

# WALDORF PARK

3716 Crain Highway  
Waldorf, MD 20603

## RETAIL SPACE FOR LEASE

Developed by

**Republic**



**AVAILABLE  
FOR LEASE**

- ✓ Only 4,915 SF of retail space left.
  - End-cap #101/102 is ~3,269 SF.
  - Unit #103 is ~1,646 SF.

# WALDORF PARK

3716 Crain Highway, Waldorf, MD 20603

Join our major national tenants now serving the local community and travelers alike at the highly visible and accessible Waldorf Park Shopping Center. We are located directly on U.S. 301 with ample parking.



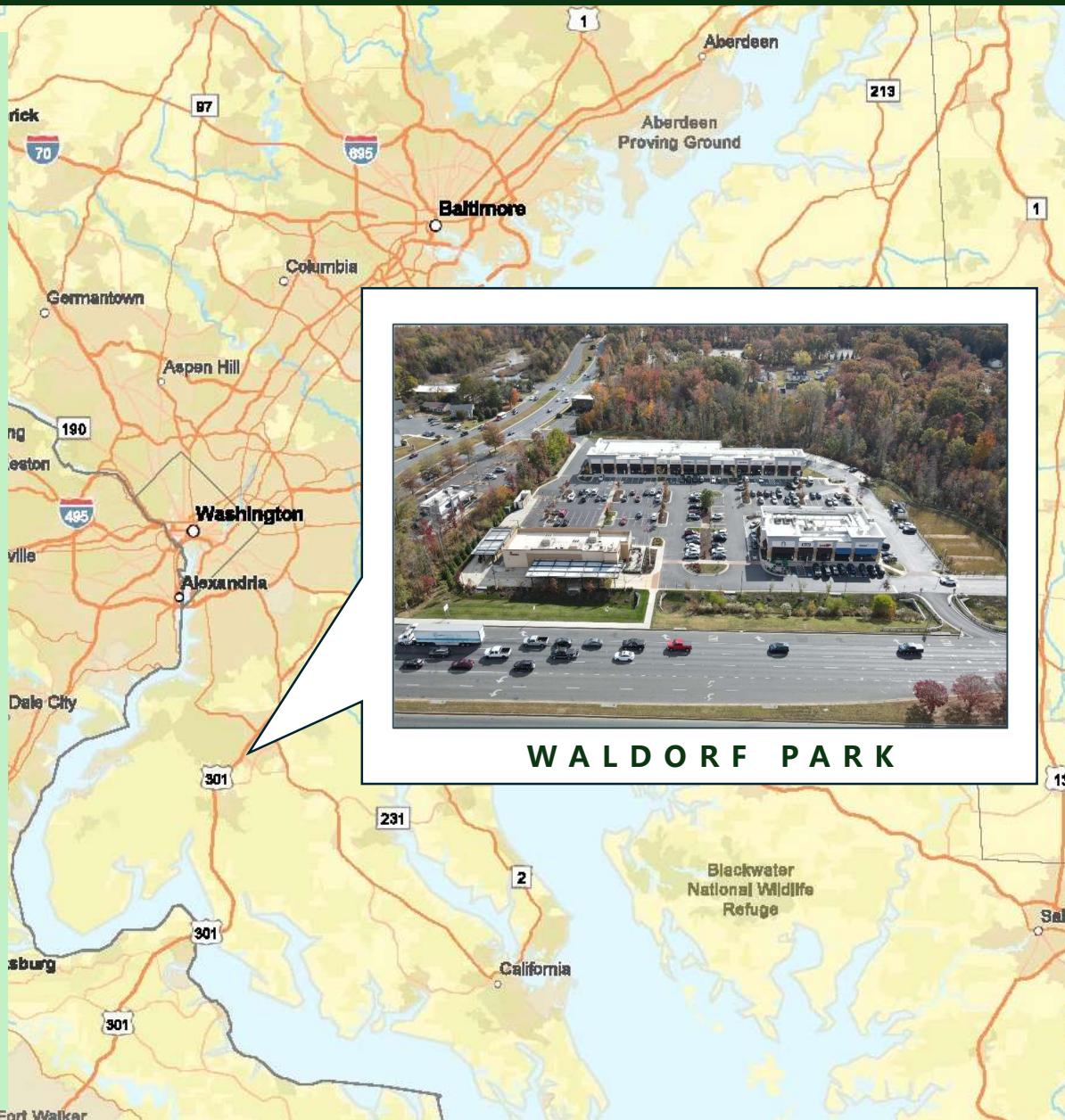
# WALDORF PARK

## WITHIN FIVE MILES OF WALDORF PARK:

- The population is over **130,000 people** with the average age being 38 years old.
- **15,000+ new homes** are in development within the same 5 mile radius increasing population by more than 4% annually.
- The Median household income is ~ **\$120,000/year**.
- There are over **100,000 employees** with the top three job categories being:
  1. Public administration
  2. Educational services, and health care and social assistance
  3. Professional, scientific, and management, and administrative
- Current average daily traffic count on Crain Hwy is about **54,000 vehicles per day** and growing due to the newly expanded Harry Nice Bridge.

## WALDORF PARK IS:

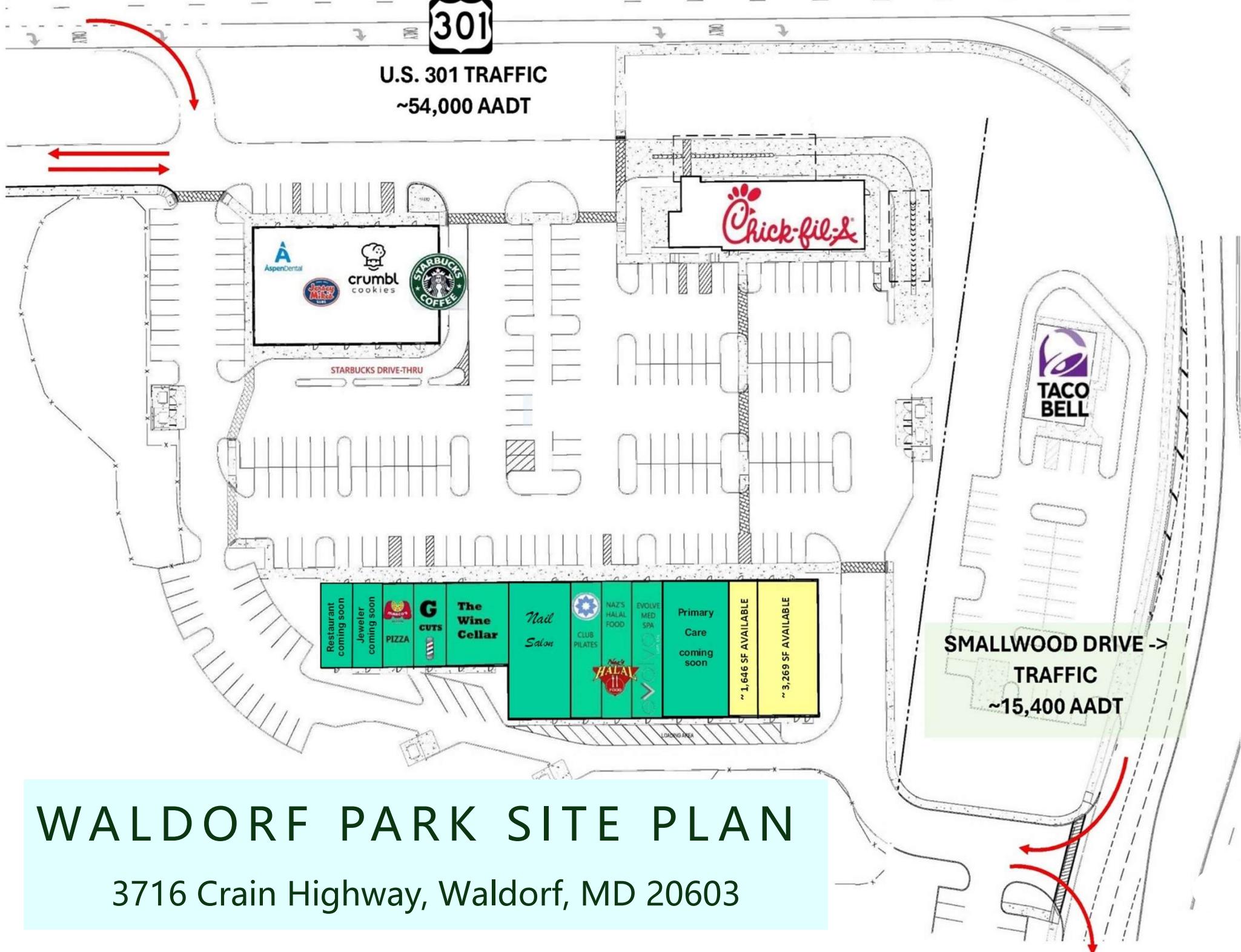
- ~ Less than 20 miles from the Capital Beltway and D.C.
- ~ 1 hour from Fredericksburg, VA
- ~ 1.25 hours to BWI International Airport
- ~ 50 minutes to Reagan National Airport
- ~ 1 hour to Maryland's Eastern Shore, and
- ~ 2 hours to Richmond, VA



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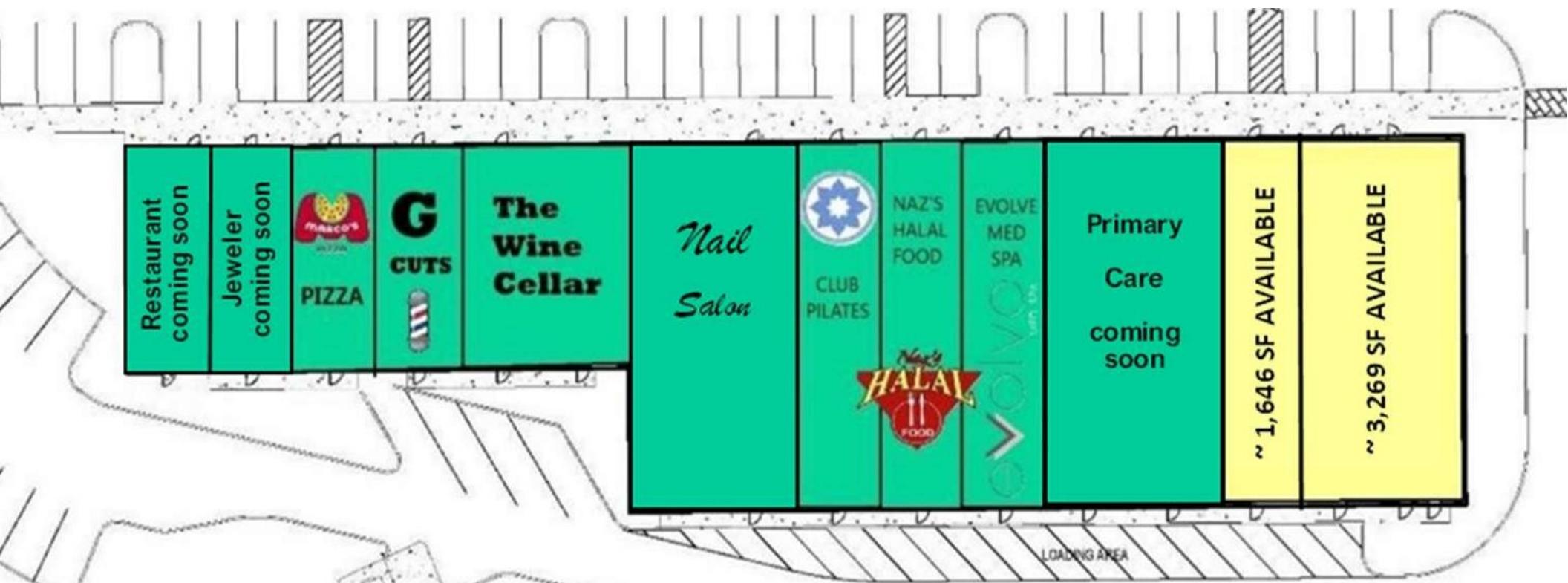
301

U.S. 301 TRAFFIC  
~54,000 AADT



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FOR MORE INFORMATION ON LEASING PLEASE CONTACT:

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# JOIN OUR STRONG TENANTS AT WALDORF PARK



***The Wine Cellar***

**G CUTS BARBER SHOP**