

2252 CRAIN HIGHWAY

CHARLES COUNTY



LOCATION

Charles County
2252 Crain Highway
Waldorf, MD

SPACE AVAILABLE

1,475 sq. ft.

GROSS LEASABLE AREA

16,375 sq. ft.

PROPERTY OVERVIEW

2252 Crain Highway is located approximately 30 miles outside of Washington, D.C. Situated along U.S. Route 301, this property is inline with several shopping centers, restaurants, car dealers, and other businesses.

CURRENT RETAILERS

Sherwin Williams, Lumber Liquidators

DEMOGRAPHICS

| RADIUS | HH INCOME | POPULATION |
|---------|-----------|------------|
| 1 mile: | \$82,512 | 5,602 |
| 3 mile: | \$102,600 | 30,442 |
| 5 mile: | \$105,555 | 82,682 |

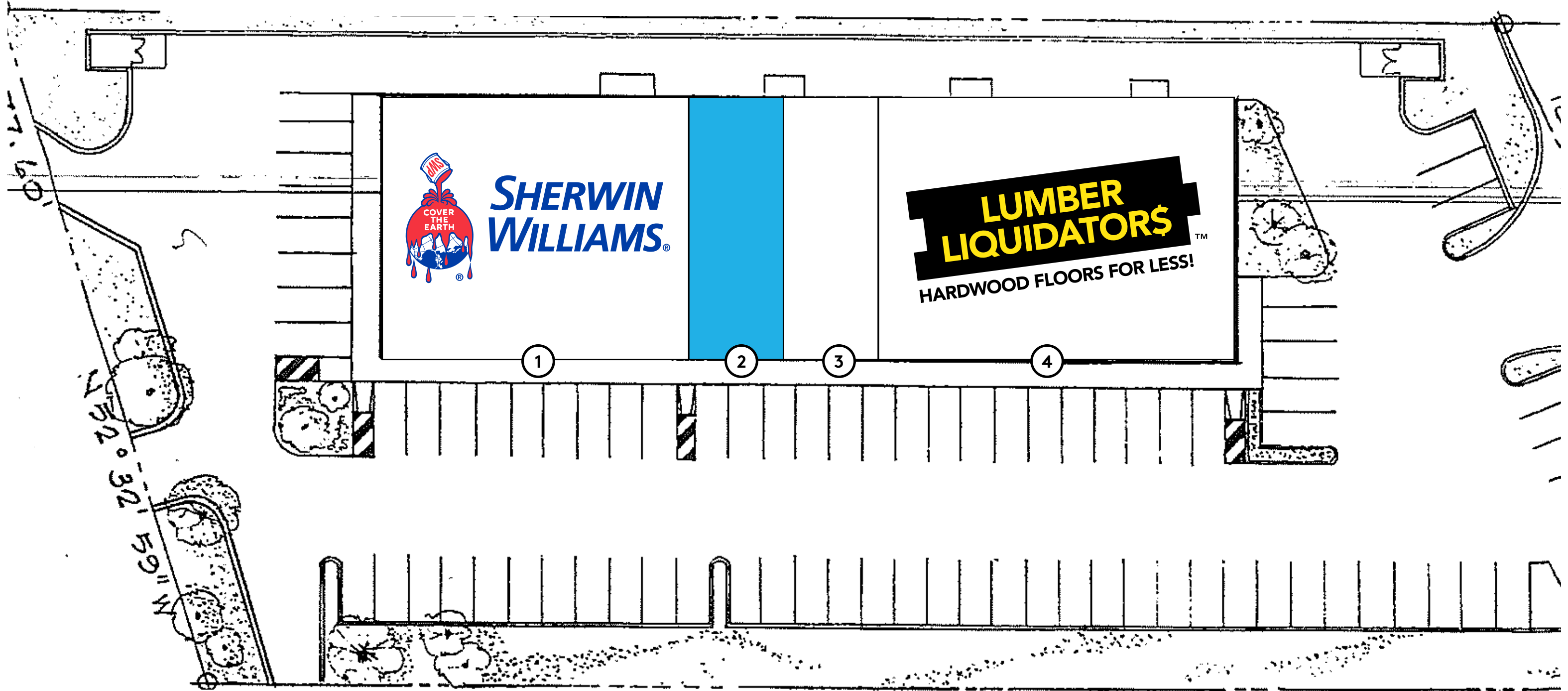
TRAFFIC COUNT

82,512 vehicles daily on Crain Highway

CONTACT

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bbrehne@jbgsmith.com





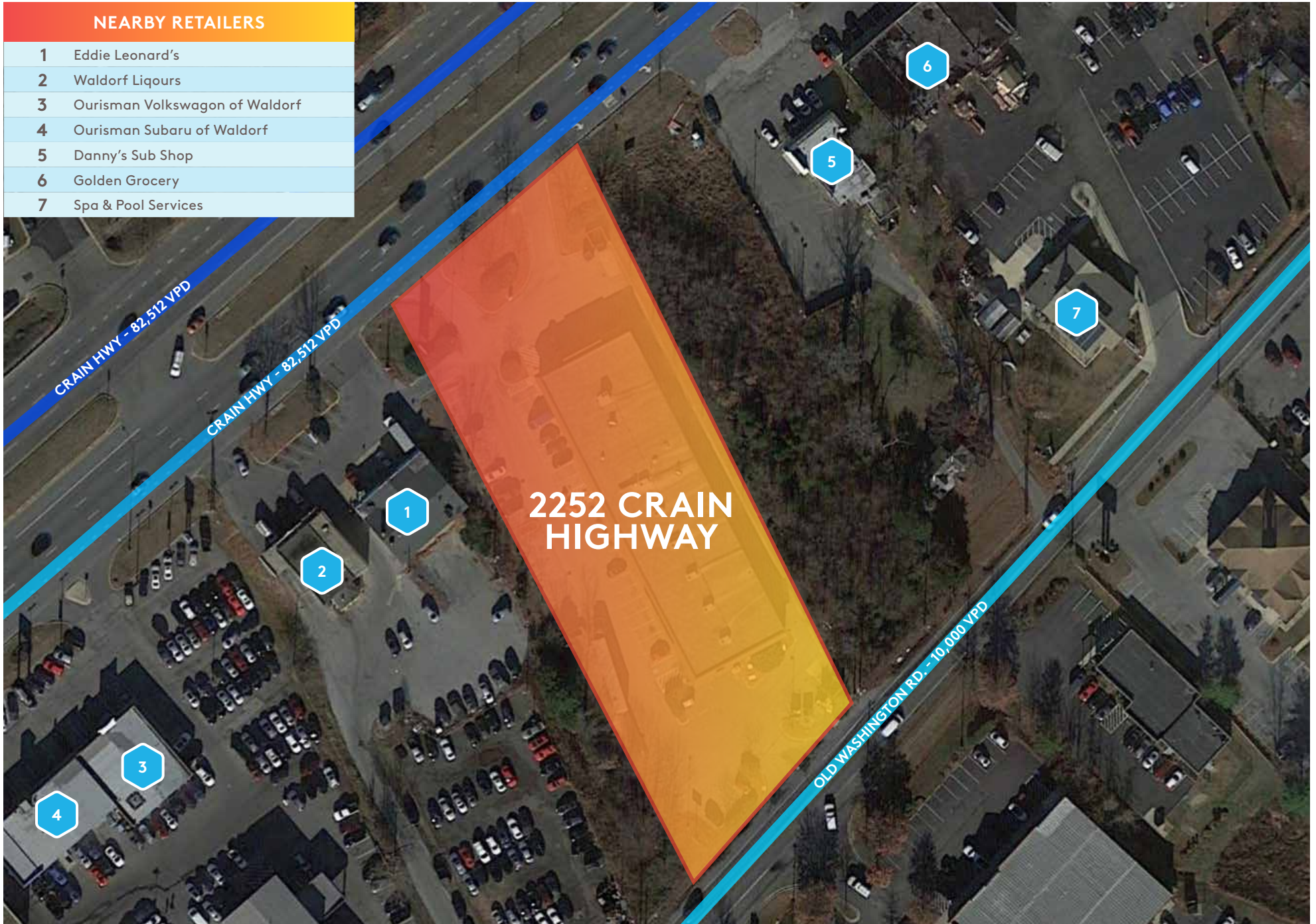
SHOPPING CENTER RETAILERS

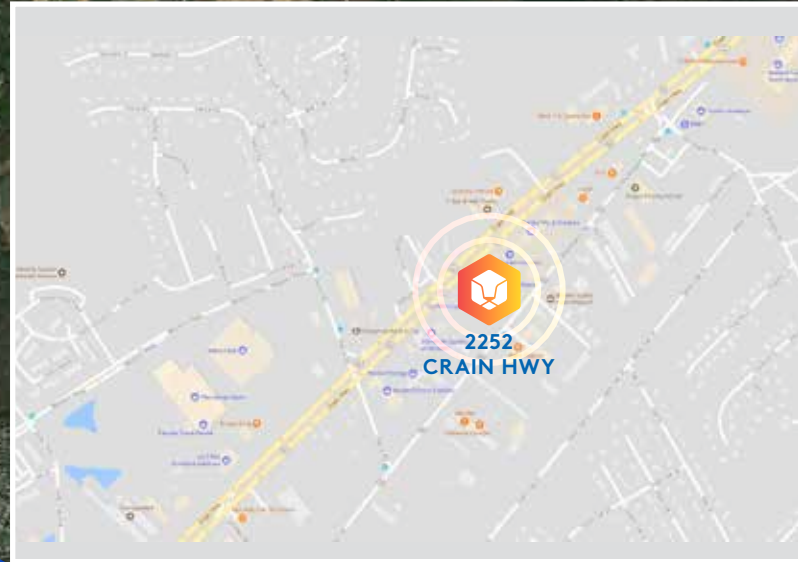
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|---|-------------------------|----------|---|---------------------|----------|
| 1 | Sherwin Williams Points | 5,900 SF | 3 | Abart International | 2,000 SF |
| 2 | Available | 1,475 SF | 4 | Lumber Liquidators | 7,000 SF |

2252 CRAIN HIGHWAY / AERIAL

NEARBY RETAILERS

- 1 Eddie Leonard's
- 2 Waldorf Liquors
- 3 Ourisman Volkswagon of Waldorf
- 4 Ourisman Subaru of Waldorf
- 5 Danny's Sub Shop
- 6 Golden Grocery
- 7 Spa & Pool Services





THE SHOPS AT WALDORF

Panera Bread, five BELOW, STAPLES, Party City, ROSS DRESS FOR LESS, PET SMART, Michaels, DAVID'S BRIDAL, GNC LIVE WELL, BABIES R US, M, Sprint

BRANDYWINE CROSSING

TARGET, CARMAX, FODDRUCKERS, XSCAPE THEATRES, SAFEWAY, COSTCO WHOLESALE, WELLS FARGO, BONEFISH GRILL, Advance Auto Parts, McDonald's, MARSHALLS

WALDORF MARKETPLACE

FRIDAYS, TJ-MAXX, HomeGoods, PET SMART, DSW, Starbucks, Red Robin, COLD STONE, Bath & Body Works, SAFEWAY, Office DEPOT

ST. CHARLES TOWNE CENTER

KOHL'S, OLD NAVY, BED BATH & BEYOND, H&M, JCPenney, sears, Lids, macy's, Sprint, T-Mobile

ST. CHARLES TOWNE PLAZA

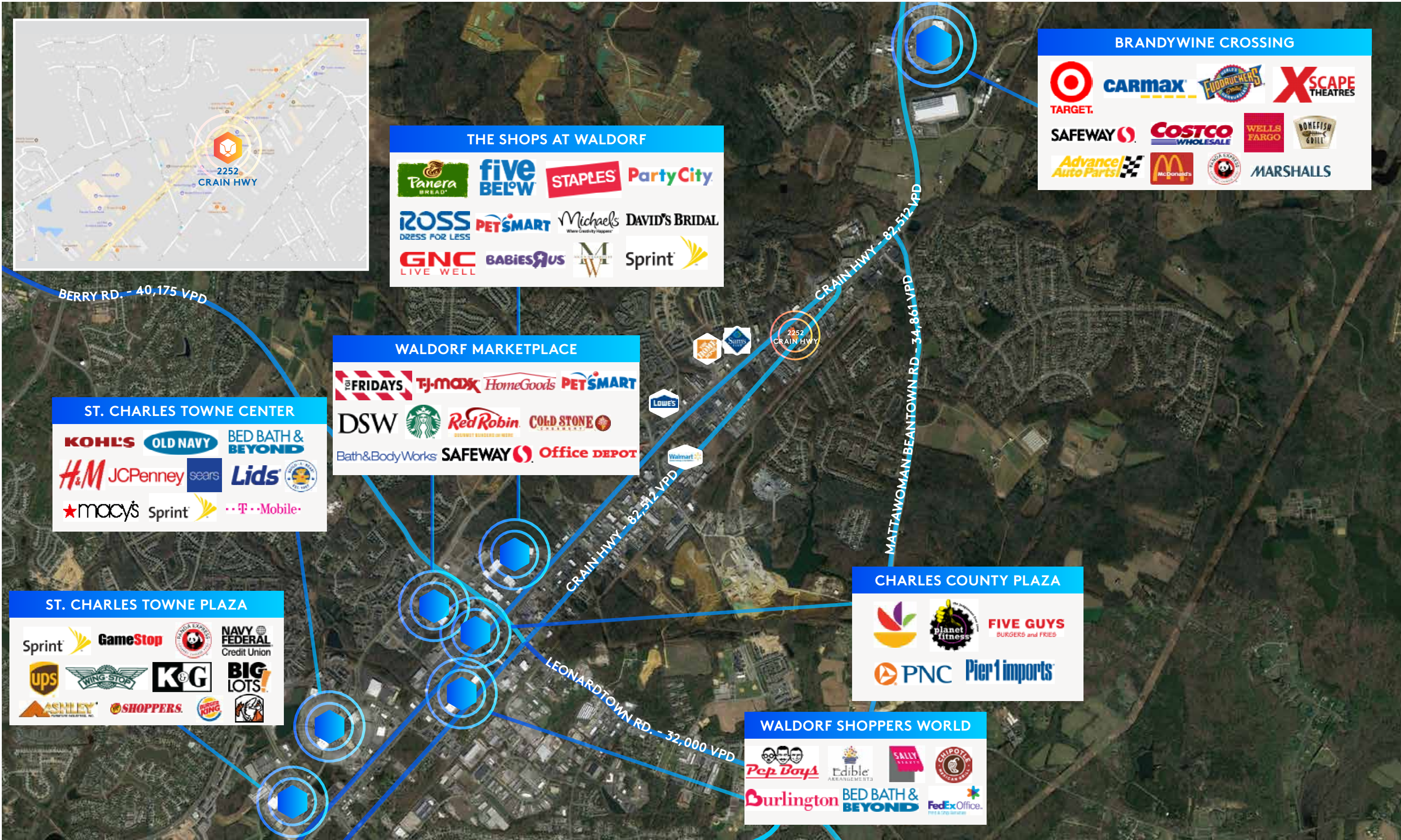
Sprint, GameStop, NAVY FEDERAL Credit Union, UPS, WING STOP, K&G, BIG LOTS!, ASHLEY, SHOPPERS, BURGER KING

CHARLES COUNTY PLAZA

planet fitness, FIVE GUYS BURGERS and FRIES, PNC, Pier 1 imports

WALDORF SHOPPERS WORLD

Pep Boys, Edible ARRANGEMENTS, SALLY BEAUTY, CHIPOTLE MEXICAN GRILL, Burlington, BED BATH & BEYOND, FedEx Office



BERRY RD. - 40,175 VPD

CRAIN HWY - 82,512 VPD

MATTAWOMAN BEANTOWN RD - 34,861 VPD

CRAIN HWY - 82,512 VPD

LEONARDTOWN RD. - 32,000 VPD