

# USED CAR LOT AVAILABLE 2246 CRAIN HWY

Waldorf, MD 20601  
Available: +/-1.73 Acres



## LISTING DATA

**AVAILABLE SF:** 1.73 Acres

## PROPERTY INFORMATION

**COUNTY:** Charles  
**GROUND LEASE RATE:** Negotiable

## PROPERTY HIGHLIGHTS

- Excellent visibility on busy Crain Hwy
- Pylon sign and easy access
- Ground Lease or Build to Suit
- Landlord to deliver paved lot w/ utilities and either a small building or trailer
- Ground lease rate negotiable
- Accessible from both Crain Highway and Old Washington Road/

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## PROPERTY OVERVIEW

Waldorf, Maryland is THE retail hub for Southern Maryland and Crain Highway is THE core retail corridor, carrying over 60,000 cars per day! This is a +/-1.73 acre parcel that can be delivered paved with striping for at least 36 cars and room for a small office or trailer. Zoning allows for automotive and retail uses. Surrounded by new and used car dealerships, as well as repair and service facilities and major retail, this site is a great opportunity for a used car lot!

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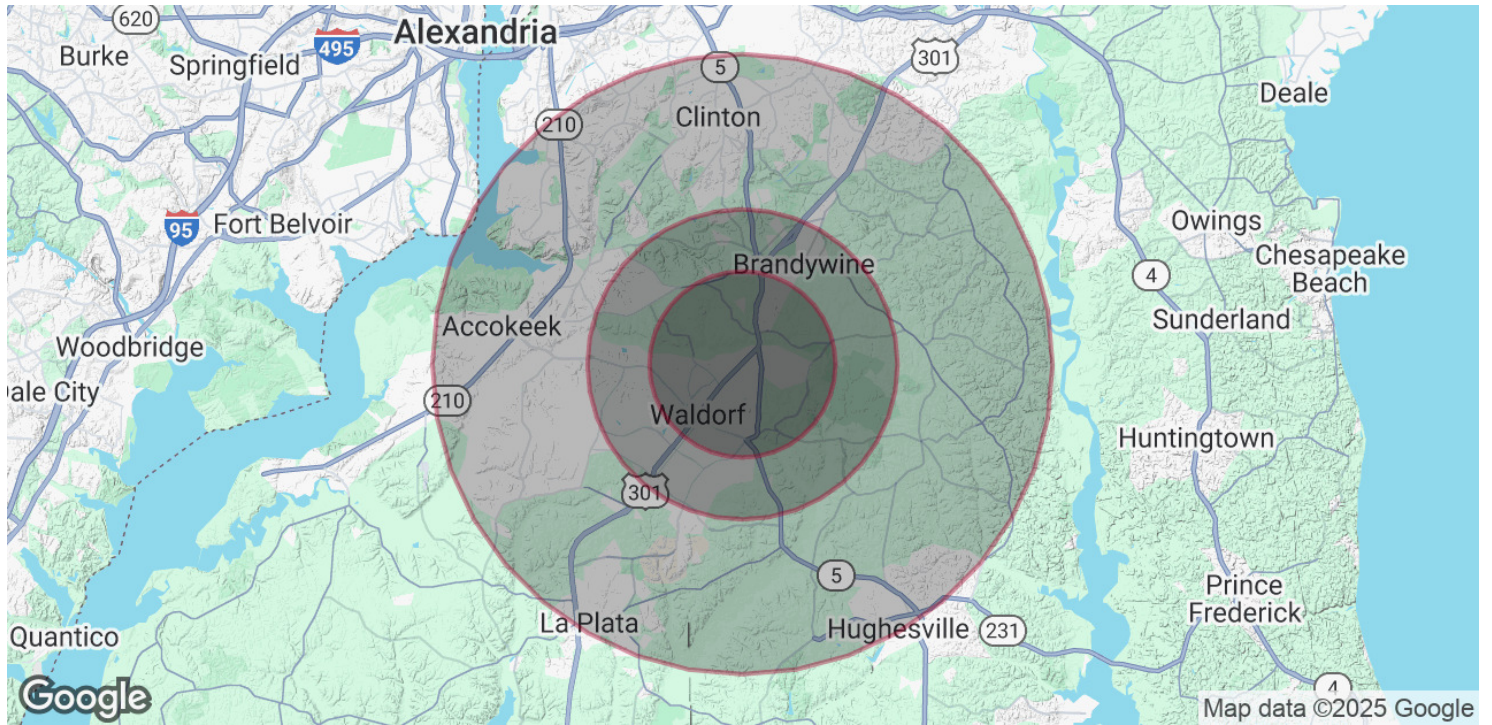
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## POPULATION

Total Population

## 3 MILES

33,757

## 5 MILES

85,177

## 10 MILES

235,532

## HOUSEHOLDS & INCOME

Total Households

## 3 MILES

12,370

## 5 MILES

30,487

## 10 MILES

82,296

Average HH Income

\$128,401

\$138,334

\$151,905

Daytime Employment

19,456

32,022

72,214

Demographics data derived from AlphaMap

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