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TRAFFIC
COUNT

SMALLWOOD DRIVE | ±15,821 AADT
ST. CHARLES PKWY | ±20,691 AADT



POPULATION

	1 MILE	3 MILE	5 MILE
2025	14,192	54,039	95,636
2030	14,300	55,549	99,128



AVG.
HOUSEHOLD
INCOME

	1 MILE	3 MILE	5 MILE
2025	\$91,793	\$115,884	\$123,835
2030	\$99,296	\$126,275	\$134,931



SMALLWOOD VILLAGE CENTER

ST. CHARLES PKWY & POST OFFICE RD. | WALDORF, MD | 20602
CHARLES COUNTY

173,341 TOTAL SF

AILEEN CULLEN

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SMALLWOOD VILLAGE CENTER | SITE PLAN

LEGEND

- Available
- Leased
- Under Contract
- Not a part of Project

