



## JOIN THESE RETAILERS



## AVAILABLE FOR GROUND LEASE

- 1.35 Acres available at Smallwood Drive & St. Patricks Drive
- Shadow anchored by Lidl
- Excellent visibility from St. Patricks Drive
- Multiple means of ingress and egress
- Close proximity to St. Charles Town Center
- Zoned PUD

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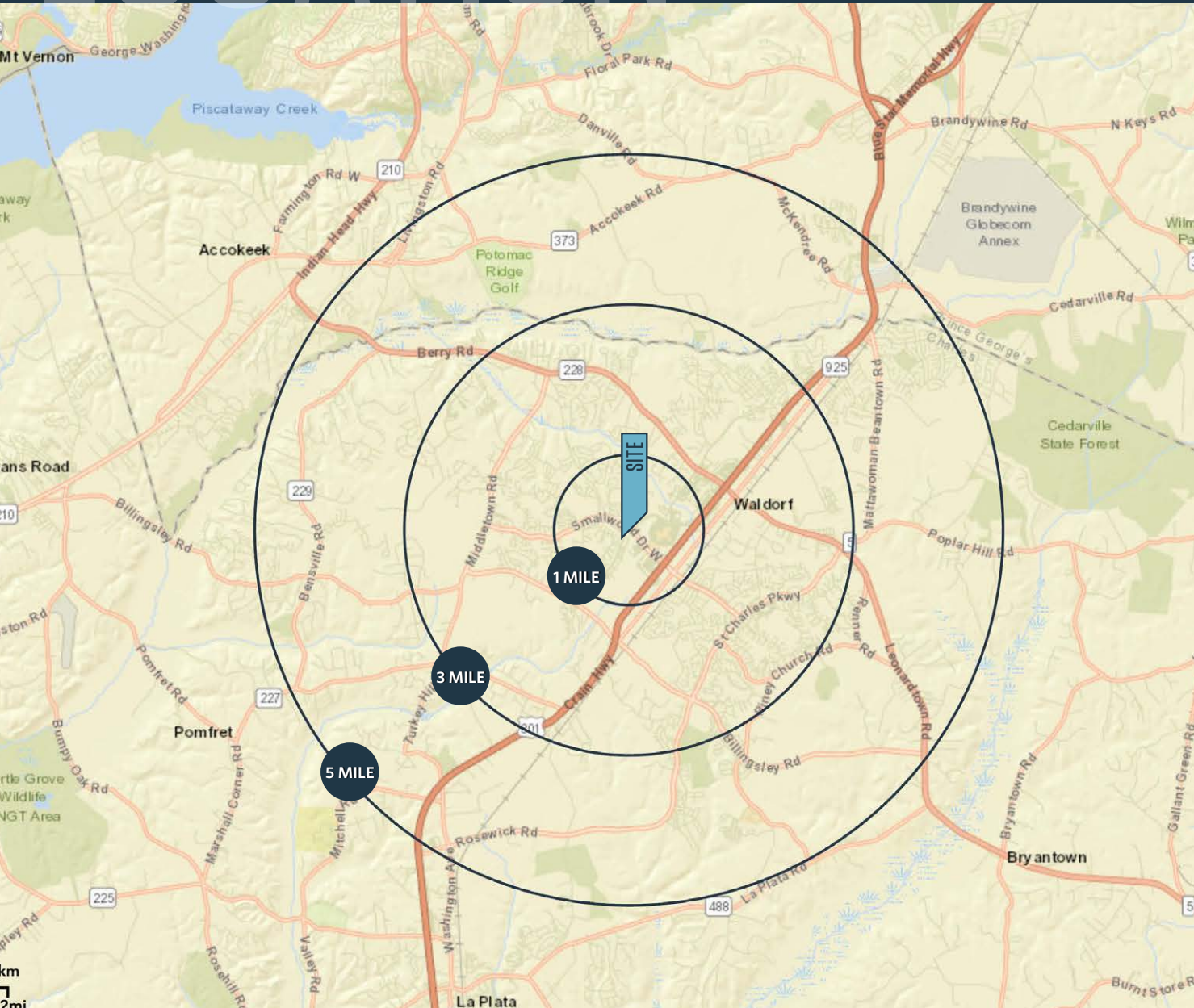
**DIMITRI GEORGELAKOS**

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# LOCATION

# SMALLWOOD DR & ST PATRICKS DR

WALDORF, MD 20603, CHARLES COUNTY



## AVAILABLE SPACE:

1.35 Acres

## DEMOGRAPHICS | 2019:

1-MILE	3-MILE	5-MILE
Population		
12,358	67,947	96,666
Daytime Population		
5,693	28,334	33,510
Households		
4,632	23,876	33,911
Average HH Income		
\$106,214	\$105,940	\$114,098

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2018:

Smallwood Drive	17,130 ADT
St Patricks Drive	17,703 ADT

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# MARKET

# SMALLWOOD DR & ST PATRICKS DR

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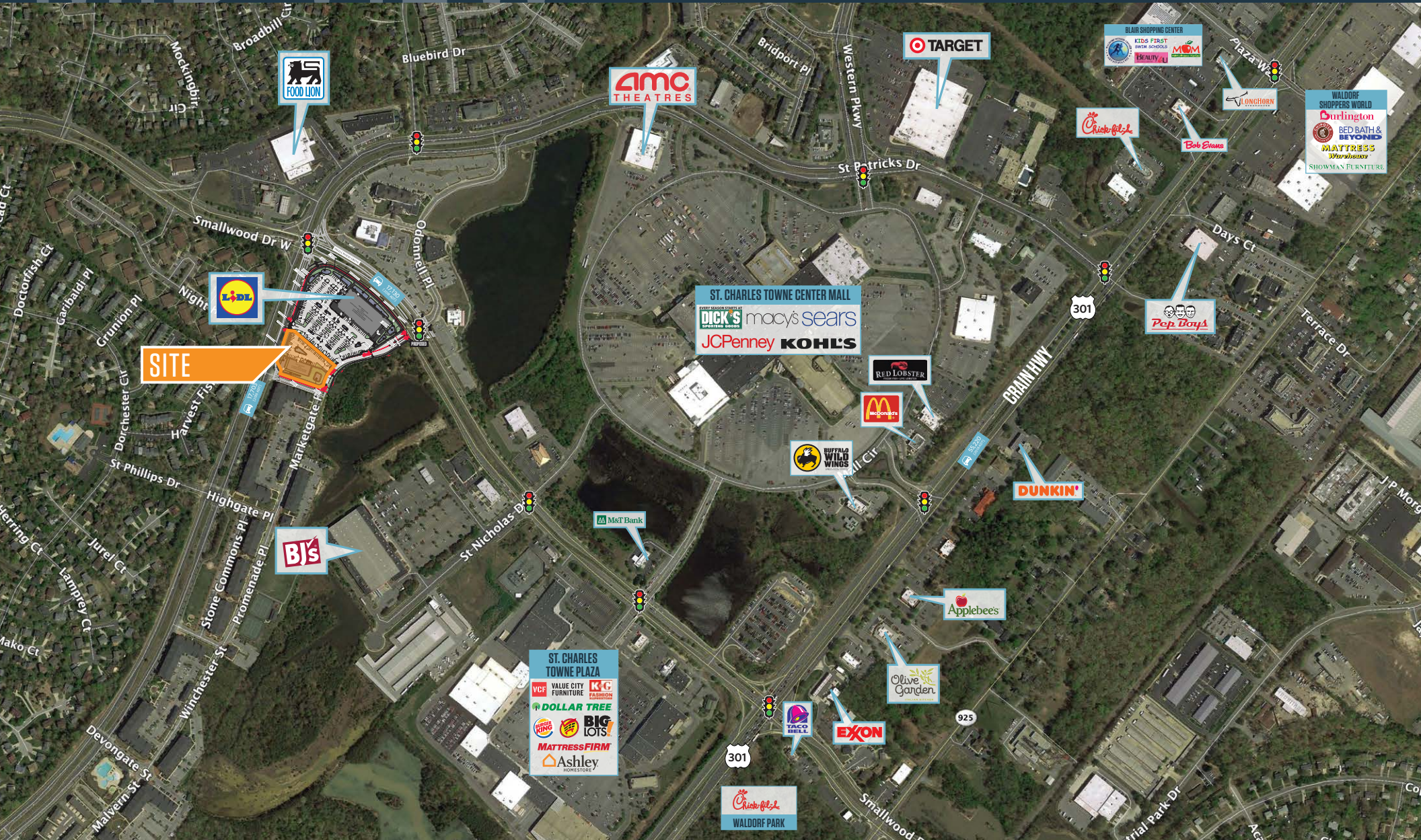
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# MID-VIEW

# SMALLWOOD DR & ST PATRICKS DR

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# CLOSE-UP

# SMALLWOOD DR & ST PATRICKS DR

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# SITE PLAN

# SMALLWOOD DR & ST PATRICKS DR

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# SMALLWOOD DR & ST PATRICKS DR

WALDORF, MD 20603, CHARLES COUNTY

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