



JOIN THESE RETAILERS



AVAILABLE FOR GROUND LEASE

- 1.35 Acres available at Smallwood Drive & St. Patricks Drive
- Shadow anchored by Lidl
- Excellent visibility from St. Patricks Drive
- Multiple means of ingress and egress
- Close proximity to St. Charles Town Center
- Zoned PUD

COOPER HENRY

chenry@klnb.com | 443-632-2085

MICHAEL PATZ

mpatz@klnb.com | 443-632-2043

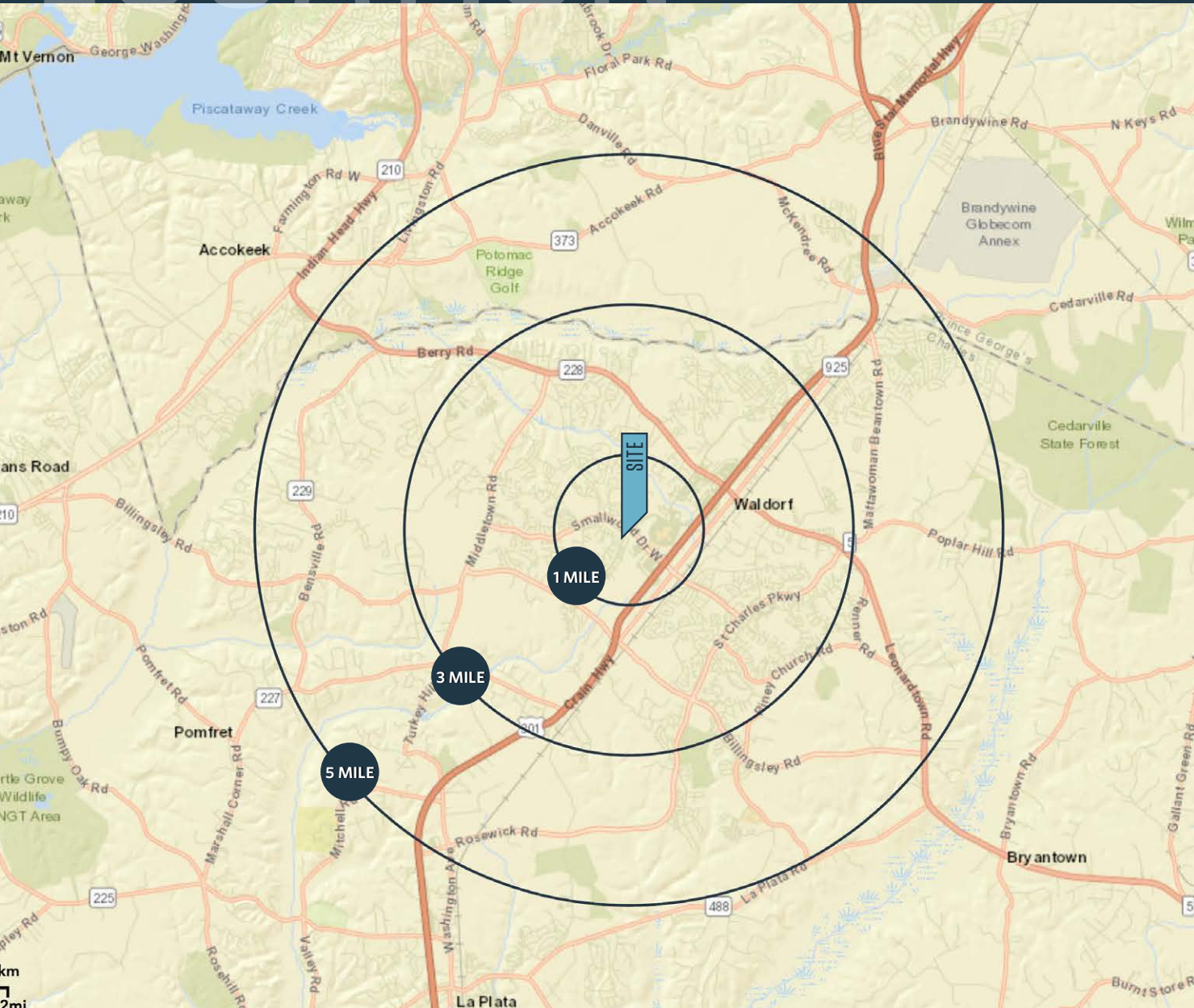
DIMITRI GEORGELAKOS

dgeorgelakos@klnb.com | 703-268-2710

LOCATION

SMALLWOOD DR & ST PATRICKS DR

WALDORF, MD 20603, CHARLES COUNTY



AVAILABLE SPACE:

1.35 Acres

DEMOGRAPHICS | 2019:

1-MILE	3-MILE	5-MILE
Population		
12,358	67,947	96,666
Daytime Population		
5,693	28,334	33,510
Households		
4,632	23,876	33,911
Average HH Income		
\$106,214	\$105,940	\$114,098

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2018:

Smallwood Drive	17,130 ADT
St Patricks Drive	17,703 ADT

COOPER HENRY

chenry@klnb.com | 443-632-2085

MICHAEL PATZ

mpatz@klnb.com | 443-632-2043

DIMITRI GEORGELAKOS

dgeorgelakos@klnb.com | 703-268-2710



MARKET

SMALLWOOD DR & ST PATRICKS DR

WALDORF, MD 20603, CHARLES COUNTY



BRANDYWINE

WALDORF

COOPER HENRY
chenry@klnb.com | 443-632-2085

MICHAEL PATZ
mpatz@klnb.com | 443-632-2043

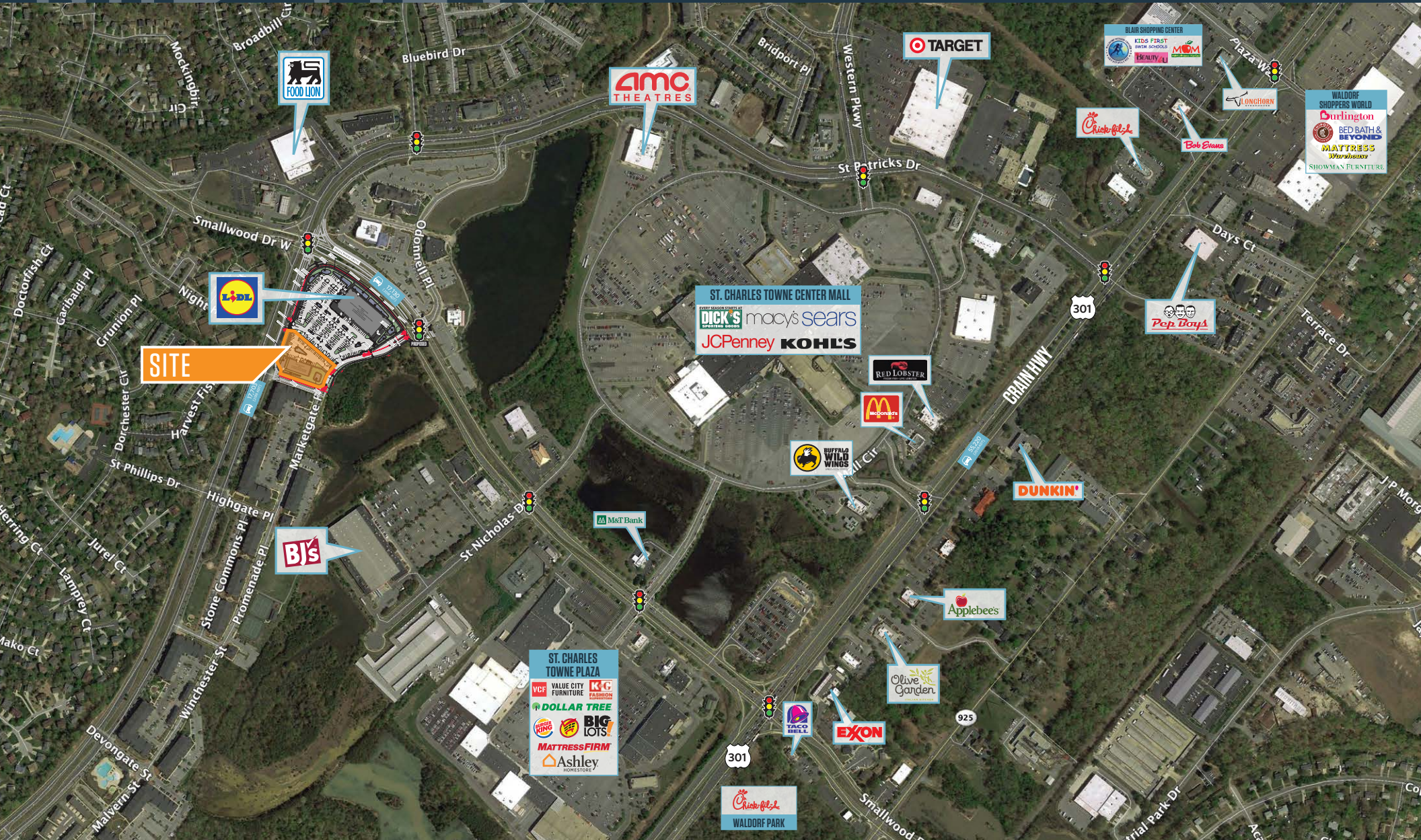
DIMITRI GEORGELAKOS
dgeorgelakos@klnb.com | 703-268-2710



MID-VIEW

SMALLWOOD DR & ST PATRICKS DR

WALDORF, MD 20603, CHARLES COUNTY



COOPER HENRY

chenry@klnb.com | 443-632-2085

MICHAEL PATZ

mpatz@klnb.com | 443-632-2043

DIMITRI GEORGELAKOS

dgeorgelakos@klnb.com | 703-268-2710



CLOSE-UP

SMALLWOOD DR & ST PATRICKS DR

WALDORF, MD 20603, CHARLES COUNTY



COOPER HENRY

chenry@klnb.com | 443-632-2085

MICHAEL PATZ

mpatz@klnb.com | 443-632-2043

DIMITRI GEORGELAKOS

dgeorgelakos@klnb.com | 703-268-2710

klnb

SITE PLAN

SMALLWOOD DR & ST PATRICKS DR

WALDORF, MD 20603, CHARLES COUNTY





SMALLWOOD DR & ST PATRICKS DR

WALDORF, MD 20603, CHARLES COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

COOPER HENRY

chenry@klnb.com

443-632-2085

MICHAEL PATZ

mpatz@klnb.com

443-632-2043

DIMITRI GEORGELAKOS

dgeorgelakos@klnb.com

703-268-2710

100 West Road, Suite 505, Towson, MD 21204

.....

klnb.com

 facebook.com/KLNB

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 linkedin.com/company/klnb

 instagram.com/klnbllc

[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.