

PROPERTY HIGHLIGHTS

- Located at the busiest intersection in Southern Maryland (Route 301 and Route 228)
- Great visibility and access from Route 301 (59,920 AAWDT) and Route 228 (35,980 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:



**WALDORF STATION**  
Greenberg Gibbons  
316,880 SF  
Mixed Use Development  
Residential: 192 units  
Parking: 2,353 spaces

**WALDORF STATION II**  
Greenberg Gibbons  
51.6 AC  
Mixed Use Development  
Residential: 158 units

**WALDORF MARKETPLACE**  
SAFEWAY  
Bath & Body Works  
petco  
CAPITAL CLOTHES

**CHARLES COUNTY PLAZA**  
Giant  
Waldorf Fitness Center

**THE SHOPS AT WALDORF CENTER**

**BEST BUY**

**Waldorf Fitness Center**  
amo  
TARGET

**WALDORF SHOPPERS WORLD**  
Burlington  
HARBOR FREIGHT TOOLS  
ALDI  
BAM!  
DOLLAR TREE  
SALLYBEAUTY

**ST. CHARLES TOWNE CENTER**  
macy's  
macy's Home  
JCPenney  
KOHLS  
H&M  
DICK'S

**ST. CHARLES TOWNE PLAZA**  
SHOPPERS  
K&C BIG FASHIONS  
VCF VALUE CITY FURNITURE  
DOLLAR TREE  
Rainbow

2024 DEMOGRAPHICS

	POPULATION	HH INCOME	EMPLOYEES
1 MILE	5,911	\$146,772	12,282
3 MILES	67,787	\$133,299	57,720
5 MILES	99,025	\$143,967	78,922