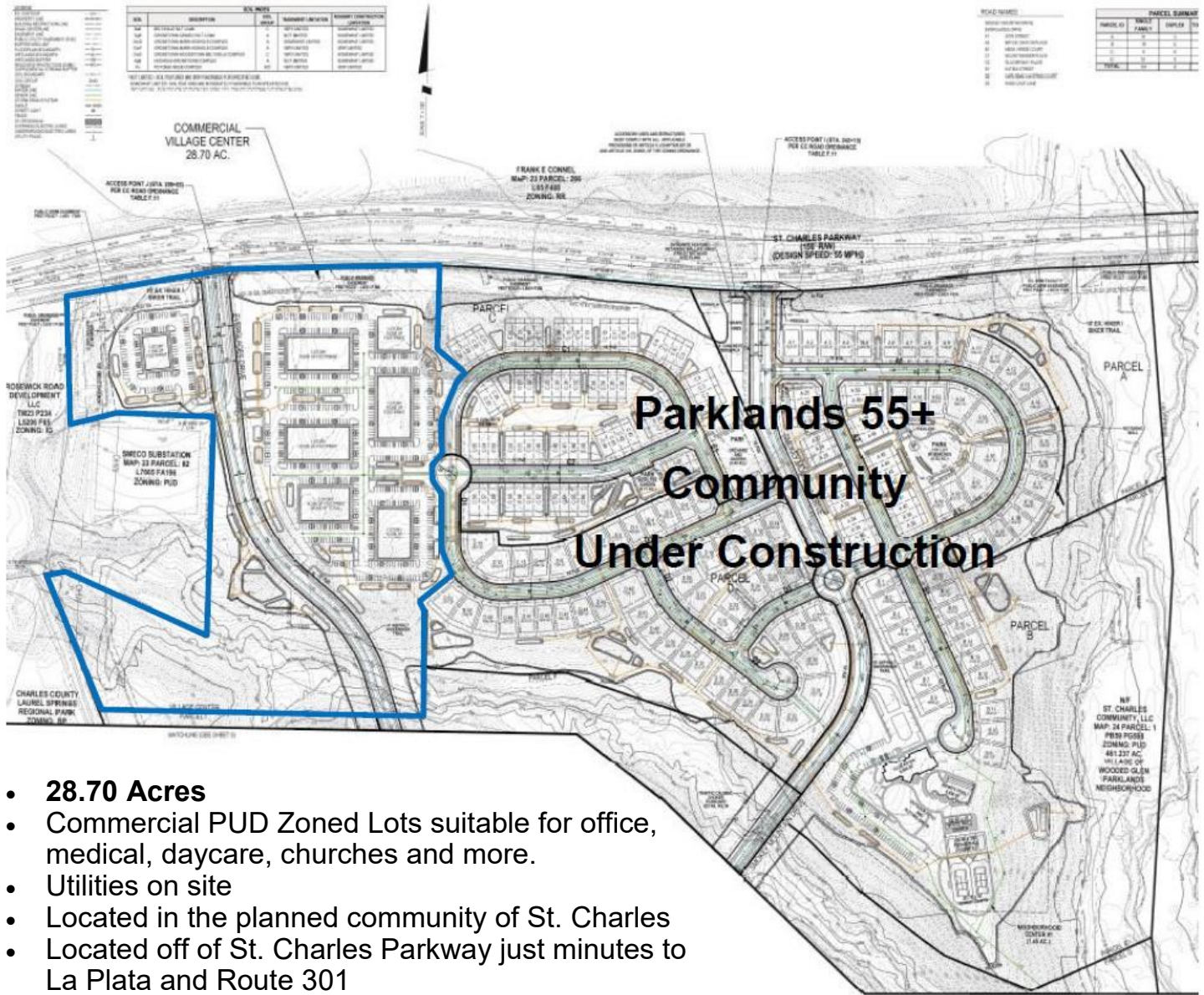


COMMERCIAL LAND AVAILABLE . ST. CHARLES, MD

St. Charles Parkway / Mt. Rainier Pl.



- **28.70 Acres**
- Commercial PUD Zoned Lots suitable for office, medical, daycare, churches and more.
- Utilities on site
- Located in the planned community of St. Charles
- Located off of St. Charles Parkway just minutes to La Plata and Route 301
- Over 1,000 homes to be built surrounding property

For More Information
Please Contact:

Harry Shasho HShasho@Shasho.com
Chris Shasho Cshasho@Shasho.com
(301) 632-6320 Fax (301) 632-6323

Shasho.com

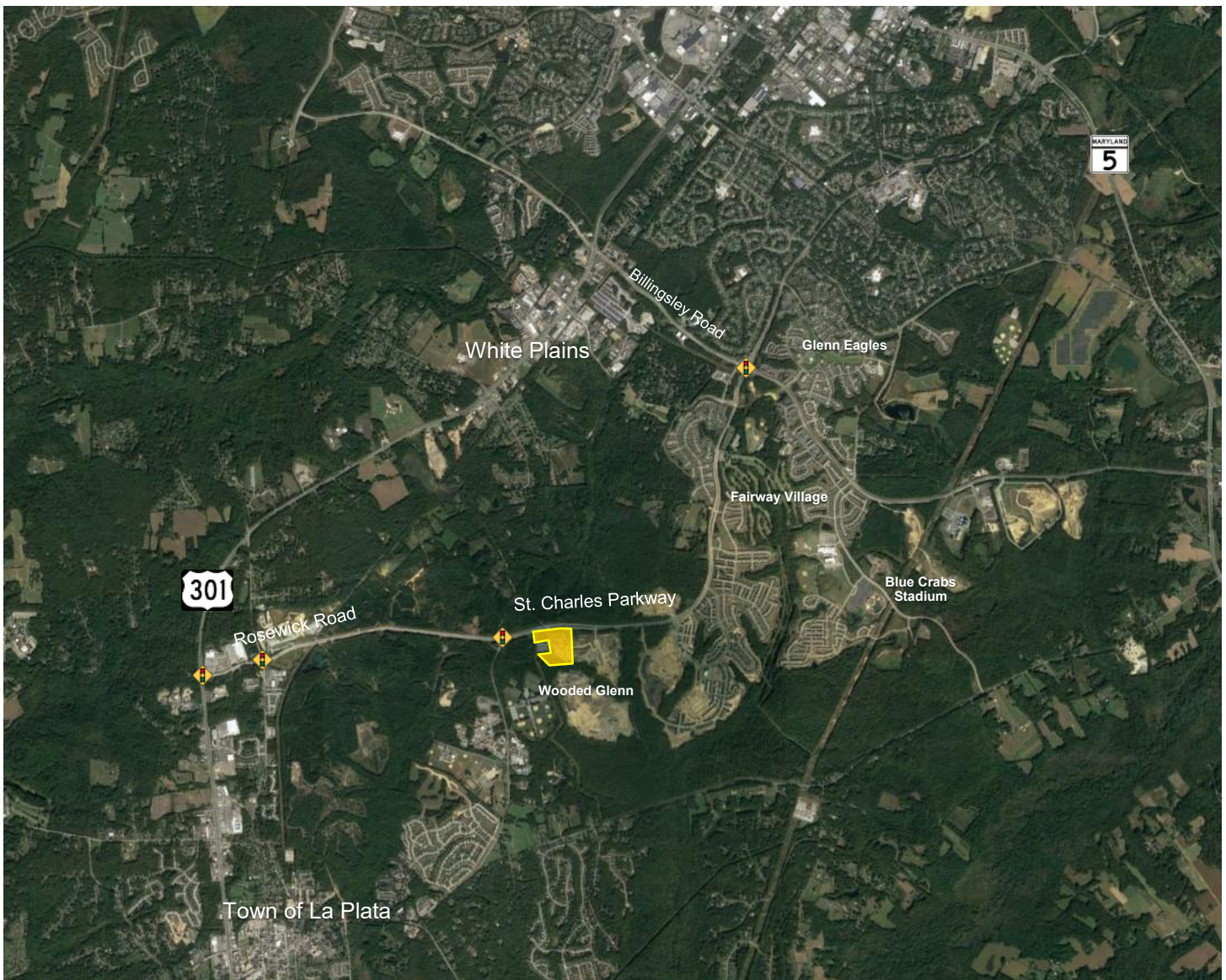
4475 REGENCY PLACE, SUITE 101
WHITE PLAINS, MARYLAND 20695



St. Charles, located in Southern Maryland, is considered one of the most successful planned communities in the country. It is zoned to include 24,730 housing units in five villages; Smallwood, Westlake, Fairway, Wooded Glen, and Piney Reach.

The master planned community also includes St. Charles Towne Center, a 1.1 million square foot regional mall, and several village centers and neighborhood commercial districts. St. Charles is home to the largest sector of private employment in Charles County and the most successful retail, commercial, and industrial parks in Southern Maryland. With mass transit, pedestrian friendly walking paths, dozens of fine restaurants, neighborhood schools, a state of the art baseball and entertainment facility, and much more, St. Charles is experienced and shovel ready to continue to be a model for planned development for decades to come.





Demographics Est 2023	3 Mile	5 Mile	10 Mile
Population	26,368	76,018	161,794
Households	9,204	27,032	165,412
Avg. HH Inc.	\$122,973	\$121,512	\$134,229

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. References to square footage or age are approximate. Any information of special interest should be obtained through independent verification. Buyer or Tenant bears all risk for any inaccuracies.

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