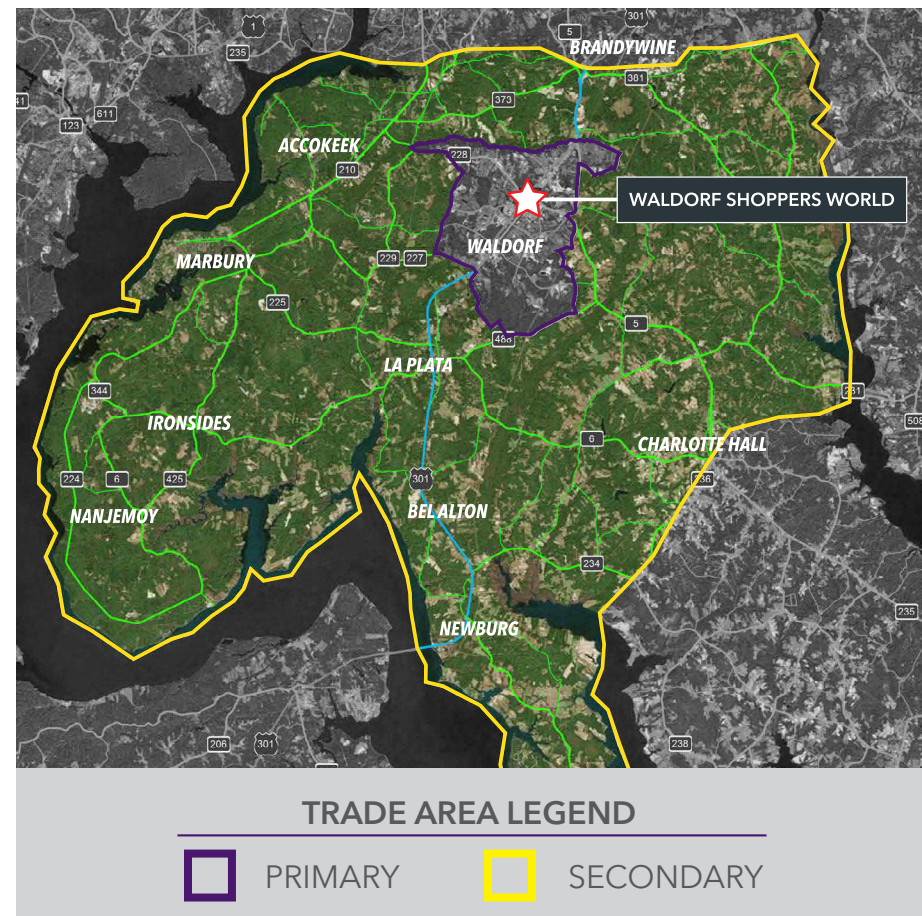


# WALDORF SHOPPERS WORLD

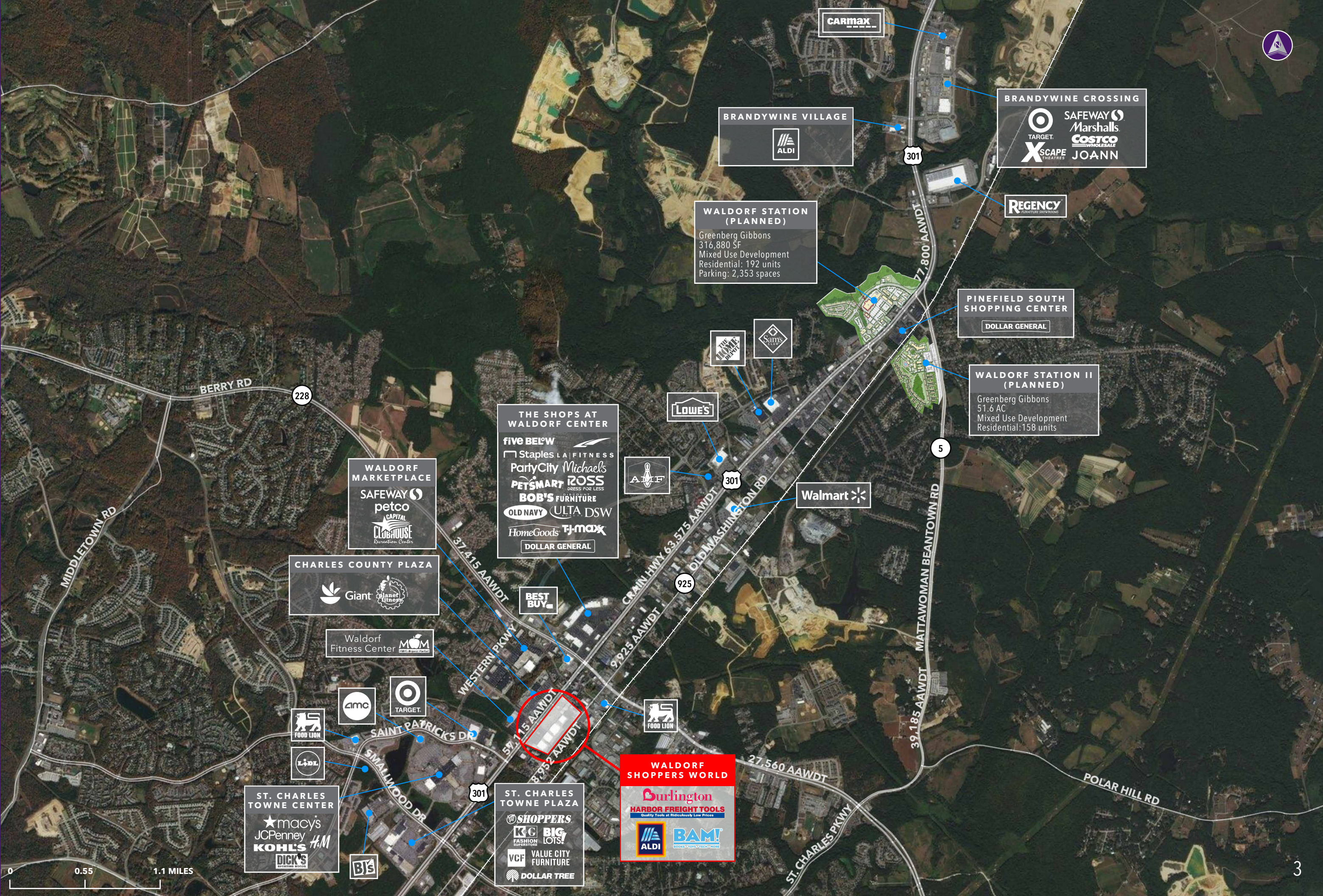
WALDORF, MD



- Located just 15 miles from the Washington Beltway, Waldorf Shoppers World is the premier, open-air retail destination for Southern Maryland, serving the vibrant community of Waldorf, as well as the surrounding Charles, Calvert, and St. Mary's Counties.
- Unparalleled visibility to Crain Highway (Route 301)
- Direct signaled access from Crain Highway (Route 301)
- Attractive rental rates for small shops, with below market TI CAM
- Recently opened - ALDI and Harbor Freight Tools, bringing in over 1,400 additional trips per day to the center
- Center façade renovations complete



# PRIMARY MARKET AERIAL



CARMAX

BRANDYWINE VILLAGE  
ALDI

BRANDYWINE CROSSING  
TARGET, Safeway, Marshalls, XSCAPE THEATRES, COSTCO WHOLESALE, JOANN

REGENCY FURNITURE SHOWROOMS

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

PINEFIELD SOUTH SHOPPING CENTER  
DOLLAR GENERAL

WALDORF STATION II (PLANNED)  
Greenberg Gibbons  
51.6 AC  
Mixed Use Development  
Residential: 158 units

THE SHOPS AT WALDORF CENTER  
five BELOW, Staples, LA FITNESS, PartyCity, Michaels, PETSMART, ROSS DRESS FOR LESS, BOB'S FURNITURE, OLD NAVY, ULTA, DSW, HomeGoods, TJ-maxx, DOLLAR GENERAL

WALDORF MARKETPLACE  
SAFeway, petco, CAPITAL CLUBHOUSE Recreation Centers

CHARLES COUNTY PLAZA  
Giant, Planet Fitness

Waldorf Fitness Center MOM

AMC, TARGET, FOOD LION, LIDL

ST. CHARLES TOWNE CENTER  
macy's, JCPenney, H&M, KOHL'S, DICK'S Sporting Goods

ST. CHARLES TOWNE PLAZA  
SHOPPERS FASHION, K&G BIG LOTS!, VCF VALUE CITY FURNITURE, DOLLAR TREE

WALDORF SHOPPERS WORLD  
Burlington, HARBOR FREIGHT TOOLS, ALDI, BAM!

LOWE'S

AMF

Walmart



0 0.55 1.1 MILES





OLD WASHINGTON AVE 8,952 AAWDT



25'	20'	20'	16.5'	25'	19'	21.5'
2,000 SF	AVAILABLE 1,600 SF	Hair Braiding Salon 1,600 SF	6,350 SF	5,500 SF	5,699 SF	2,000 SF
Pizza Hut	AVAILABLE	Hair Braiding Salon	Home Appliances	FedEx Office	Carpet & Floors Market	World Liquors
25'	20'	20'	16.5'	25'	19'	21.5'
2,000 SF	AVAILABLE 1,600 SF	Hair Braiding Salon 1,600 SF	6,350 SF	5,500 SF	5,699 SF	2,000 SF
Pizza Hut	AVAILABLE	Hair Braiding Salon	Home Appliances	FedEx Office	Carpet & Floors Market	World Liquors

190'

**BEAUTY ISLAND**  
GLAMOR FOR LESS  
36,424 SF

180'

26

25'

100'

15'

16'

15'

37'

25

24

23

22

21

**ALDI**  
23,082 SF

20c

**DOLLAR TREE**  
12,000 SF

20b

**HARBOR FREIGHT TOOLS**  
Quality Tools at Ridiculously Low Prices  
16,710 SF

20a

**SALON RENZ**  
6,200 SF

19

**SALLY BEAUTY**  
1,500 SF  
Cell Phone Repair 1,500 SF

18

**Advance Auto Parts**  
13,514 SF

17

**BAM!**  
BOOKS • TOYS • TECH • MORE  
25,000 SF

16

**Beltway Aquarium**  
2,500 SF

15

**Burlington**  
44,966 SF

10

**Proflex**  
3,715 SF

12

**Kitchen Cabinets**  
1,695 SF

11

57'

22'

15'

35'

20'

32'

21'

70'

Master Cuts 1,222 SF

edible 920 SF

AVAILABLE 2,500 SF

AVAILABLE 1,400 SF

Custom Embroidery 2,220 SF

AVAILABLE 1,440 SF

5

**CHIPOTLE**  
2,575 SF

4

**PNC**  
3,290 SF

3

**Chicken Rico**  
3,436 SF

2

**Righttime MEDICAL CARE**  
5,600 SF

1

301 CRAIN HWY 57,115 AAWDT





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