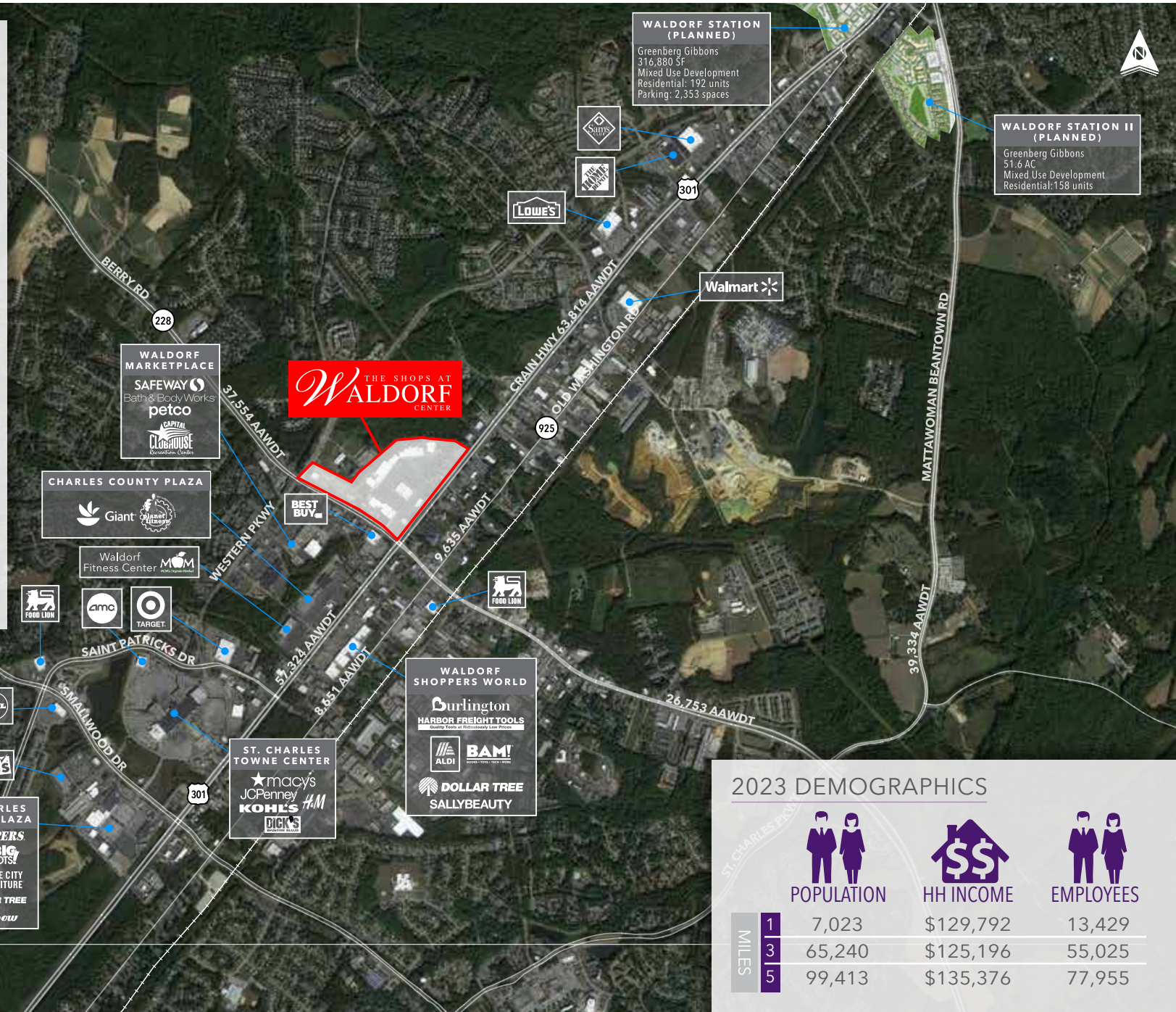


THE SHOPS AT WALDORF CENTER | WALDORF, MD
MARKET OVERVIEW AERIAL

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