



ST. CHARLES TOWNE CENTER ANCHOR PARCEL FOR SALE

11200 MALL CIRCLE | WALDORF, MD 20603

BUILDING: 110,817 SQUARE FEET | PARCEL: 7.89 ACRES

Income Producing Property



ST. CHARLES TOWNE CENTER

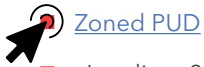
11200 MALL CIRCLE BUILDING AND PARCEL AVAILABLE FOR SALE

WALDORF, MD

HIGHLIGHTS

Income Producing Property

- Building size: 110,817 SF on two levels
 - Lower level: 53,820 SF
 - Upper level: 57,000 SF Dick's Sporting Goods (including 5,000 SF loading area)
- Land area: 7.89 acres
- Ceiling heights:
 - Lower level: approximately 13'
 - Upper level: approximately 24'
- Parking: included on the parcel
- Site has visibility from the primary full movement access point into the property along St. Patricks Drive
- St. Charles Towne Centre is a 980,450 square foot regional mall anchored by Macy's, Kohl's, JCPenney, Dick's, and an upcoming Sports and Wellness Complex

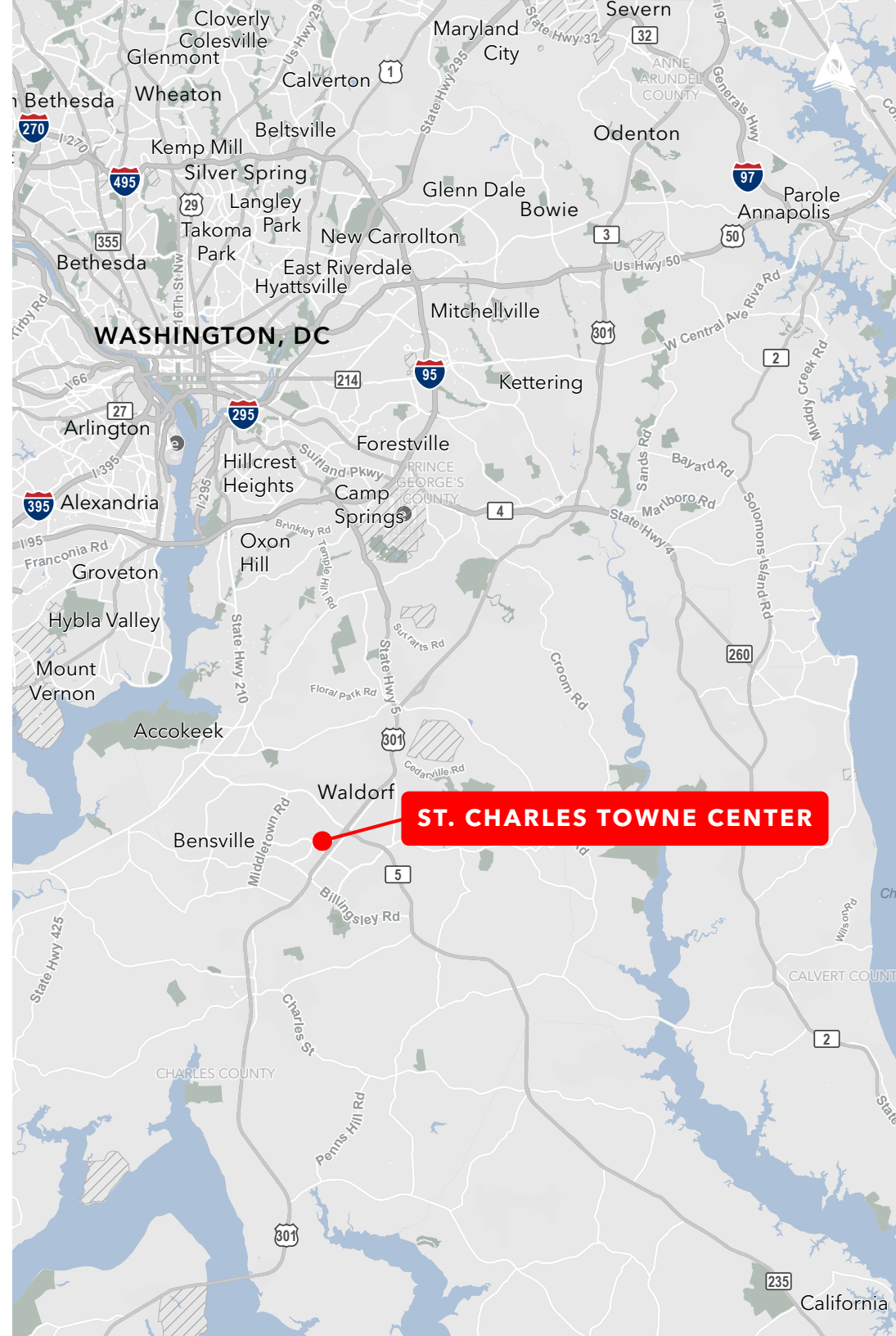


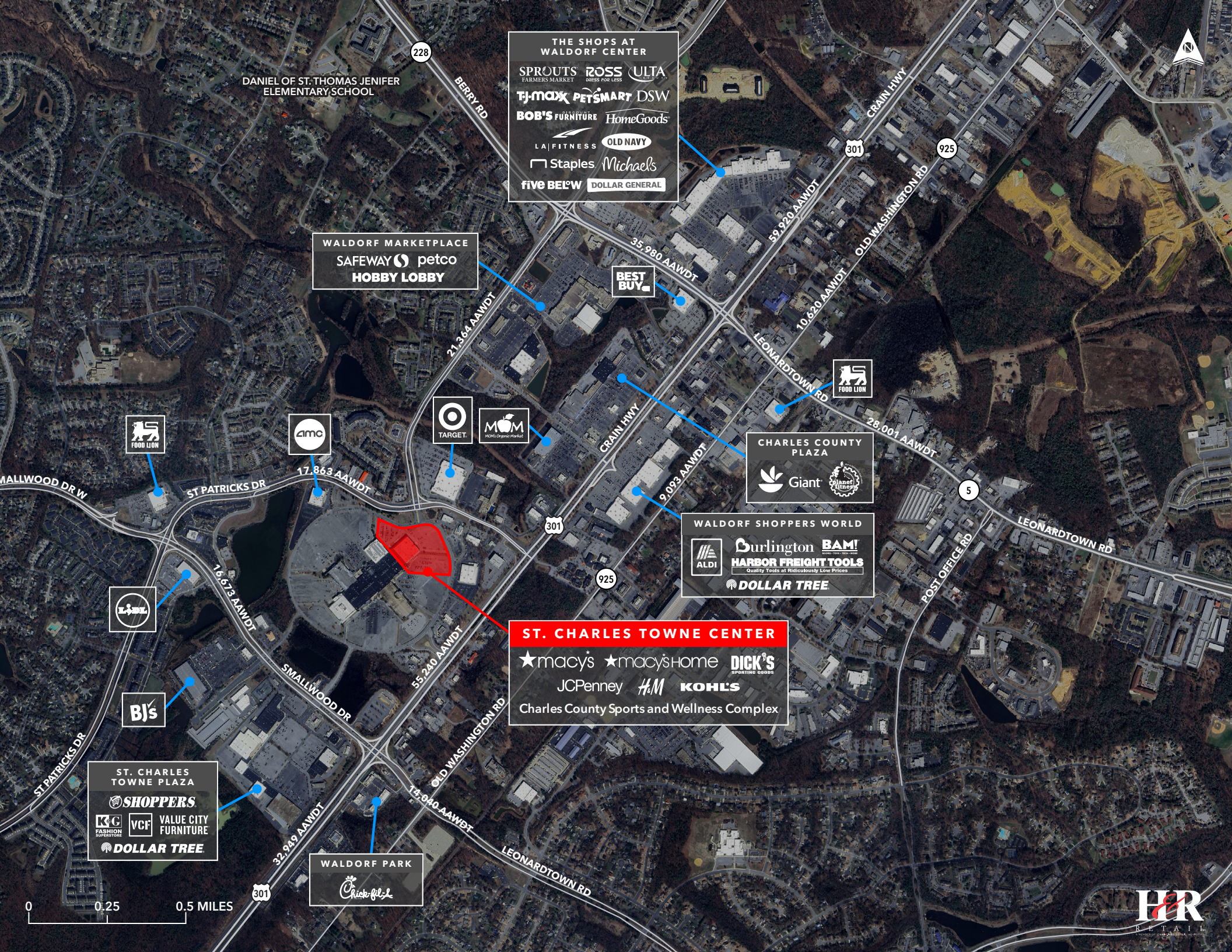
[Zoned PUD](#)

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
 Total Population	71,836	104,426	219,035
 Daytime Population	61,806	83,937	170,977
 Median HH Income	\$105,001	\$109,751	\$121,903
 Bachelor's/Advanced Degree	33.7%	35.4%	37.0%

SOURCE: Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup, U.S. Census





DANIEL OF ST. THOMAS JENIFER
ELEMENTARY SCHOOL

THE SHOPS AT
WALDORF CENTER

SPROUTS FARMERS MARKET ROSS ULTA
TJ-MAXX PETSMART DSW
BOB'S FURNITURE HomeGoods
LA FITNESS OLD NAVY
Staples Michaels
FIVE BELOW DOLLAR GENERAL

WALDORF MARKETPLACE
SAFeway petco
HOBBY LOBBY

BEST
BUY



CHARLES COUNTY
PLAZA

Giant

WALDORF SHOPPERS WORLD

ALDI Burlington BAMI
HARBOR FREIGHT TOOLS
DOLLAR TREE

ST. CHARLES TOWNE CENTER

★macy's ★macy'shome DICK'S
JCPenney H&M KOHL'S
Charles County Sports and Wellness Complex

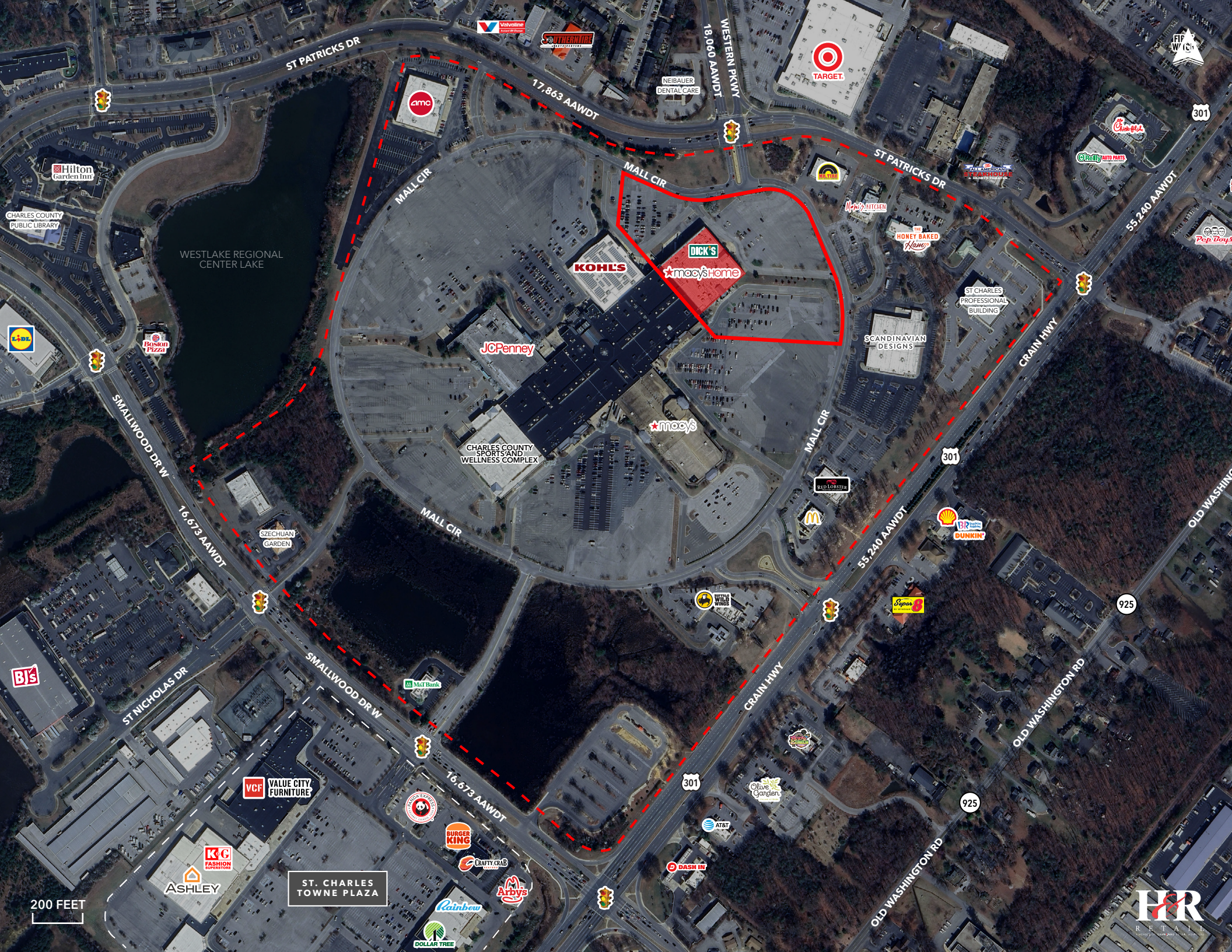
ST. CHARLES
TOWNE PLAZA

SHOPPERS
FASHION SUPERSTORES
VCF VALUE CITY FURNITURE
DOLLAR TREE

WALDORF PARK



0 0.25 0.5 MILES



ST PATRICKS DR

WESTERN PKWY
18,060 AAWDT

17,863 AAWDT

MALL CIR

MALL CIR

ST PATRICKS DR

55,240 AAWDT

CRAIN HWY

301

55,240 AAWDT

925

OLD WASHINGTON RD

MALL CIR

MALL CIR

16,673 AAWDT

SMALLWOOD DR W

16,673 AAWDT

301

925

OLD WASHINGTON RD

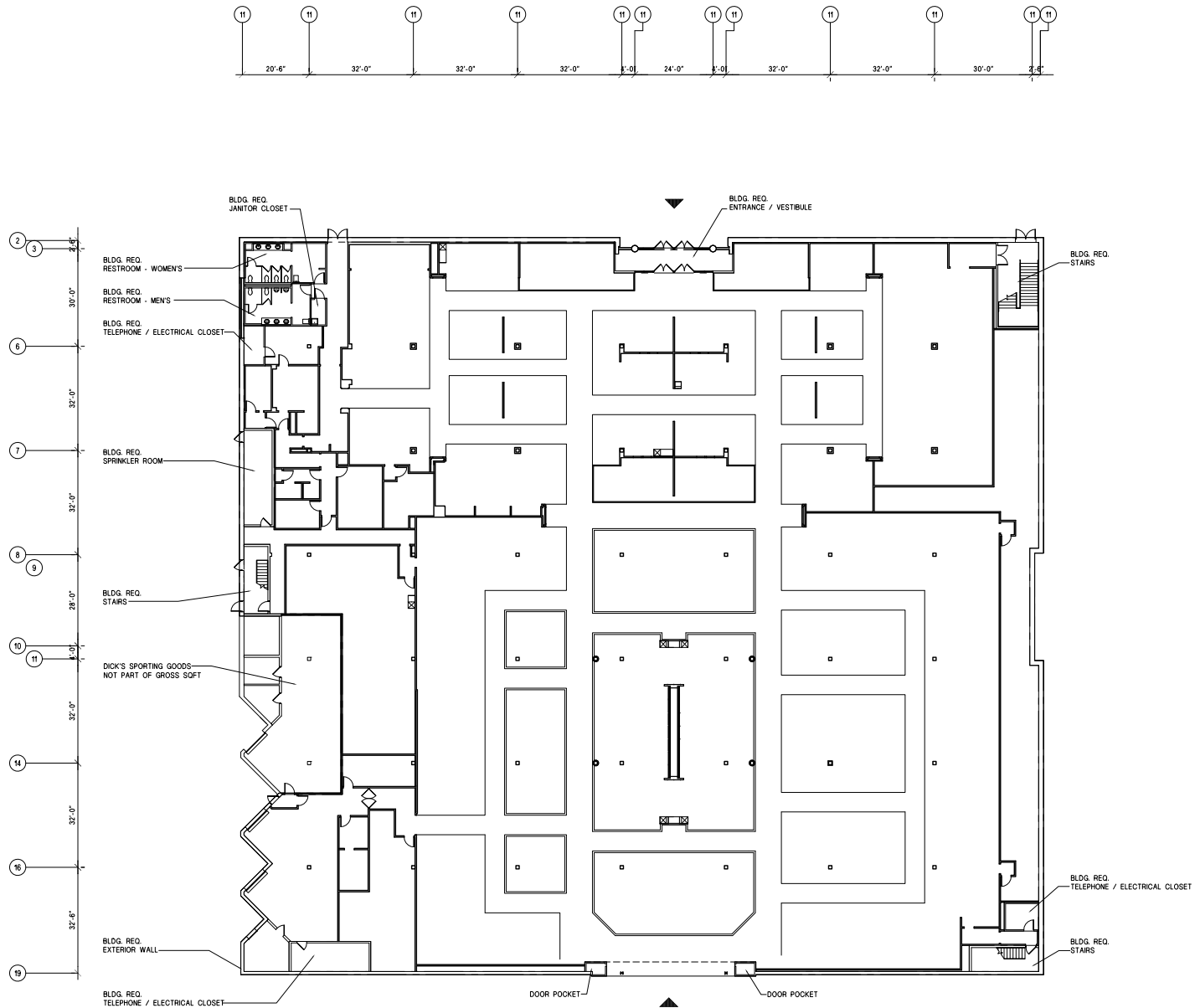
ST. CHARLES TOWNE PLAZA

200 FEET

HR
RETAIL

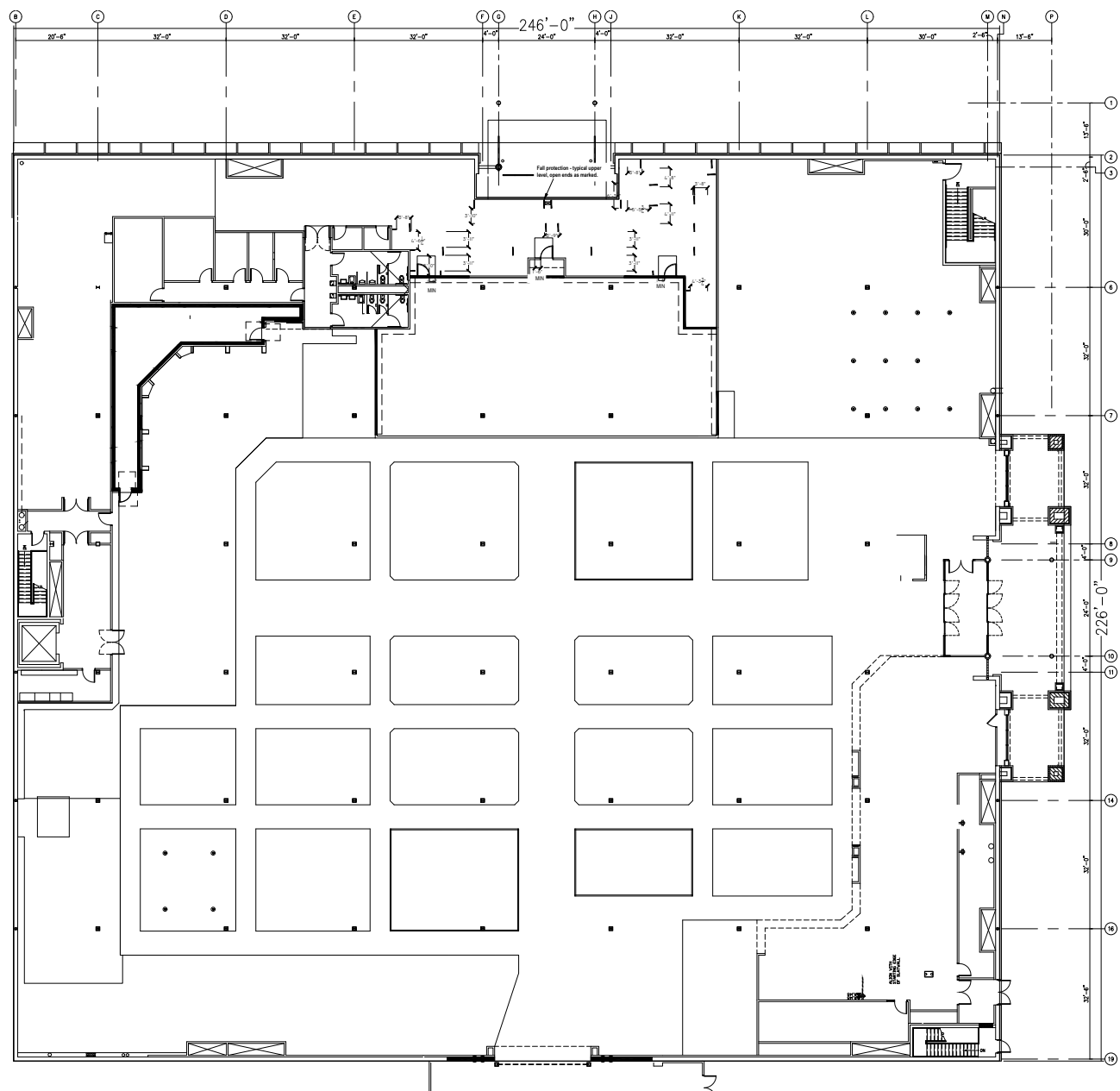
11200 MALL CIRCLE BUILDING

LOWER LEVEL FLOOR PLAN



11200 MALL CIRCLE BUILDING

UPPER LEVEL FLOOR PLAN







CONTACT

Ray Schupp	Spencer Ward
240.482.3611	240.482.3614
rschupp@hrretail.com	sward@hrretail.com

3 Bethesda Metro Center,
Suite 620
Bethesda, MD 20814
301.656.3030