



WALDORF PAD SITE WITH DRIVE-THRU

3260 CRAIN HIGHWAY, WALDORF, MD 20603



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,968 SF
Lease Rate:	Negotiable
Lot Size:	0.08 Acres
Building Size:	1,968 SF
Zoning:	CB
Market:	Waldorf
Submarket:	Charles County
Traffic Count:	55,293

PROPERTY OVERVIEW

The Waldorf Shoppers World bank pad is centrally located in an area of tremendous growth due to the steady increase in population density. Bolstered by the bustling retail hub of the downtown Waldorf district, the local area includes several big box retailers and a recent mixed-use developments, such as the 42-acre Waldorf Town Center.

PROPERTY HIGHLIGHTS

- Existing structure includes three drive-thru lanes.
- Strong traffic counts of 55,293 VPD.
- Excellent visibility from Crain Highway.
- Primary access in well-leased shopping center.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	2,665	20,997	32,700
Total Population:	7,237	58,942	93,640
Average HH Income:	\$79,000	\$88,626	\$95,735

RETAILER MAP



ROSS
DRESS FOR LESS

FIVE GUYS
BURGERS and FRIES

Wendy's

St. Charles Town Center

Chick-fil-A **POPEYES** **LOUISIANA KITCHEN** **macys** **Bath & Body Works**

DICK'S SPORTING GOODS **KOHL'S** **JCP** **Auntie Anne's**

OUTBACK
STEAKHOUSE

Burlington

Chick-fil-A

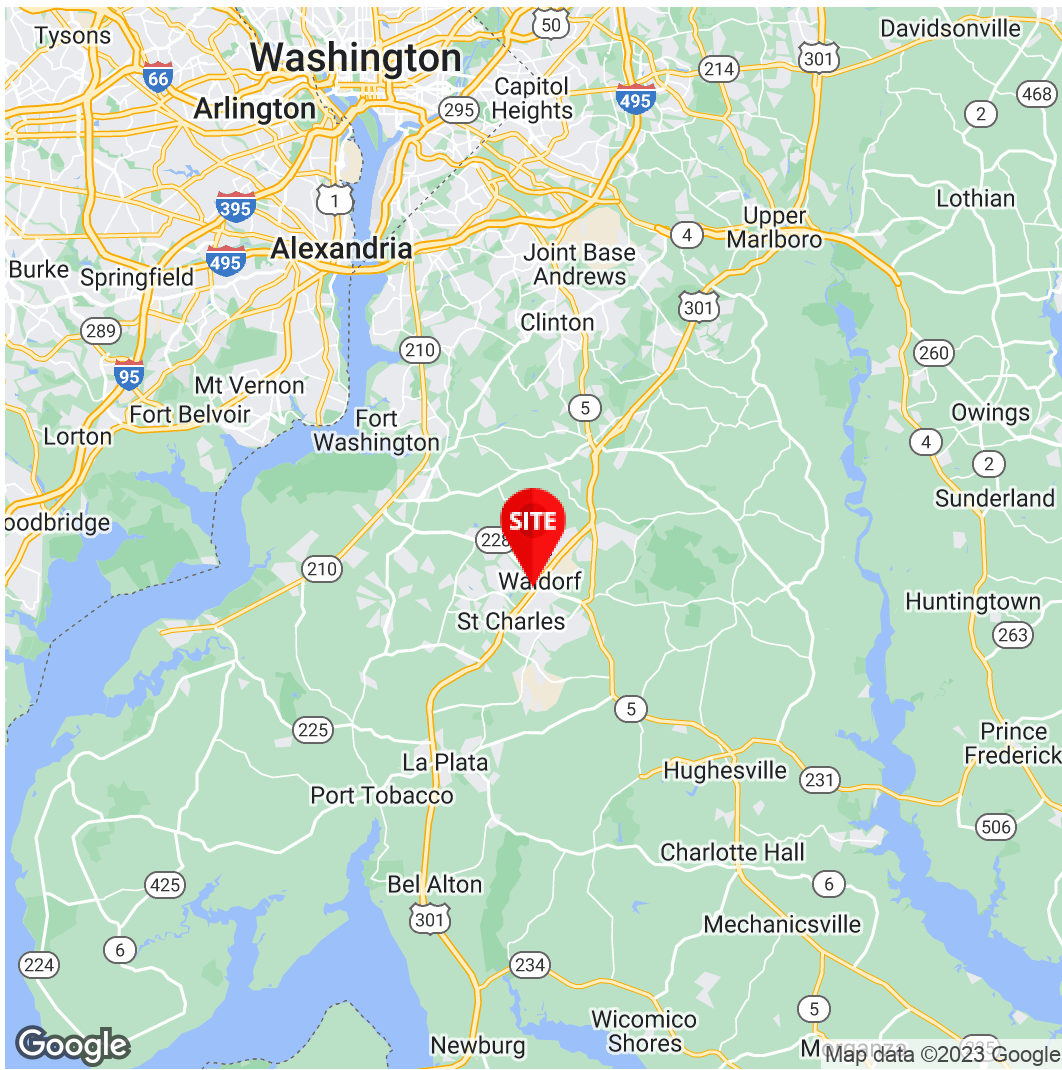
McDonald's

Rainbow

BURGER KING

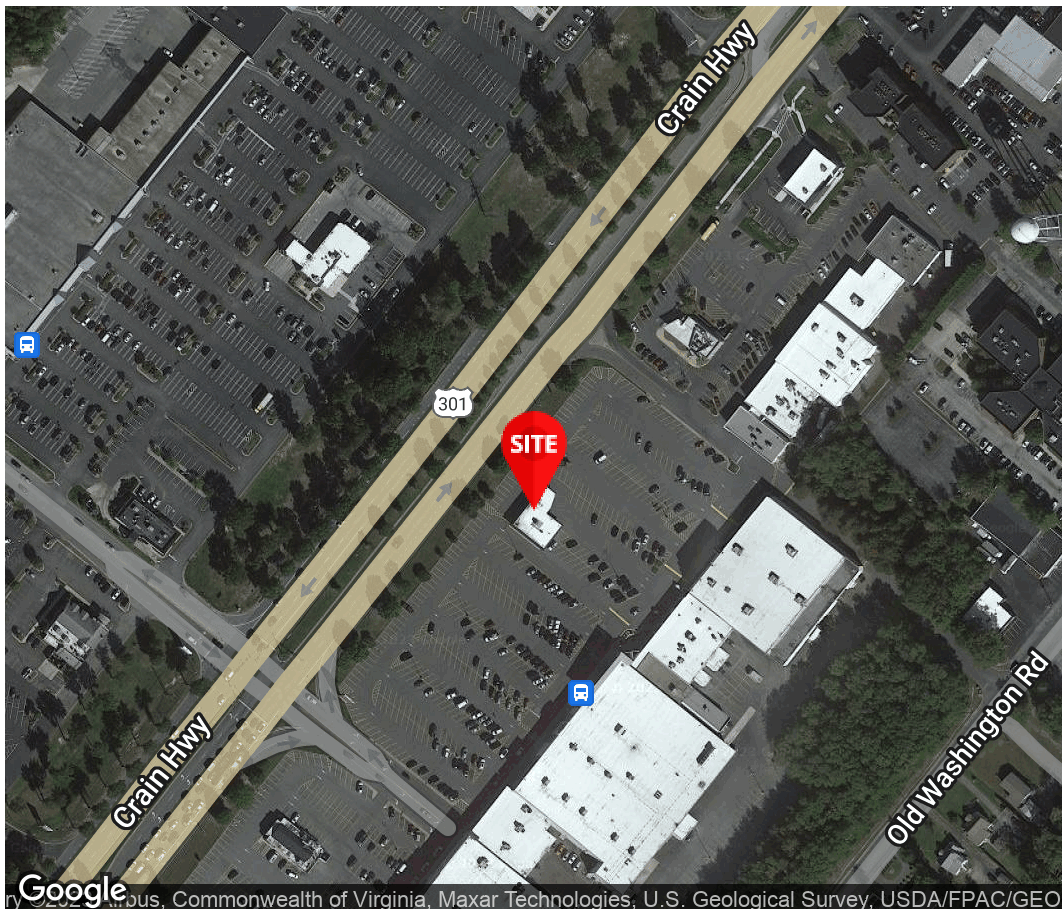
St Charles

White Plains



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