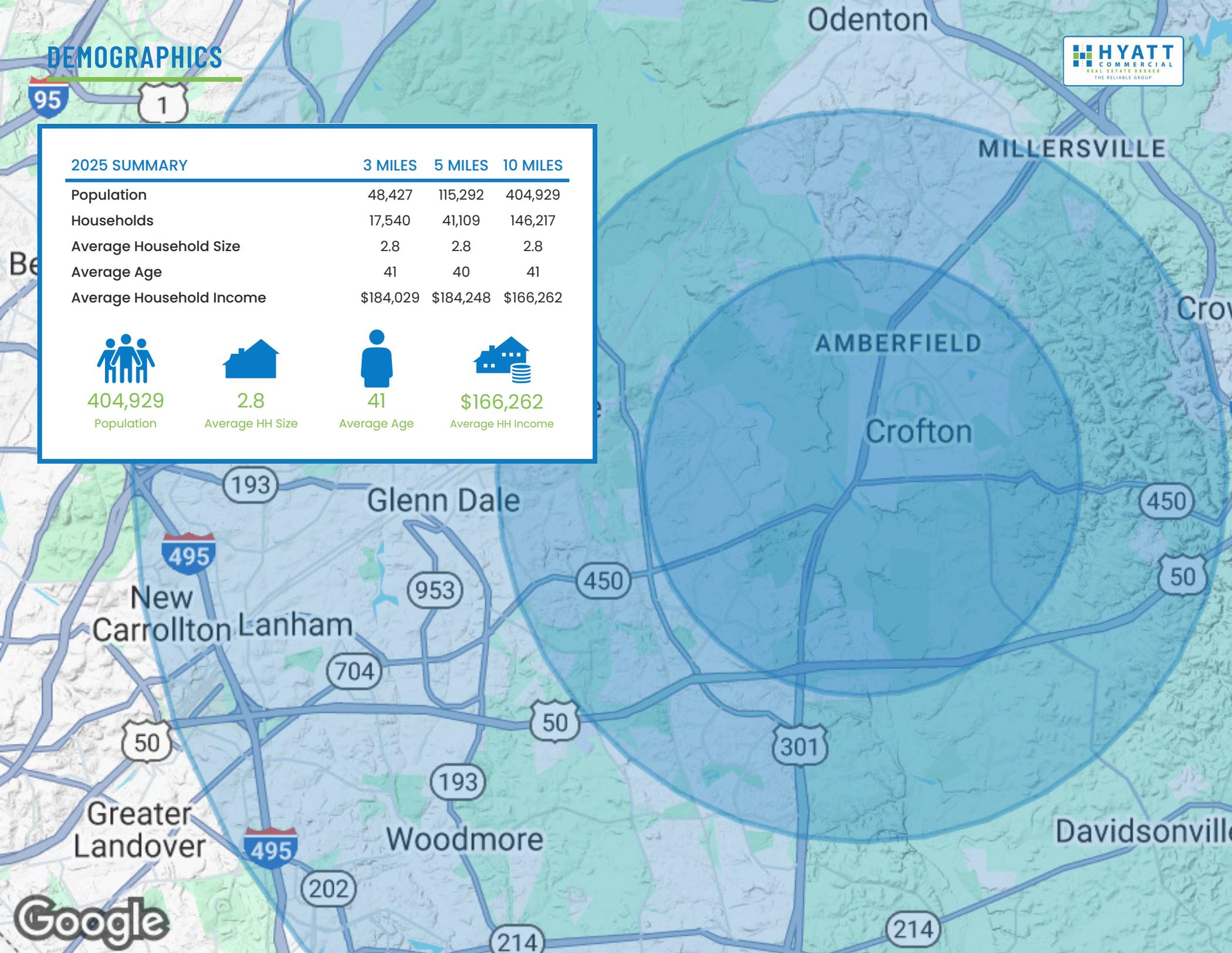
2.8
Average HH Size



41
Average Age



\$166,262
Average HH Income





CONTACT

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