

# SHOPS AT WALDORF

The Shops at Waldorf Center is the premiere, open-air retail destination for Southern Maryland, located at the major intersection of Route 301 and Route 228 in Waldorf, Maryland.



## THE PROJECT

- The 497,529 square foot center is anchored by PetSmart, Michael's, Ross, Staples, Bob's Discount Furniture, Christmas Tree Shops and hosts other restaurants and retailers.
- Optimally positioned at the intersection of the two busiest highways in Southern Maryland, providing a daily traffic count exceeding 100,000 vehicles.
- The local economy continues to expand with a growing population, increasing business diversity, and a rising demand for retail. Forbes ranked the DC region #6 for The Best Cities for Jobs in May 2011.
- Charles County is the 21st most affluent County in the US with an average household income of \$100k per year within 5 miles of the Shops at Waldorf center. Average HH income is forecasted to grow to over \$112k by 2016.



3022 Festival Way  
Waldorf, MD 20601

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	5,686	66,786	91,495
Households	2,064	24,507	33,194
HH Income	\$104,850	\$99,791	\$104,206

Source: SitesUSA 2017

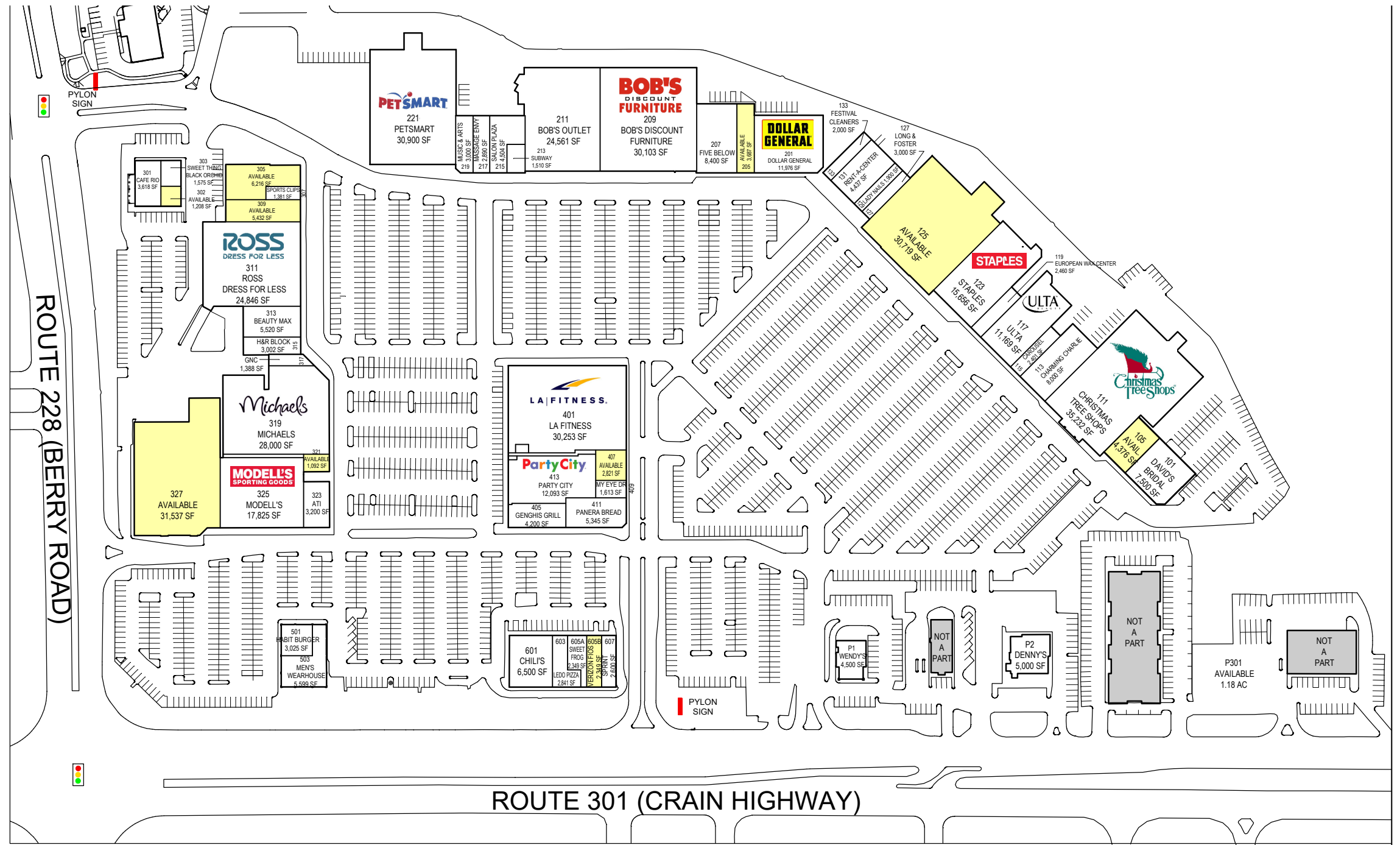
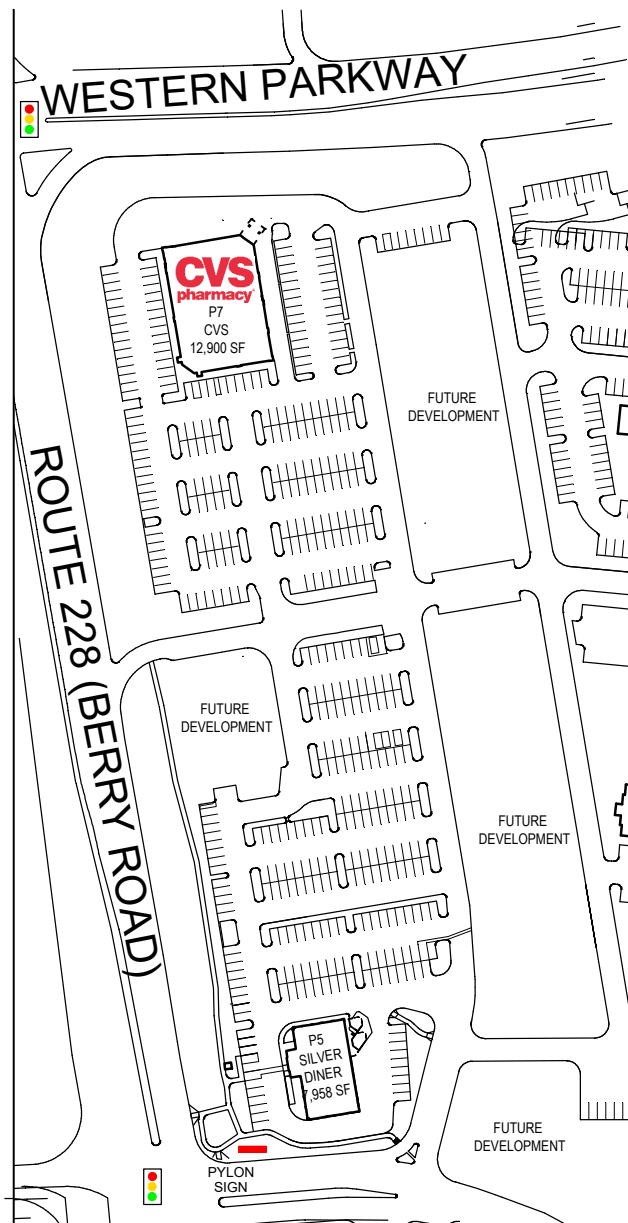
## LEASING

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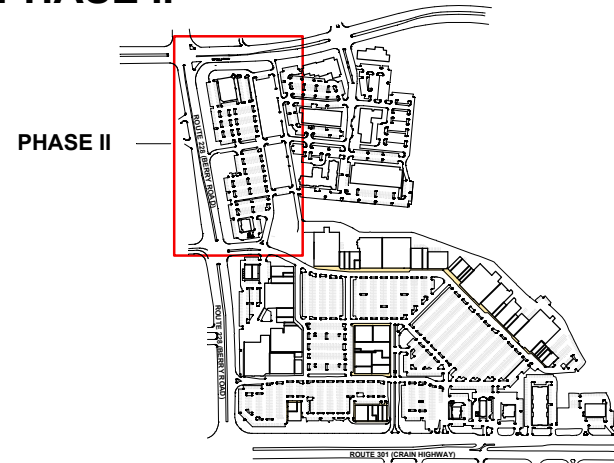
## ONLINE

- [theshopsatwaldorfcenter.com](http://theshopsatwaldorfcenter.com)
- [facebook.com/theshopsatwaldorfcenter](https://www.facebook.com/theshopsatwaldorfcenter)
- [@WaldorfC](https://twitter.com/WaldorfC)





**PHASE II**



DAILY TRAFFIC ON HIGHWAY 301 AND 228 EXCEEDS 100,000 CARS PER DAY  
OVER 2,500 PARKING SPACES

**AREA SUMMARY (INLINE)**

FURNITURE	34,540 SF
SPECIALTY STORES	298,199 SF
RESTAURANTS	26,363 SF
HEALTH & BEAUTY	58,917 SF
AVAILABLE	49,152 SF
<b>GLA</b>	<b>467,171 SF</b>

**AREA SUMMARY (OUT PARCELS)**

WENDY'S	4,500 SF
DENNY'S	5,000 SF
CVS	12,900 SF
SILVER DINER	7,958 SF
<b>GLA</b>	<b>34,262 SF</b>
<b>TOTAL GLA</b>	<b>501,433 SF</b>

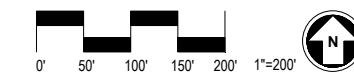
**PAD SITES AVAILABLE**

P301	1.18 AC
PHASE II	6.5 AC



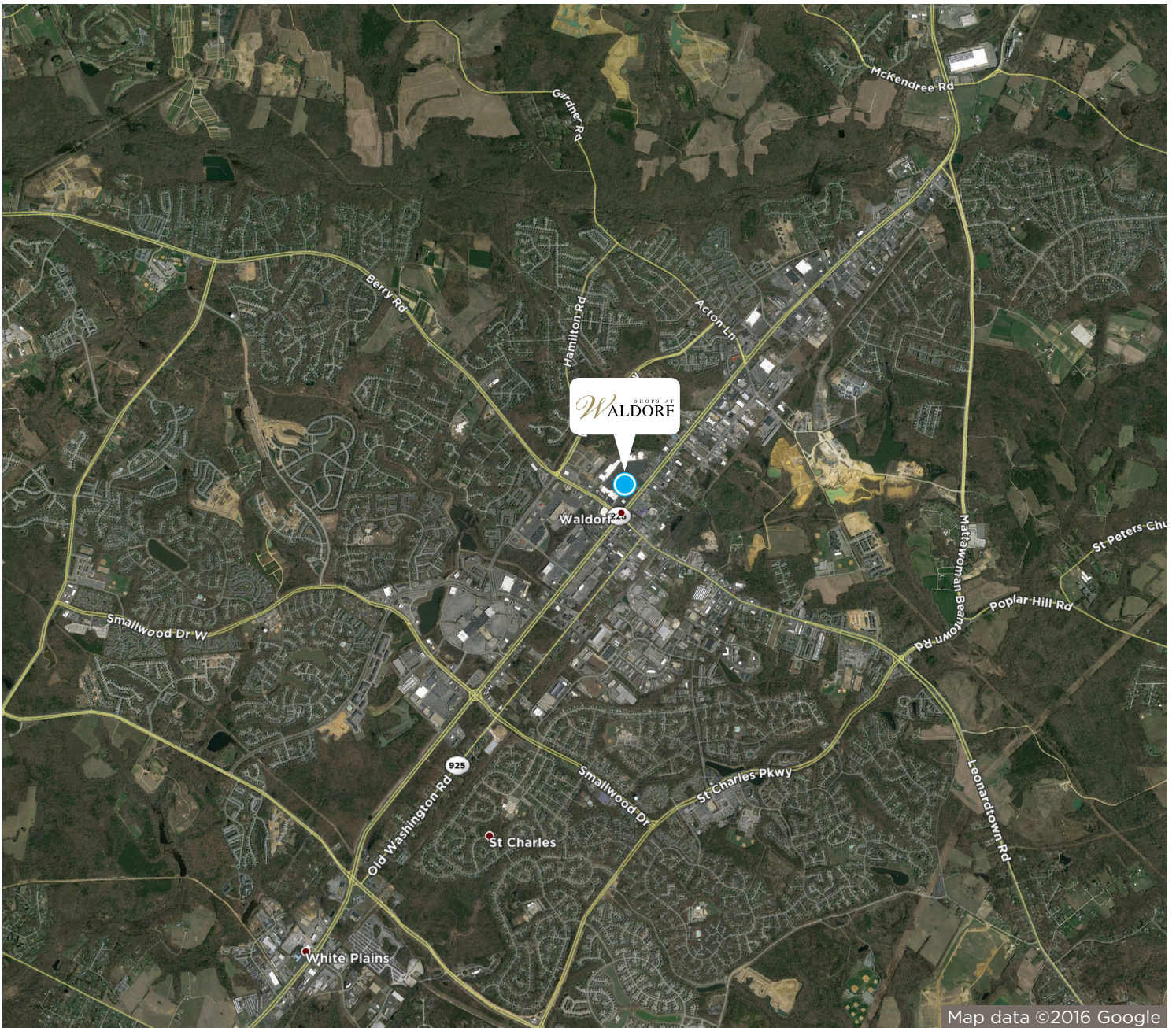
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SHOPS AT  
**WALDORF**  
CENTER  
3022 FESTIVAL WAY, WALDORF, MARYLAND 20601



This plan is for the purpose of site location and general arrangement only, indicating relative store locations. It is not intended as an inducement or as representation that the identities of the occupants now or ever will be set forth herein. Landlord reserves the right to change the identities of the occupants, vary the uses, sizes, locations of buildings and add or eliminate buildings or improvements.

**LEASE PLAN**  
04/30/18



**LEASING**

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