

# 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, Babies R Us, Christmas Tree Shops and hosts and additional 36 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	5,533	64,965	89,248
Households	2,001	23,939	32,459
HH Income	\$98,125	\$99,279	\$105,320

Source: SitesUSA 2017 Estimates

## LEASING

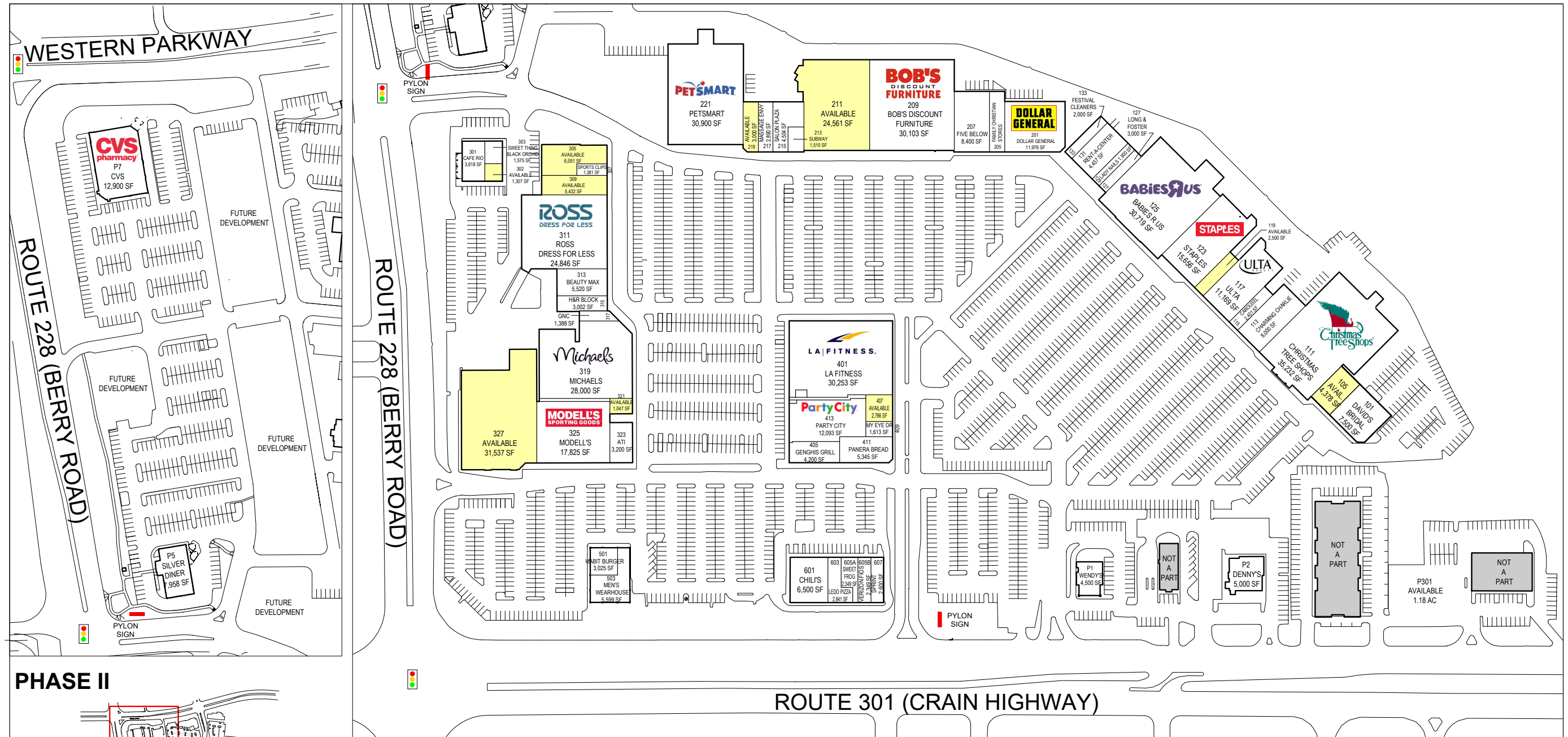
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## ONLINE

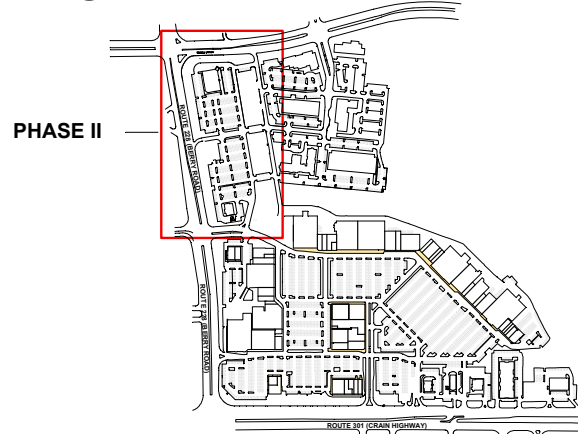
[theshopsatwaldorfcenter.com](http://theshopsatwaldorfcenter.com)  
[facebook.com/theshopsatwaldorfcenter](https://www.facebook.com/theshopsatwaldorfcenter)

[@WaldorfC](https://twitter.com/WaldorfC)





**PHASE II**



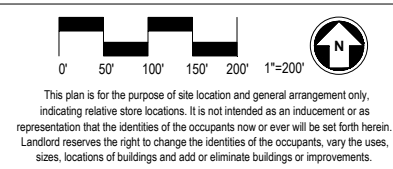
DAILY TRAFFIC ON HIGHWAY 301 AND 228 EXCEEDS 100,000 CARS PER DAY  
OVER 2,500 PARKING SPACES

AREA SUMMARY (INLINE)		AREA SUMMARY (OUT PARCELS)	
FURNITURE	34,540 SF	WENDY'S	4,500 SF
SPECIALTY STORES	298,199 SF	DENNY'S	5,000 SF
RESTAURANTS	26,363 SF	CVS	12,900 SF
HEALTH & BEAUTY	58,917 SF	SILVER DINER	7,958 SF
AVAILABLE	49,152 SF	GLA	34,262 SF
GLA	467,171 SF	TOTAL GLA	501,433 SF
PAD SITES AVAILABLE			
		P301 AVAILABLE	1.18 AC
		PHASE II	6.5 AC

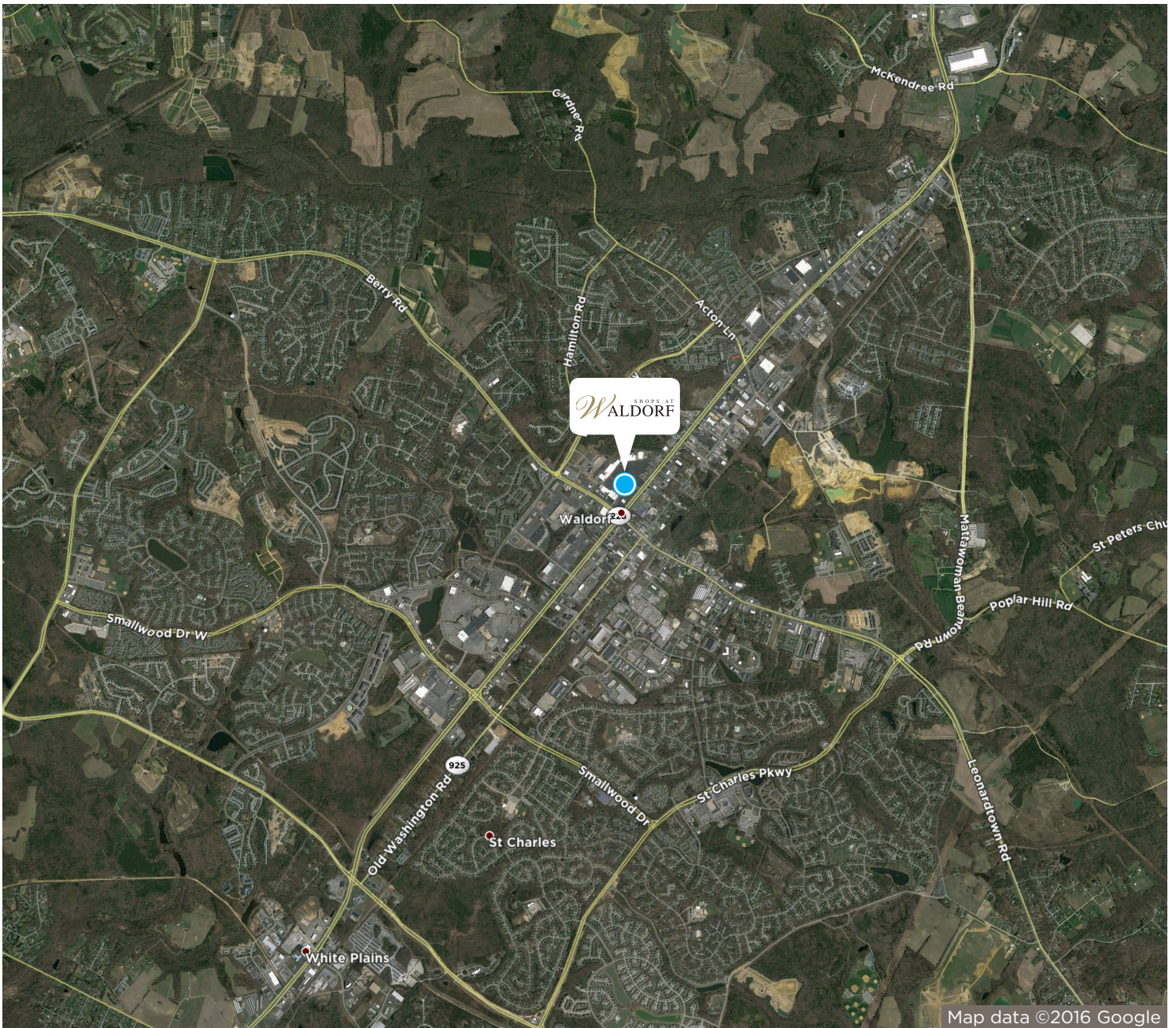


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SHOPS AT  
**WALDORF CENTER**  
3022 FESTIVAL WAY, WALDORF, MARYLAND 20601



**LEASE PLAN**  
04/14/17



**LEASING**

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