



THE SHOPS AT WALDORF CENTER

3022 FESTIVAL WAY | WALDORF, MD 20601



PLEASE CONTACT

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RETAIL AND RESTAURANT
SPACES AVAILABLE

WWW.HRRetail.COM

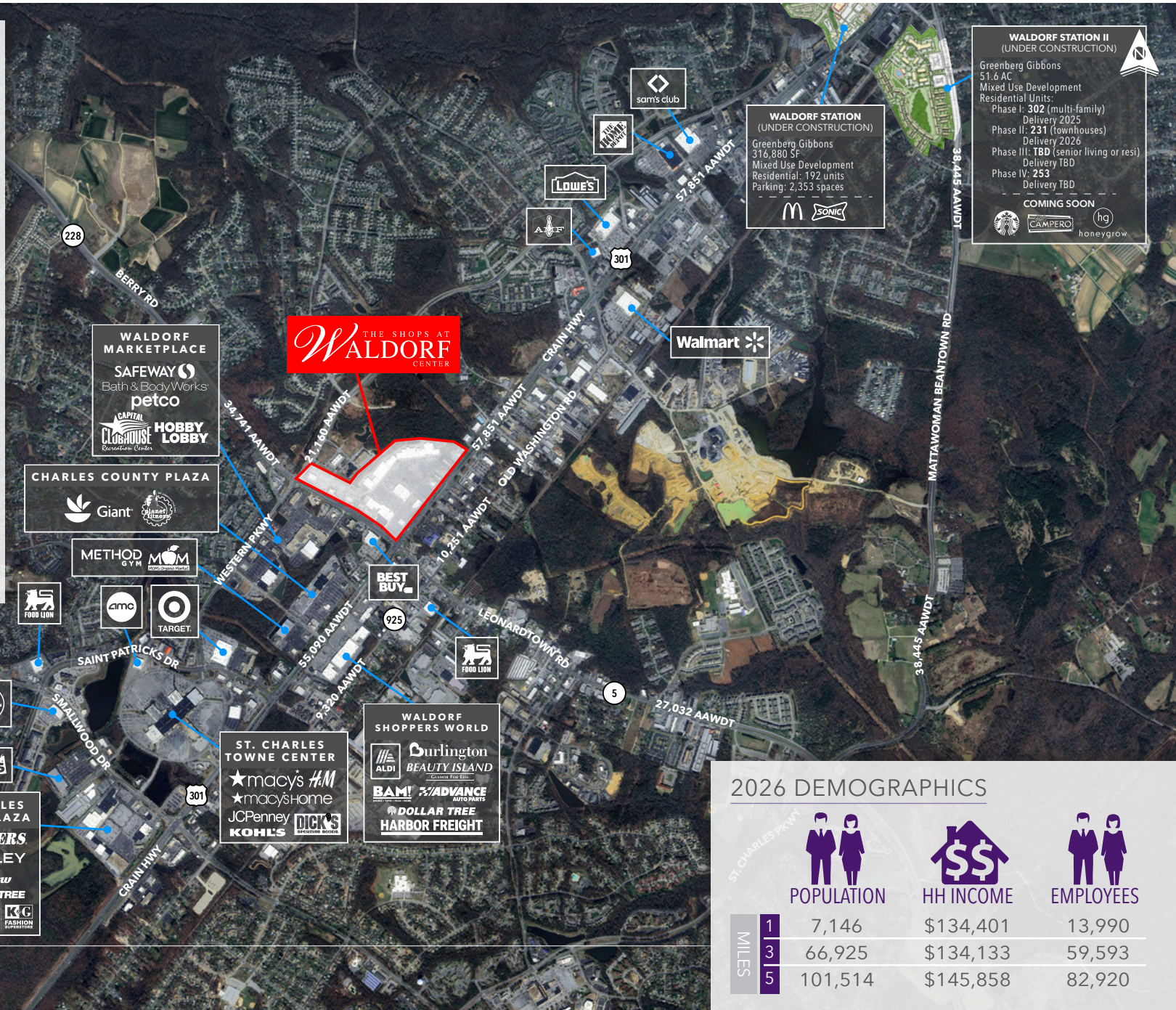
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MARKET OVERVIEW AERIAL

PROPERTY HIGHLIGHTS

- Located at the busiest intersection in Southern Maryland (Route 301 and Route 228)
- Great visibility and access from Route 301 (57,851 AAWDT) and Route 228 (34,741 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:

HomeGoods **TJ-maxx** **CVS**
Michaels **LA FITNESS** **ULTA**
PETSMART **Staples** **DSW**
FIVE BELOW **DOLLAR TREE**
Habit Burger & Grill **BOB'S FURNITURE** **ROSS DRESS FOR LESS** **OLD NAVY**
QDOBA **Panera Bread** **MISSION BBQ**



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ZOOMED IN AERIAL

LEGEND

AVAILABLE



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SITE PLAN



#	TENANT	SIZE (SF)
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	DO NOT DISTURB (AVAILABLE DECEMBER 1ST)	4,437
133	MATHNASIUM	2,000

201	AVAILABLE (CAN BE DEMISED)	11,984
205-207	OLD N 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	MINISO	5,520
315	H&R BLOCK	3,002
317	GNC	1,388
319	MICHAELS	28,000
321	AVAILABLE	1,047
323	ATI	3,200
325	DSW	17,825
326	AVAILABLE	5,751
327	SPROUTS	24,000
401	LA FITNESS	30,253
405	ROCK N TOSS	4,200
407	AVAILABLE	2,312
409	MISS TOYA'S	4,351
411	NOTHING BUNDT CAKES	1,458

415	AVAILABLE	1,794
413	DOLLAR TREE	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	QDOBA	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		504,916

