

RETAIL PROPERTY FOR LEASE

# WALDORF PAD SITE WITH DRIVE-THRU

3260 CRAIN HIGHWAY, WALDORF, MD 20603





# WALDORF PAD SITE WITH DRIVE-THRU

3260 CRAIN HIGHWAY, WALDORF, MD 20603

## 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





ASHFORD

SUN VALLEY  
ESTATES

CONSTITUTION  
HILLS

St. Charles Town Center

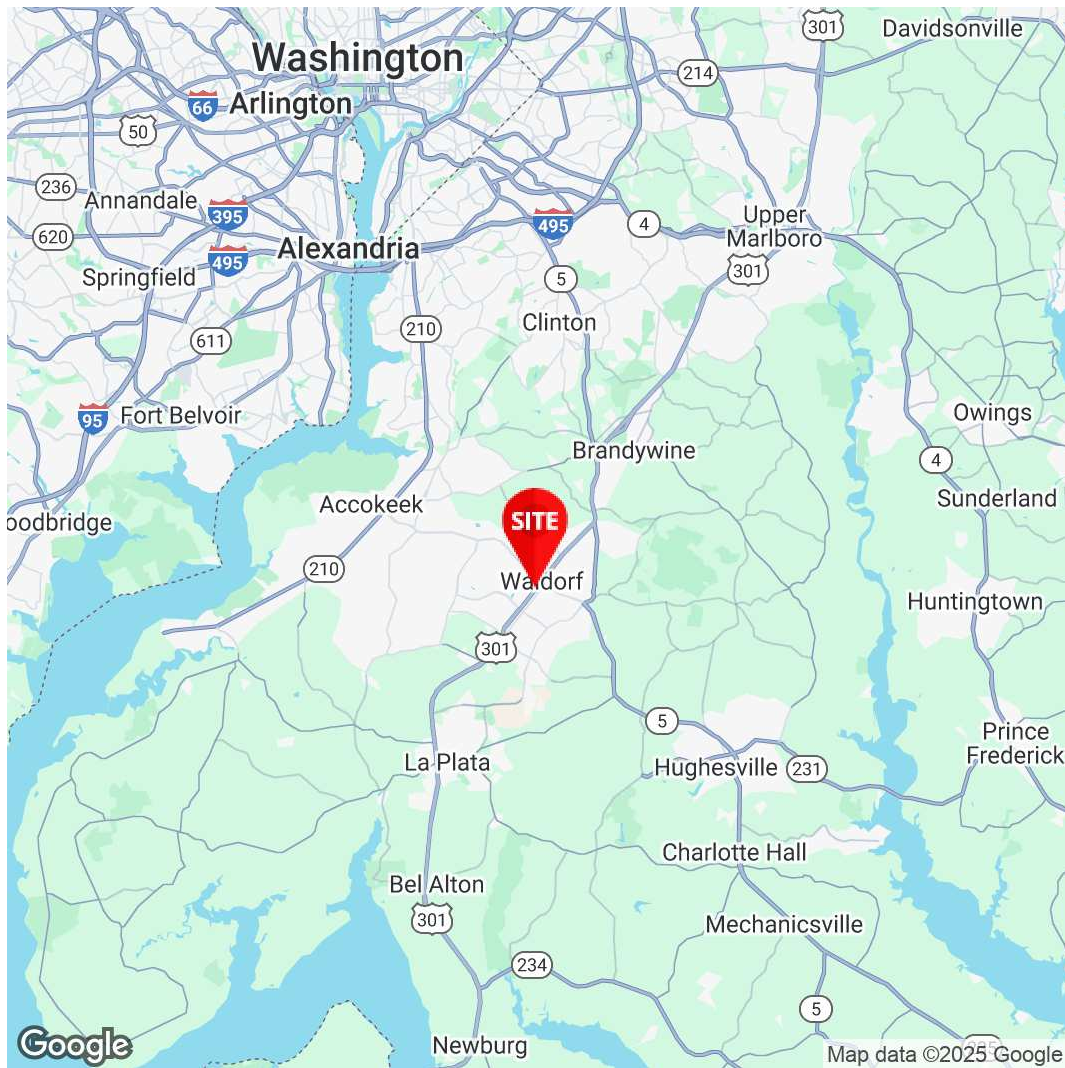


HUNTINGTON  
TOWNHOUSES

St Charles

White Plains





**Joseph Farina**

Principal

571.620.5142

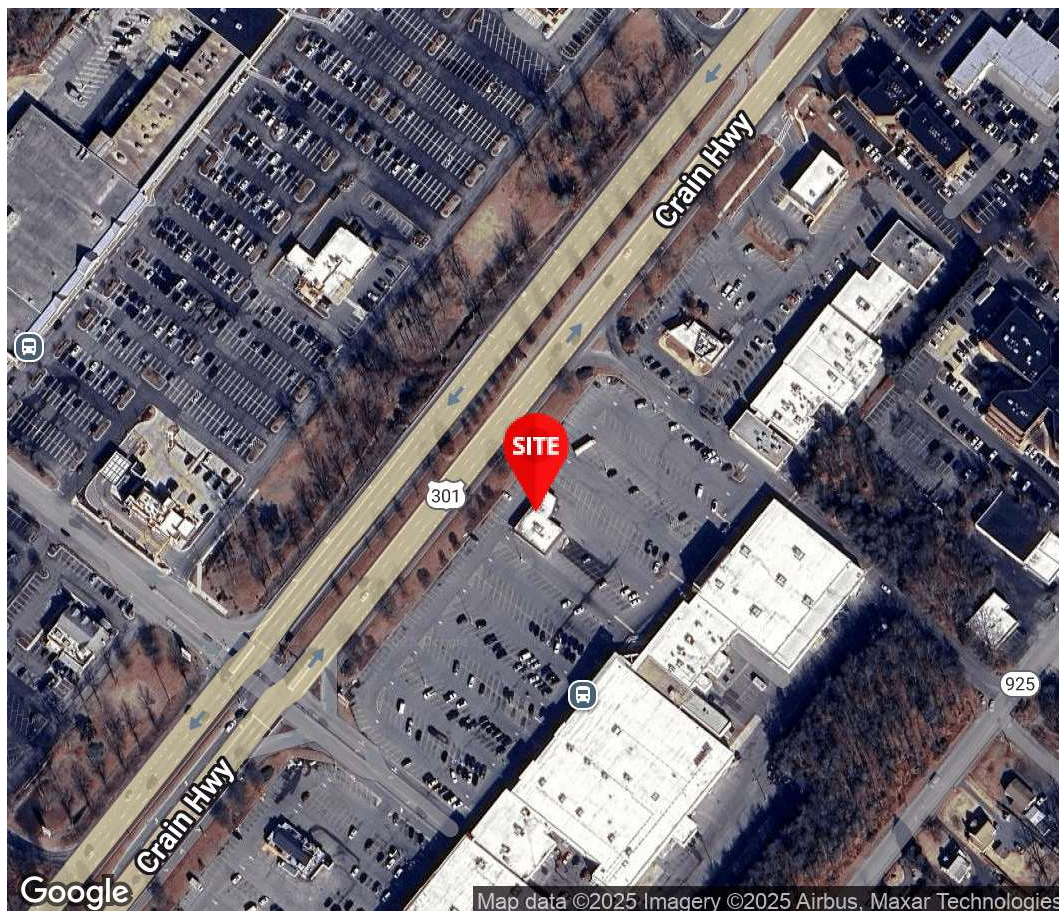
[jfarina@Divaris.Com](mailto:jfarina@Divaris.Com)

**Amit Grover**

Assistant Vice President

571.620.5143

[Agrover@Divaris.Com](mailto:Agrover@Divaris.Com)



The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.