



THE SHOPS AT WALDORF CENTER

3022 FESTIVAL WAY | WALDORF, MD 20601

LA|FITNESS

RETAIL AND RESTAURANT
SPACES AVAILABLE

PLEASE CONTACT

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NOW OPEN!

DSW **CAVA**

JUST SIGNED!

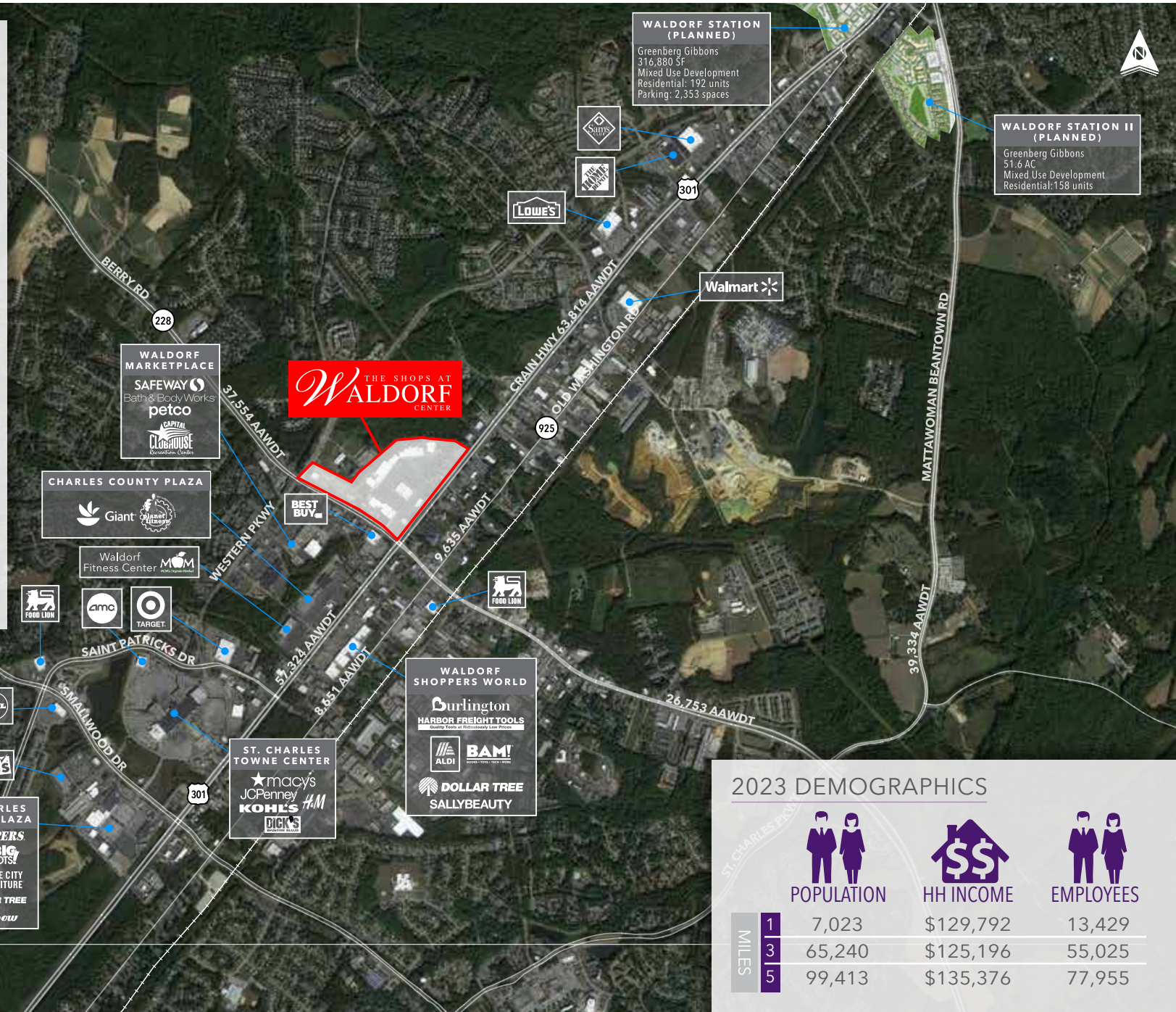
OLD NAVY

WWW.HRRetail.COM

THE SHOPS AT WALDORF CENTER | WALDORF, MD
MARKET OVERVIEW AERIAL

PROPERTY HIGHLIGHTS

- Located at the busiest intersection in Southern Maryland (Route 301 and Route 228)
- Great visibility and access from Route 301 (63,814 AAWDT) and Route 228 (37,554 AAWDT)
- Future expansion of 60,000 square feet!
- Best apparel co-tenancy in Waldorf!
- Anchor, junior anchor, and small shop space available
- Join other national tenants:



2023 DEMOGRAPHICS

	POPULATION	HH INCOME	EMPLOYEES
1	7,023	\$129,792	13,429
3	65,240	\$125,196	55,025
5	99,413	\$135,376	77,955

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ZOOMED IN AERIAL

LEGEND

- AVAILABLE
- AT LEASE



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SITE PLAN



#	TENANT	SQUARE FEET
101	AVAILABLE	7,500
105	AVAILABLE	4,378
111	AVAILABLE	35,232
113-115	FIVE BELOW	10,401
117	ULTA	11,169
119	EUROPEAN WAX CENTER	2,500
123	STAPLES	15,656
125A	TJ MAXX	24,500
125B	AVAILABLE	6,220
127	LONG & FOSTER	3,000
129	LADY NAILS	1,900
131	RENT-A-CENTER	4,437
133	AVAILABLE	2,000
201	DOLLAR GENERAL	11,976

205-207	OLD NAVY	12,087
209	BOB'S DISCOUNT	30,103
211	HOMEGOODS	24,561
213	SUBWAY	1,510
215	SALON PLAZA	4,504
217	MASSAGE ENVY	2,890
219	MUSIC & ARTS	3,000
221	PETSMART	30,900
301	NATIONAL FAST CASUALS	3,618
302	AVAILABLE	1,307
303	QUICKWAY HIBACHI GRILL	1,575
305	AVAILABLE	6,051
307	SPORTS CLIPS	1,381
309	CARTER'S/OSHKOSH B'GOSH	5,432

311	ROSS DRESS FOR LESS	24,846
313	AVAILABLE (DO NOT DISTURB)	5,520
315	H&R BLOCK	3,002
317	GNC	1,388
319	MICHAELS	28,000
321	MATHNASIUM	1,047
323	ATI	3,200
325	DSW	17,825
326	AVAILABLE	7,918
327	AT LEASE	24,000
401	LA FITNESS	30,253
405	CRAB HOUSE	4,200
407	AVAILABLE	2,766
409	myeyedr.	1,613
411	AVAILABLE	5,345

413	PARTY CITY	12,093
501	HABIT BURGER	3,025
503	MEN'S WEARHOUSE	5,599
601	CHILI'S	6,500
603	LEDO PIZZA	2,841
605A	SWEET FROG	2,349
605B	XFINITY	2,349
607	AVAILABLE	2,600
P1	CAVA	4,500
P2	DENNY'S	5,000
P301	NATIONAL FAST CASUAL	6,300
P5	SILVER DINER	7,958
P7	CVS	12,900
TOTAL GLA		501,433



Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

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