

FOR LEASE

2400 OLD WASHINGTON ROAD
WALDORF, MD 20601



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WALDORF COMMERCE CENTER

PROPERTY DESCRIPTION

2,000+/- sf free-standing retail/office building on a 1.4 Acre lot with direct visibility off Route 925. Fully fenced and secure with 8' white vinyl privacy fencing. The property is currently improved with one 2,000+/- sf retail/office building and a partially enclosed 1-bay industrial metal building. Product is served by all public utilities.

PROPERTY HIGHLIGHTS FOR 2400:

-  ZONING: COMMUNITY COMMERCIAL (CC)
-  FOR LEASE: PLEASE CALL BROKER FOR DETAILS
-  USES: INDUSTRIAL STORAGE YARD W/ OFFICE, AUTOMOTIVE SALES, CONTRACTORS STORAGE YARD W/ OFFICE, AUTOMOTIVE STORAGE, RETAIL SALES, AND VARIOUS OTHER COMMERCIAL/INDUSTRIAL USES.
-  TRAFFIC COUNT FROM CRAIN HWY: 59,456
-  2,000+/- SF OFFICE/RETAIL BUILDING AND SMALL INDUSTRIAL BAY SITUATED ON A 1.4 ACRE LOT.
-  ABILITY TO DEMISE SITE INTO MULTIPLE FENCED AND SECURED LOTS.



OFFERING SUMMARY

NEW LOT SIZE:

1.4 ACRES

LOCATION

DISTANCE TO

1 PRINCE GEORGES COUNTY 12 MILES

2 NORTHERN VIRGINIA 22 MILES

3 WASHINGTON D.C. 25 MILES

ROUTE 301 IMMEDIATE ACCESS

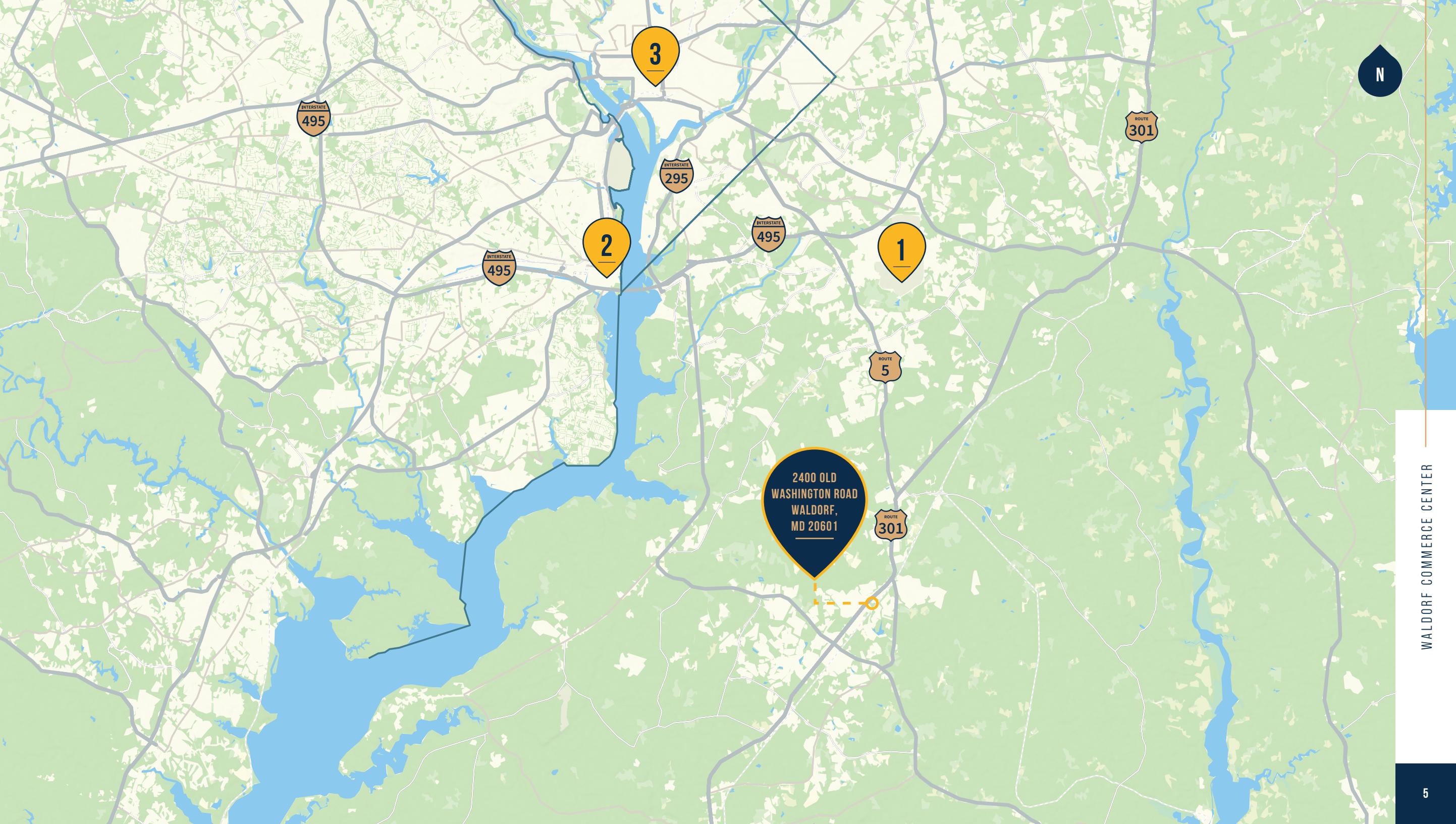
INTERSECTION OF ROUTE 301 AND BERRY RD 3.4 MILES

INTERSECTION OF ROUTE 301 AND ROUTE 5 1.2 MILES

INTERSTATE 495 16.8 MILES

INTERSTATE 295 19.4 MILES

PENNSYLVANIA AVE 15.2 MILES



DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
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TOTAL POPULATION	7,174	42,247	93,671
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AVERAGE AGE	36	38	38
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AVERAGE AGE (MALE)	35	36	37
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AVERAGE AGE (FEMALE)	38	40	40
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HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
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TOTAL HOUSEHOLDS	2,721	15,621	33,243
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# OF PERSONS PER HH	2.6	2.7	2.8
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AVERAGE HH INCOME	\$119,483	\$123,388	\$140,967
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AVERAGE HOUSE VALUE	\$368,772	\$407,610	\$447,240
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DEMOGRAPHICS DATA DERIVED FROM ALPHAMAP



CONTACT US

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COMMERCE
CENTER

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