

NEARBY RETAILERS



PAD FOR SALE

- Size: 1.18 AC
- Zoned CC (Community Commercial) [CLICK FOR ZONING](#)
- Situated along Crain Hwy (US-301), the site benefits from excellent frontage and exposure to 32,000+ vehicles per day, making it an ideal location for retail success.
- The area boasts a strong residential base with high household incomes and steady population growth, providing a built-in customer base for retail businesses.
- Price: \$1.4M

ALEX WILLNER

awillner@klnb.com | 703-268-2718

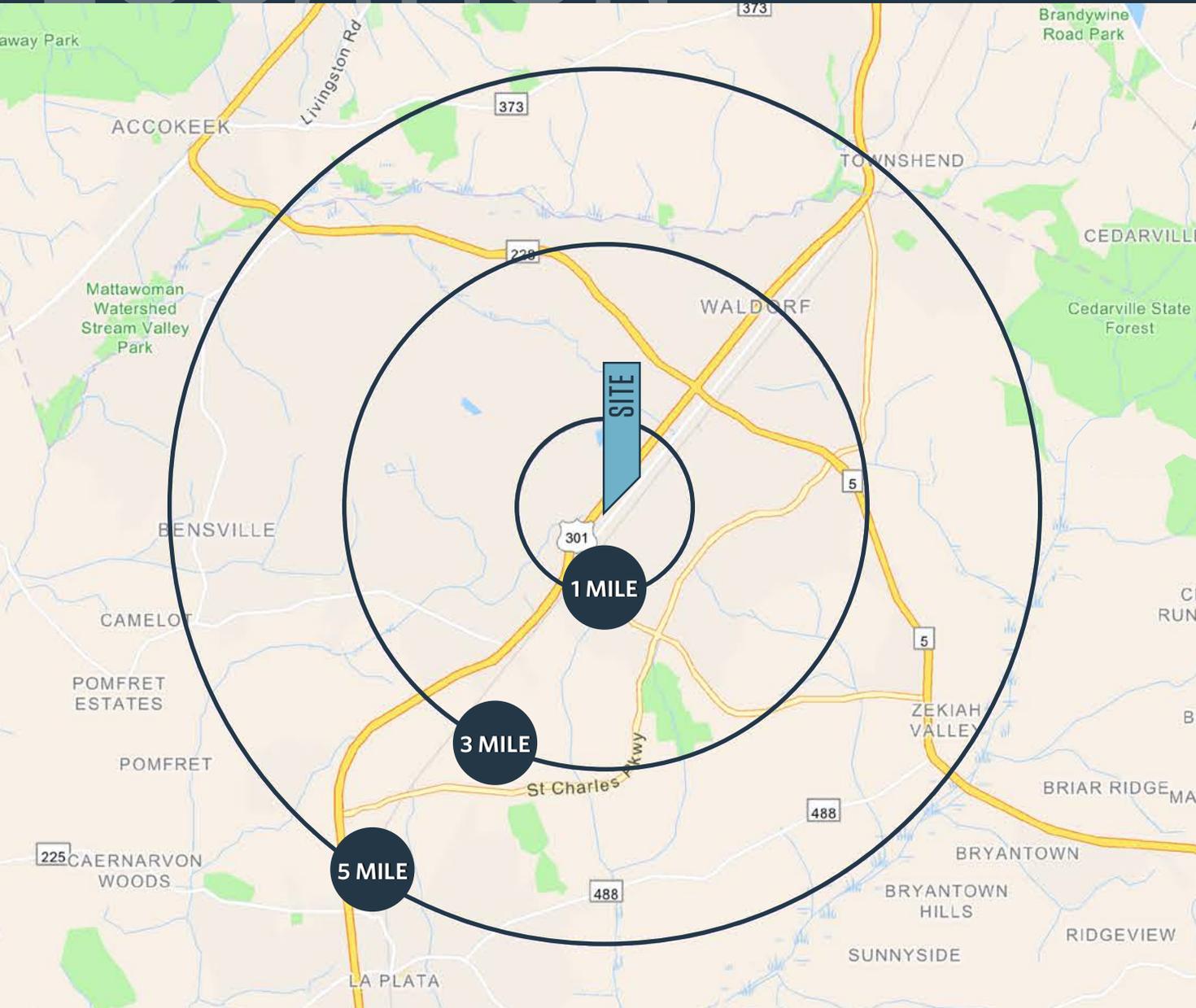
CRAIG CHENEY

ccheney@klnb.com | 703-268-2705

LOCATION

3860 CRAIN HIGHWAY

WALDORF, MD 20603, CHARLES COUNTY



DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
8,681	66,574	104,532
Daytime Population		
3,933	26,299	35,766
Households		
3,246	24,221	37,181
Average HH Income		
\$130,545	\$121,545	\$126,878

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Crain Highway	41,700 ADT
Smallwood Drive	18,400 ADT

ALEX WILLNER

awillner@klnb.com | 703-268-2718

CRAIG CHENEY

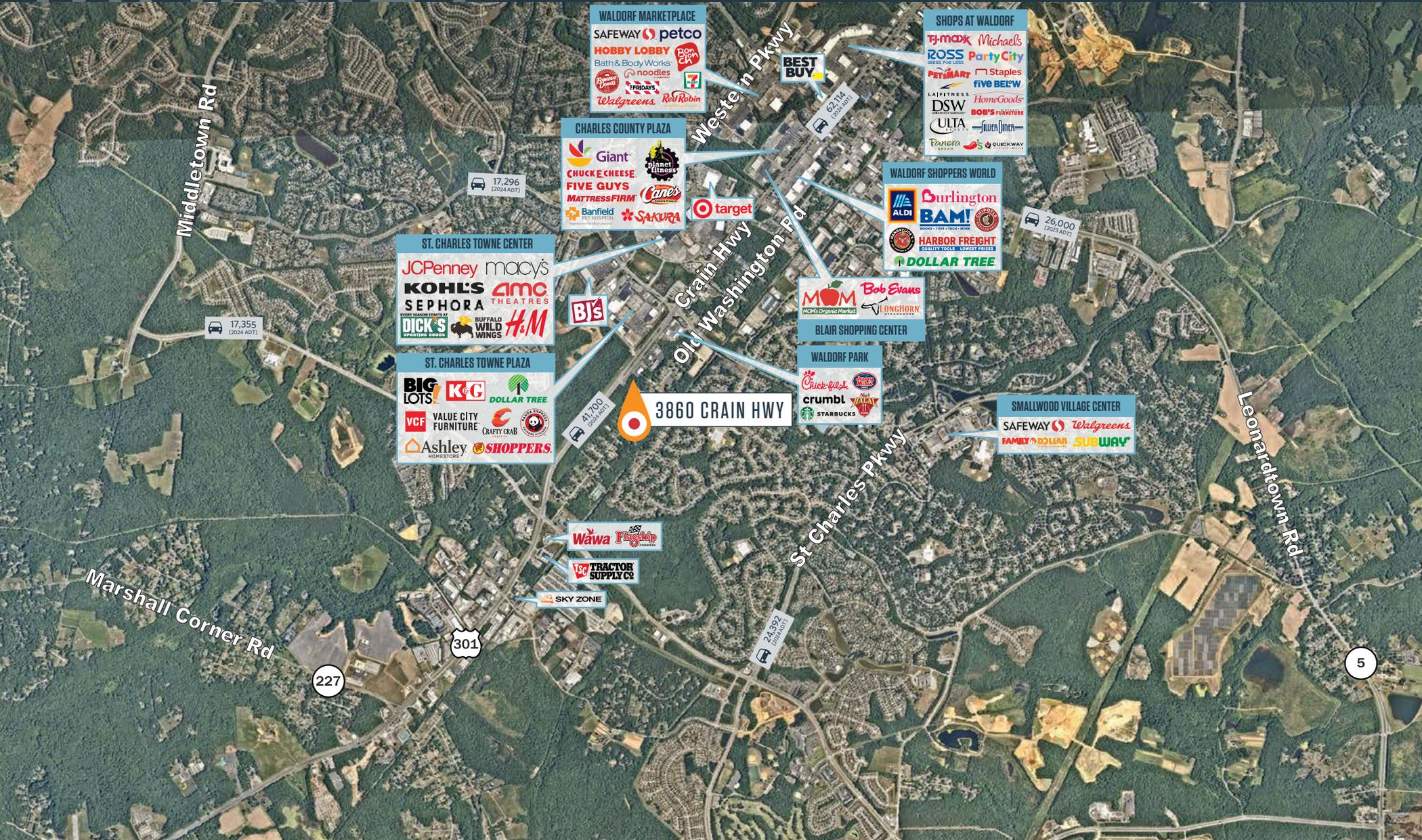
ccheney@klnb.com | 703-268-2705



MARKET

3860 CRAIN HIGHWAY

WALDORF, MD 20603, CHARLES COUNTY



ALEX WILLNER

awillner@klnb.com | 703-268-2718

CRAIG CHENEY

ccheney@klnb.com | 703-268-2705

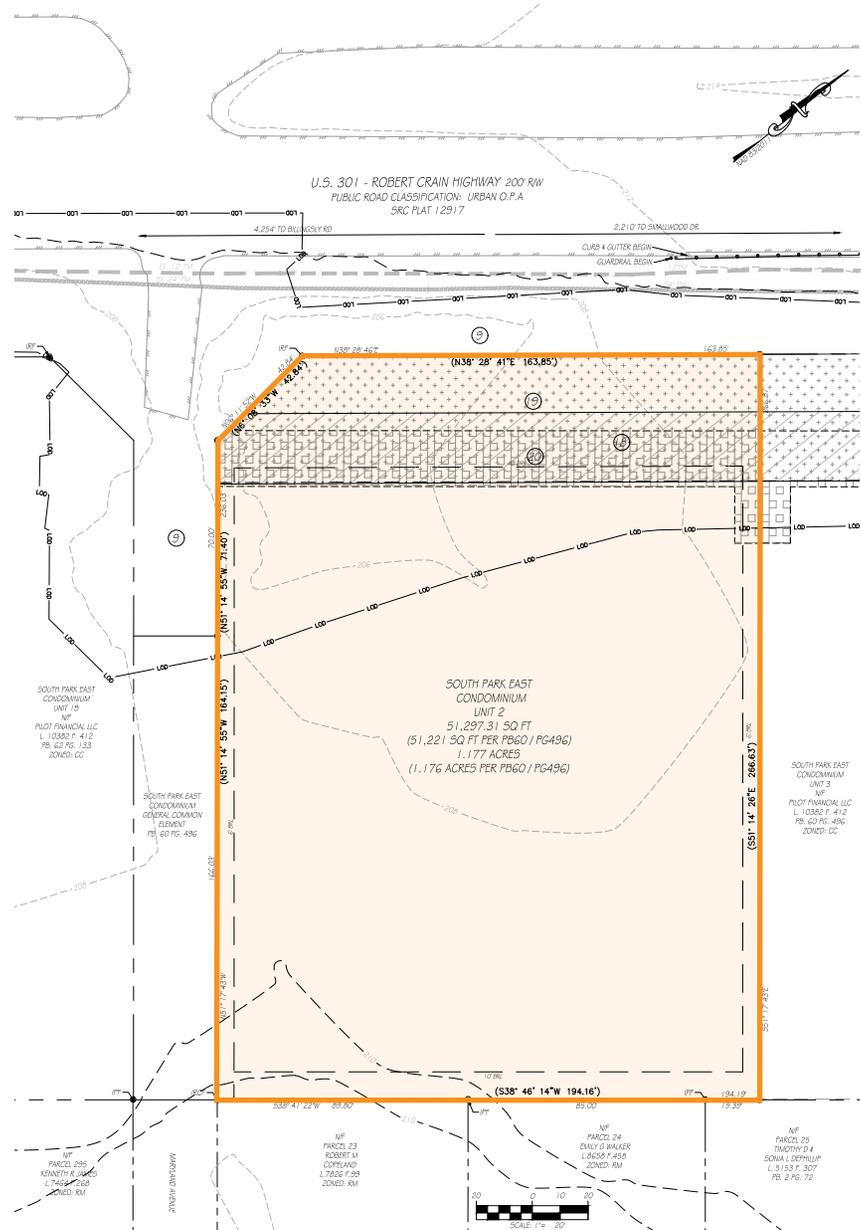


SITE PLAN

3860 CRAIN HIGHWAY

WALDORF, MD 20603, CHARLES COUNTY

[CLICK FOR SURVEY](#)



ALEX WILLNER

awillner@klnb.com | 703-268-2718

CRAIG CHENEY

ccheney@klnb.com | 703-268-2705





3860 CRAIN HIGHWAY

WALDORF, MD 20603, CHARLES COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

ALEX WILLNER

awillner@klnb.com

703-268-2718

CRAIG CHENEY

ccheney@klnb.com

703-268-2705

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.