

## 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

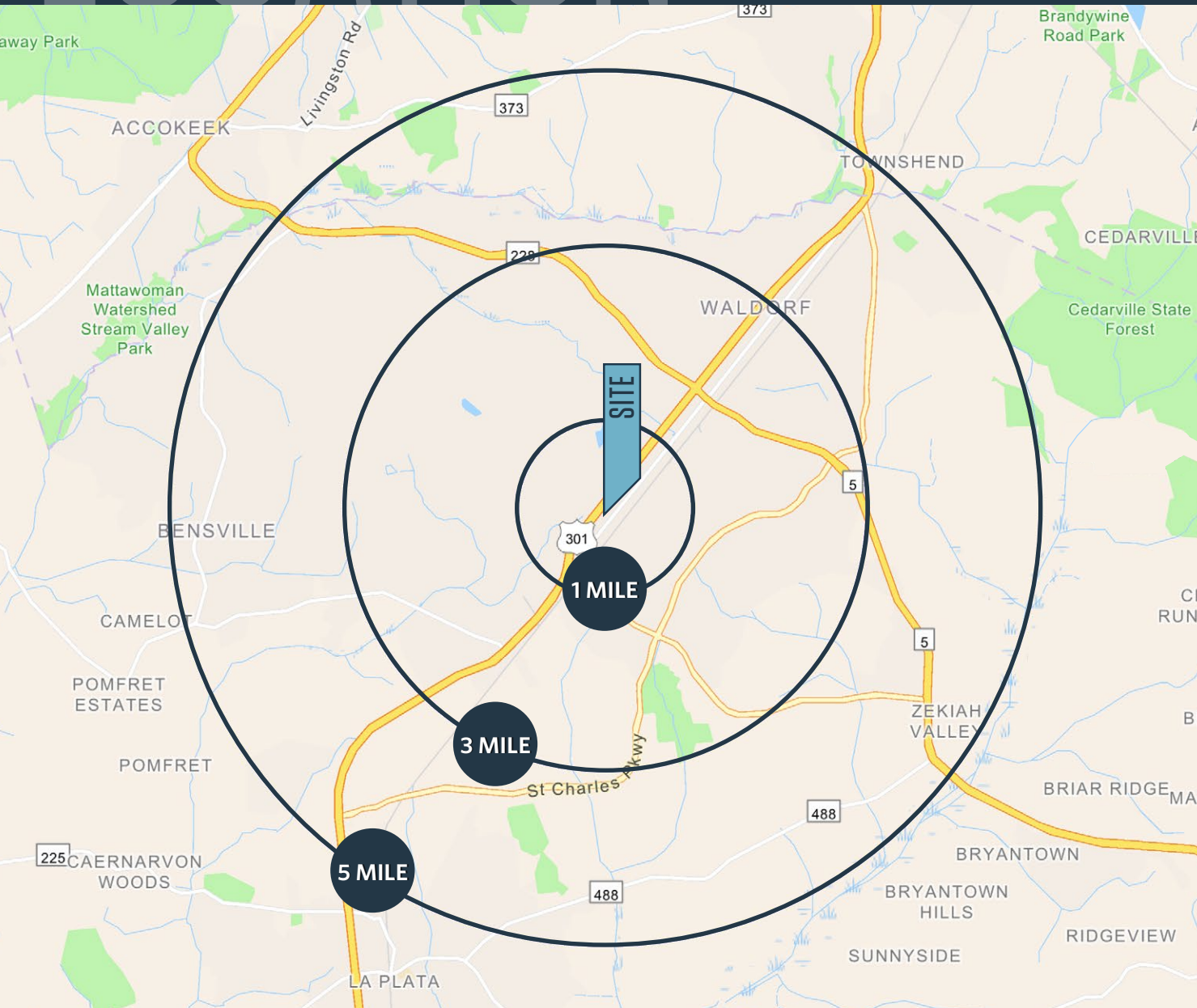
ALEX WILLNER

awillner@klnb.com | 703-268-2718

CRAIG CHENEY

ccheney@klnb.com | 703-268-2705





## DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
8,670	66,123	102,470
Daytime Population		
4,049	25,002	33,973
Households		
3,247	24,096	36,500
Average HH Income		
\$149,229	\$137,672	\$141,856

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Crain Highway	32,400 ADT
Smallwood Drive	15,472 ADT

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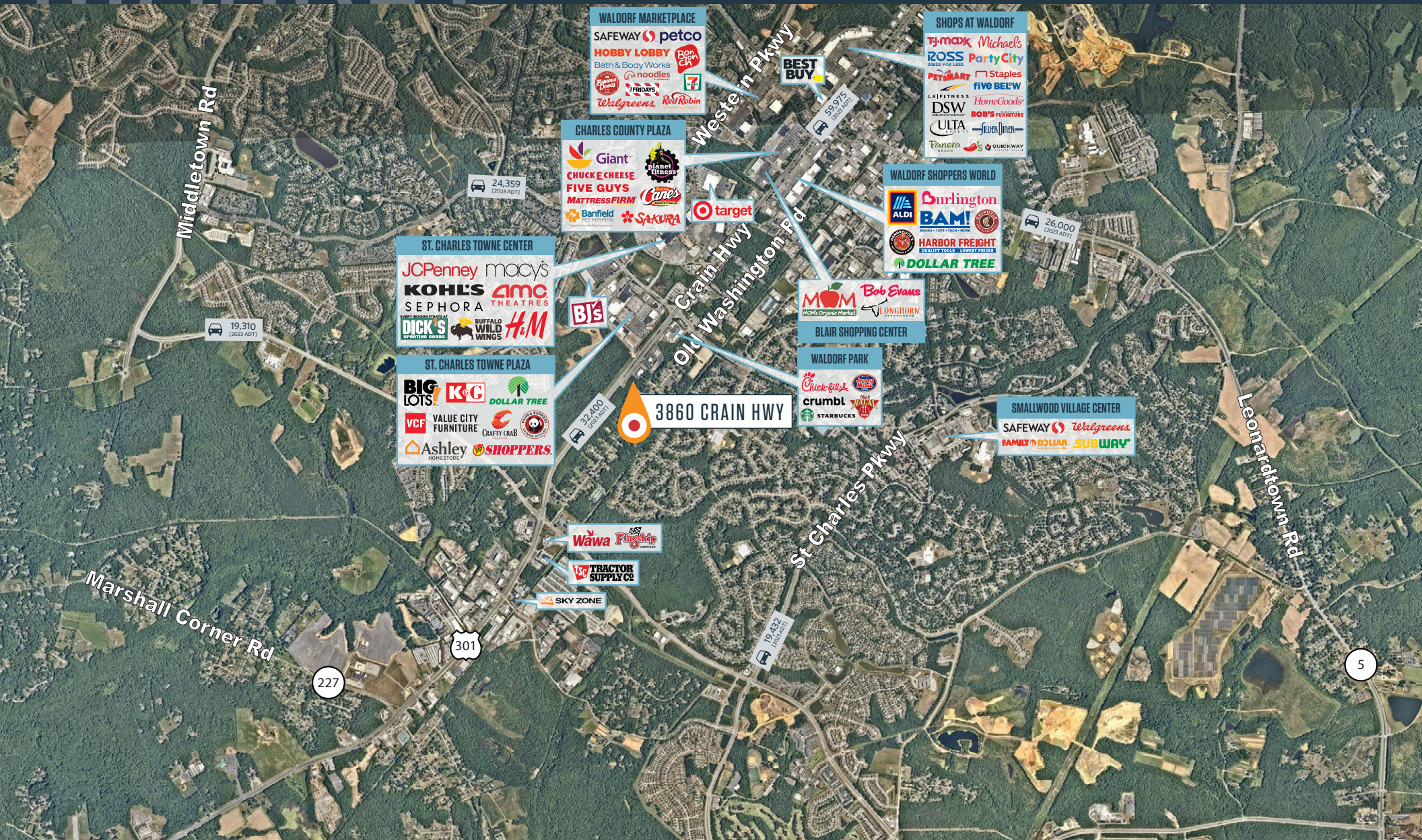
**CRAIG CHENEY**

ccheney@klnb.com | 703-268-2705



## 3860 CRAIN HIGHWAY

WALDORF, MD 20603, CHARLES COUNTY



ALEX WILLNER

awillner@klnb.com | 703-268-2718

CRAIG CHENEY

ccheney@klnb.com | 703-268-2705

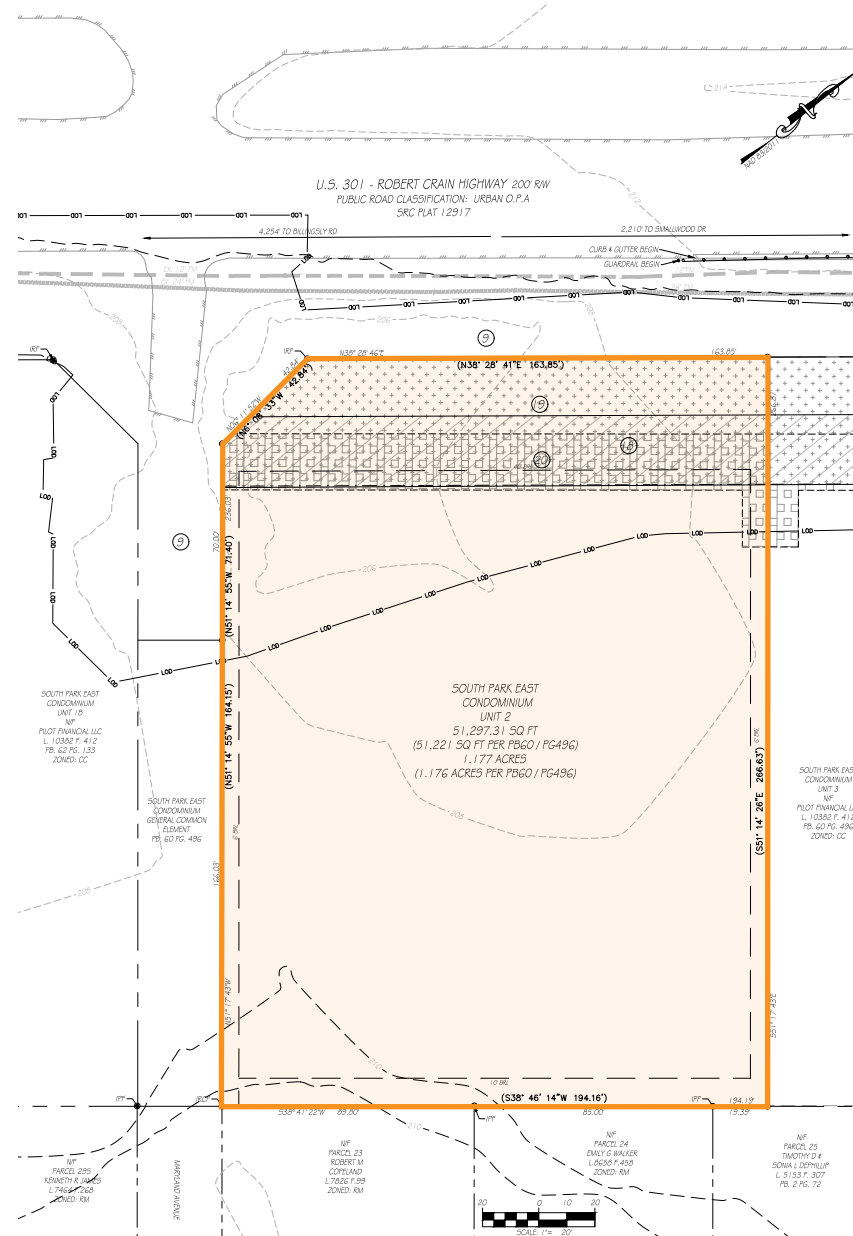


# SITE PLAN

## 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

klnb



# 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

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