

## NEARBY RETAILERS



## RETAIL FOR LEASE

- 3,147 SF highly visible endcap coming available with ample surface parking.
- Located near the busiest intersection in Southern Maryland: Crain Hwy/ Route 301 (56,438 ADT) and Berry Rd/ Route 228 (25,631 ADT).
- Well situated in the heart of Waldorf's retail market between Waldorf Shoppers World (250,000+ SF GLA) and The Shops at Waldorf Center (450,000+ SF GLA).

## OWNED BY



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# SITE PLAN

## 3130 CRAIN HIGHWAY

3130 CRAIN HIGHWAY, WALDORF, MD, CHARLES COUNTY



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# 3130 CRAIN HIGHWAY

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**WALDORF MARKETPLACE**  
SAFeway DSW  
petco NAVY FEDERAL Credit Union

**SHOPS AT WALDORF**  
ROSS Dress for Less Michaels  
PETSMART STAPLES  
five BELOW Panera Bread  
LA FITNESS T.J. MAXX  
HomeGoods

Wawa

Silver Diner

OUTBACK Steakhouse

**3130 CRAIN HIGHWAY**  
  
3,147 SF ENDCAP AVAILABLE

**CHARLES COUNTY PLAZA**  
Giant  
FIVE GUYS  
MATTRESS FIRM  
Cane's

MOM Original Market

**WALDORF SHOPPERS WORLD**  
Burlington  
BAM!  
ALDI DOLLAR TREE SALLY BEAUTY

FOOD LION

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**Waldorf**  
Charles County | Maryland

**klnb**

- Google Earth Pro Aerial Photograph -  
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**WALDORF STATION (PLANNED)**

- Greenberg Gibbons
- 316,880 SF
- Mixed Use Development
- Residential: 192 units
- Parking: 2,353 spaces

**WALDORF STATION II (PLANNED)**

- Greenberg Gibbons
- 51.6 AC
- Mixed Use Development
- Residential: 158 units

**SHOPS AT WALDORF**

ROSS  
PETS MART  
LAIFITNESS  
HomeGoods

Michaels  
STAPLES  
Panera  
TJ-maxx



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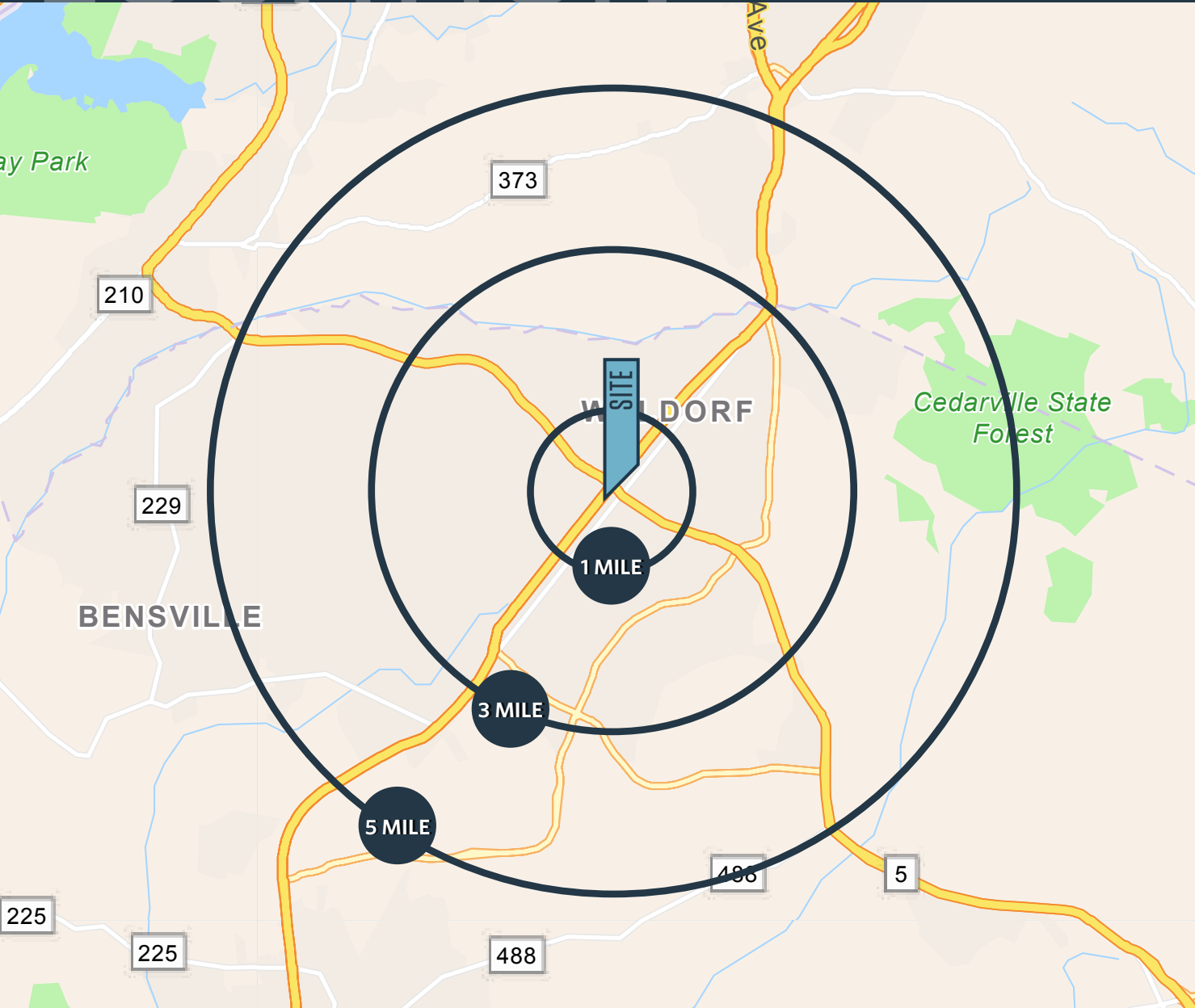
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# LOCATION

# 3130 CRAIN HIGHWAY

3130 CRAIN HIGHWAY, WALDORF, MD, CHARLES COUNTY



## DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
5,308	67,374	100,802
Daytime Population		
15,006	56,419	79,070
Households		
1,979	24,682	36,047
Average HH Income		
\$19,435	\$124,720	\$134,576

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

Crain Highway (US 301)	56,438 ADT
Leonard Rd (MD 5)	25,631 ADT

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# PHOTOS

## 3130 CRAIN HIGHWAY

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BAR



FRONT ENTRANCE & CIGAR ROOM



TWO RESTROOMS



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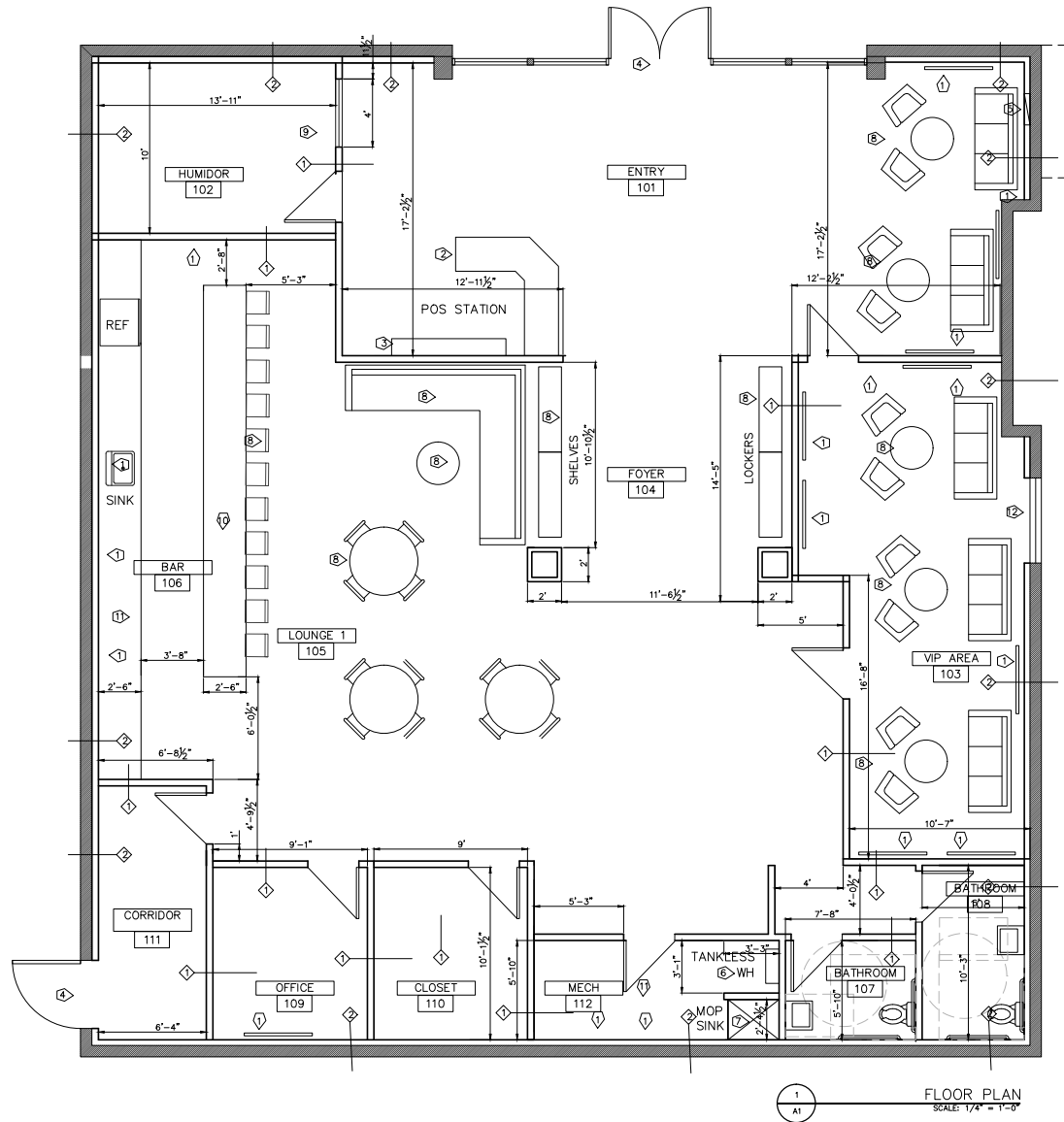
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# FLOOR PLAN

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# 3130 CRAIN HIGHWAY

3130 CRAIN HIGHWAY, WALDORF, MD 20603, CHARLES COUNTY

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