WALDORF SHOPPERS WORLD

WALDORF, MD



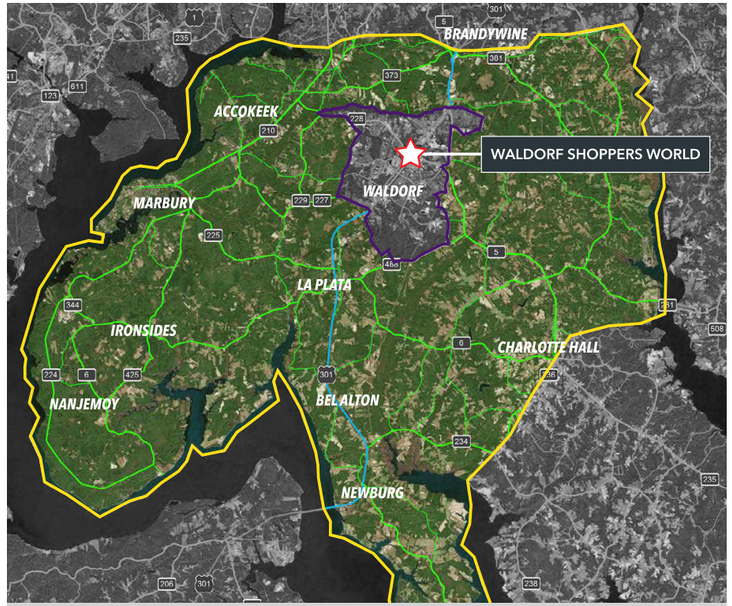




INTRODUCTION

- 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
- According to Placer.AI, Chipotle, Dollar Tree, Burlington, Charley's Cheesesteaks, and Hangry Joe's are all in the top 5 for store visits in Maryland
- 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
- ALDI and Harbor Freight Tools, bringing in over 1,400 additional trips per day to the center
- Center façade renovations complete

BEST LOCATION & VISIBILITY IN WALDORF



TRADE AREA LEGEND

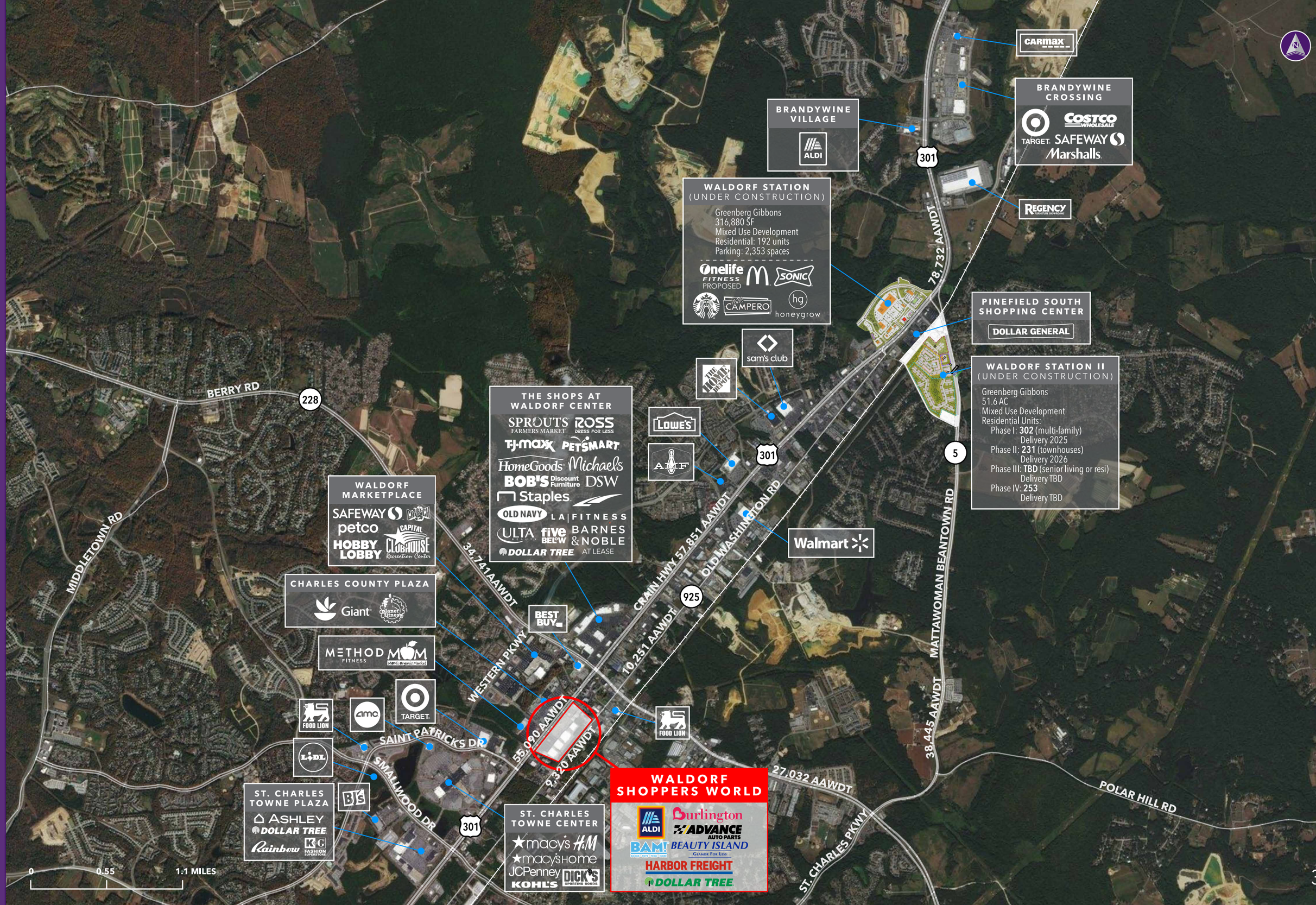
PRIMARY SECONDARY

SECONDARY TRADE AREA

210,002	168,736	40.1
POPULATION	DAYTIME POPULATION	MEDIAN AGE
74,900	78,632	$150,929
HOUSEHOLDS	HOUSING UNITS	AVERAGE HH INCOME



PRIMARY MARKET AERIAL



SITE PLAN

OLD WASHINGTON AVE 9,320 AAWDT

CRAIN HWY 55,090 AAWDT

BEAUTY ISLAND
GLAMOR FOR LESS
36,424 SF

Super Cleaners 2,000 SF
World Liquors 3,000 SF
Fancy Nails 1,176 SF
2,705 SF
Huntington Learning Center 5,000 SF

ALDI
23,082 SF

DOLLAR TREE
12,000 SF

HARBOR FREIGHT
16,710 SF

SALON BENZ
6,200 SF

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

ADVANCE AUTO PARTS
13,514 SF

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

Beltway Aquarium 2,500 SF

ProFlex 3,715 SF
kitchen & bath 1,695 SF

Burlington
44,966 SF

Master Cuts 1,222 SF
edible 920 SF
AVAILABLE 2,500 SF
Children's Art Center 1,400 SF
Custom Embroidery 2,220 SF
cricket 1,440 SF

360° VIRTUAL TOUR

2,000 SF
Pizza Hut
AVAILABLE 1,600 SF
Hair Braiding Salon 1,600 SF

6,350 SF

FedEx Office
5,500 SF

Carpet & Floors Market
5,699 SF

Extreme Teriyaki 2,800 SF
Chiba Bakery 1,320 SF
AVAILABLE 2,000 SF

1,460 SF
Sprint
1,720 SF

EXPANSION POSSIBLE
COMING AVAILABLE 2,000 SF
DRIVE-THRU
2,000 SF

CHIPOTLE MEXICAN GRILL
2,575 SF

Chicken 'n Rico
3,436 SF

Righttime MEDICAL CARE
5,600 SF

301

Leased Available



For retail leasing information, please contact:

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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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