

# RETAIL FOR LEASE

## 3250 OLD WASHINGTON RD

Waldorf, MD 20602

Available: 10,000 - 25,000 SF



### LISTING DATA

**AVAILABLE SF:** 10,000 - 25,000 SF  
**LEASE RATE:** \$18.50/SF

### BUILDING DATA

**TOTAL BUILDING SF:** 32,000 SF  
**YEAR BUILT:** 1965  
**YEAR RENOVATED:** 2025  
**ZONING:** WC

### PROPERTY OVERVIEW

Prime retail, showroom, and/or warehouse space in Waldorf, MD. Property sits in the highly trafficked Waldorf retail and business corridor with easy access to/from Rt. 301 and Rt. 228, as well as great visibility and abundant parking. Landlord plans a complete renovation with a new roof, facade, and all systems.

### PROPERTY HIGHLIGHTS

- 25,000+ SF available on 5.45 acre lot:
- Space A: LEASED
- Space B: 10,000 SF warehouse
- Space C: 15,000 SF retail/warehouse
- Space B & C can be combined
- Potential redevelopment opportunity
- Perfect for gym, pickleball, fitness, or specialty retail/warehouse.

Glenn Ulick  
Senior V.P.  
410.303.5632  
gulick@lee-associates.com

Mark Mueller  
Senior V.P.  
443.286.9063  
mmueller@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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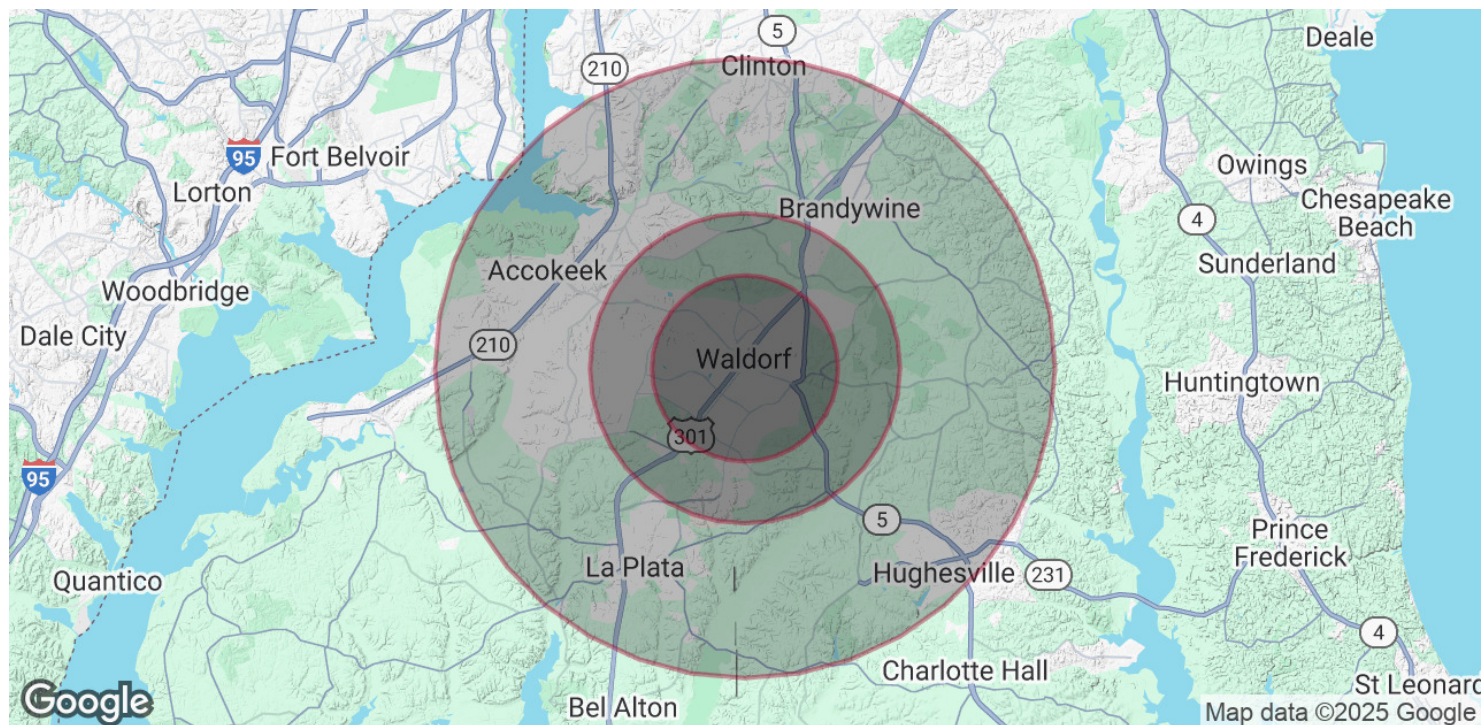


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### POPULATION

Total Population

### 3 MILES

67,685

### 5 MILES

99,192

### 10 MILES

198,095

Daytime Employment

25,713

30,782

60,516

### HOUSEHOLDS & INCOME

### 3 MILES

### 5 MILES

### 10 MILES

Total Households

24,534

35,143

69,254

# of Persons per HH

2.8

2.8

2.9

Average HH Income

\$130,107

\$140,322

\$151,372

Average House Value

\$414,865

\$444,990

\$484,250

Demographics data derived from AlphaMap

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