



RETAIL SPACE FOR LEASE

TABLE OF CONTENTS



1

EXECUTIVE
SUMMARY

2

PROPERTY
HIGHLIGHTS

3

LOCATION
MAP

4

ADDITIONAL
PHOTOS

5

DEMOGRAPHIC
INFO



CONTACTS

PROPERTY CONTACT

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EXECUTIVE SUMMARY

2441-2433 Crain Highway || Waldorf, MD 20601

PROPERTY OVERVIEW

Incredible business opportunity in Waldorf, MD! We are thrilled to announce that 2431 Crain Highway is now on the market and ready for your business vision. This expansive property spans an impressive 10,250 square feet, offering plenty of space to bring your business dreams to life. One of the major advantages of this property is its flexibility. With the op on to subdivide the space into a 1,750 square foot area and a larger 8,750 square foot area, you have the freedom to tailor the space to your specific needs. Plus, the location couldn't be more ideal, as it joins the renowned Big Screen retail center. By joining this retail center, you'll benefit from the established reputation and loyal customer base that the Big Screen has cultivated over the years. What's more, this property is contiguous to a 1,500 square foot space that is currently being used as a martial arts and dance studio. This presents a fantastic opportunity for synergy and collaboration between businesses, allowing you to tap into a diverse customer base and cross-promote your offerings.

PROPERTY DETAILS

Lease Rate \$22.00/SF/yr

Available Space 10,500 SF

Lease Type NNN

Property Type Retail

Parcel ID # 06-324525

Traffic Count 59,319 VPD (Crain Hwy)



PROPERTY HIGHLIGHTS

10,500 SF

Rentable Square Feet

Single

Number of Stories

\$22/PSF NNN

Price Per Square Foot

5 Min Drive

From Charles County Shopping Plaza

25%

Current Occupancy

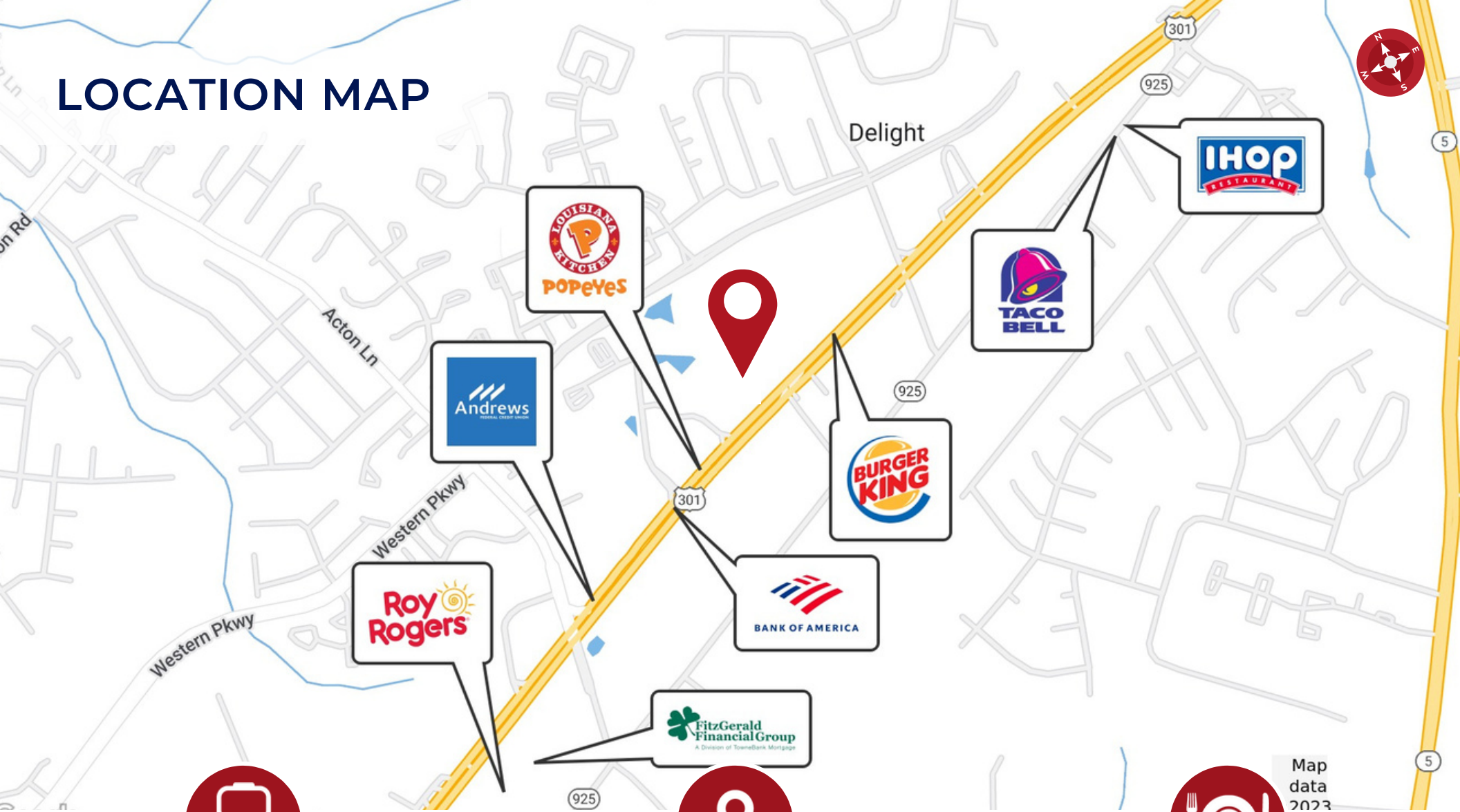
1.53 Acre

Land Lot

PRIME
LEASING
OPPORTUNITY
IN LOCATION

HOMESMART

LOCATION MAP



Located 23 minutes
away from Branch
Avenue Transit Stop



Located 30 minutes
from Alexandria, VA



5 minutes away from
Charles County Plaza
Shopping Center

Map
data
2023

ADDITIONAL PHOTOS

2441-2433 Crain Highway || Waldorf, MD 20601



CHARLES COUNTY MARKET AREA



Current Population
19,681



Projected Population
20,510



Average Household Income
\$121,250



Average Household Size
2.8



Unemployment Rate
5.3%

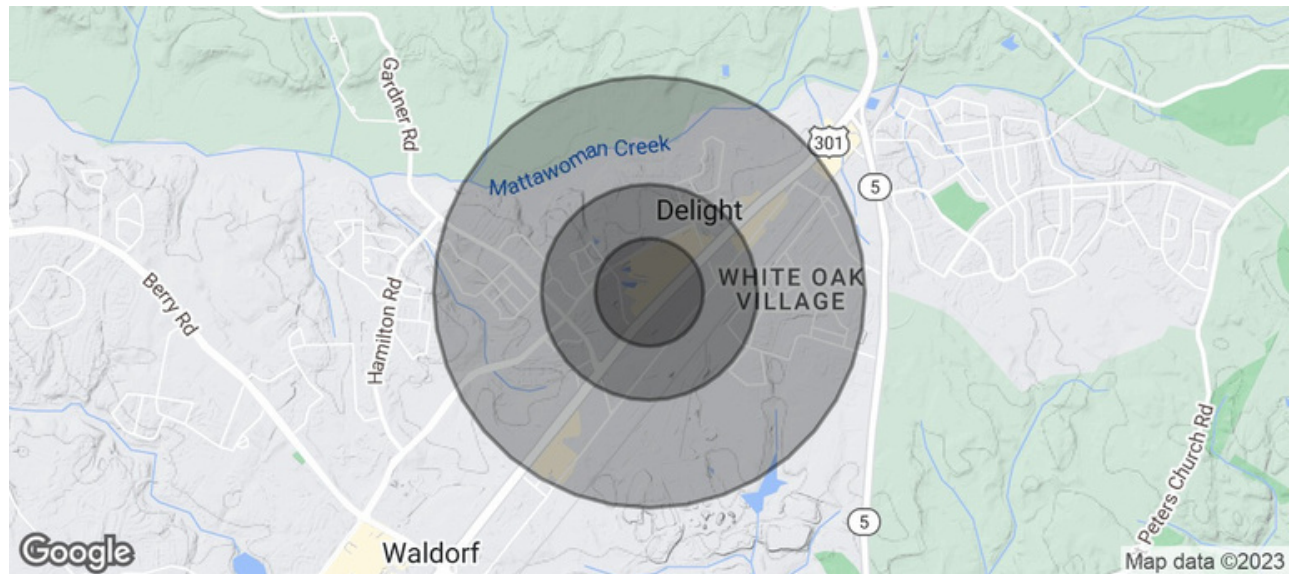


Median Home Value
\$300k-\$400k



College Educated
25%

DEMOGRAPHICS MAP & REPORT



	POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population		596	1,914	6,539
Average Age		32.4	31.6	33.6
Average Age (Male)		19.7	21.5	27.5
Average Age (Female)		36.1	37.4	38.5
	HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households		267	809	2,606
# of Persons per HH		2.2	2.4	2.5
Average HH Income		\$55,484	\$70,117	\$94,651
Average House Value		\$256,495	\$249,756	\$263,601

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— REAL ESTATE —

COMMERCIAL DIVISION

PROPERTY CONTACT



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