



## JOIN NEARBY RETAILERS



## RETAIL FOR LEASE

- Available: 1,750 SF - 13,750 SF
- Strong visibility to Crain Hwy (55,221 ADT)
- Pylon signage available
- Ample parking in the front and rear of the property

**ALEX SHEARER**

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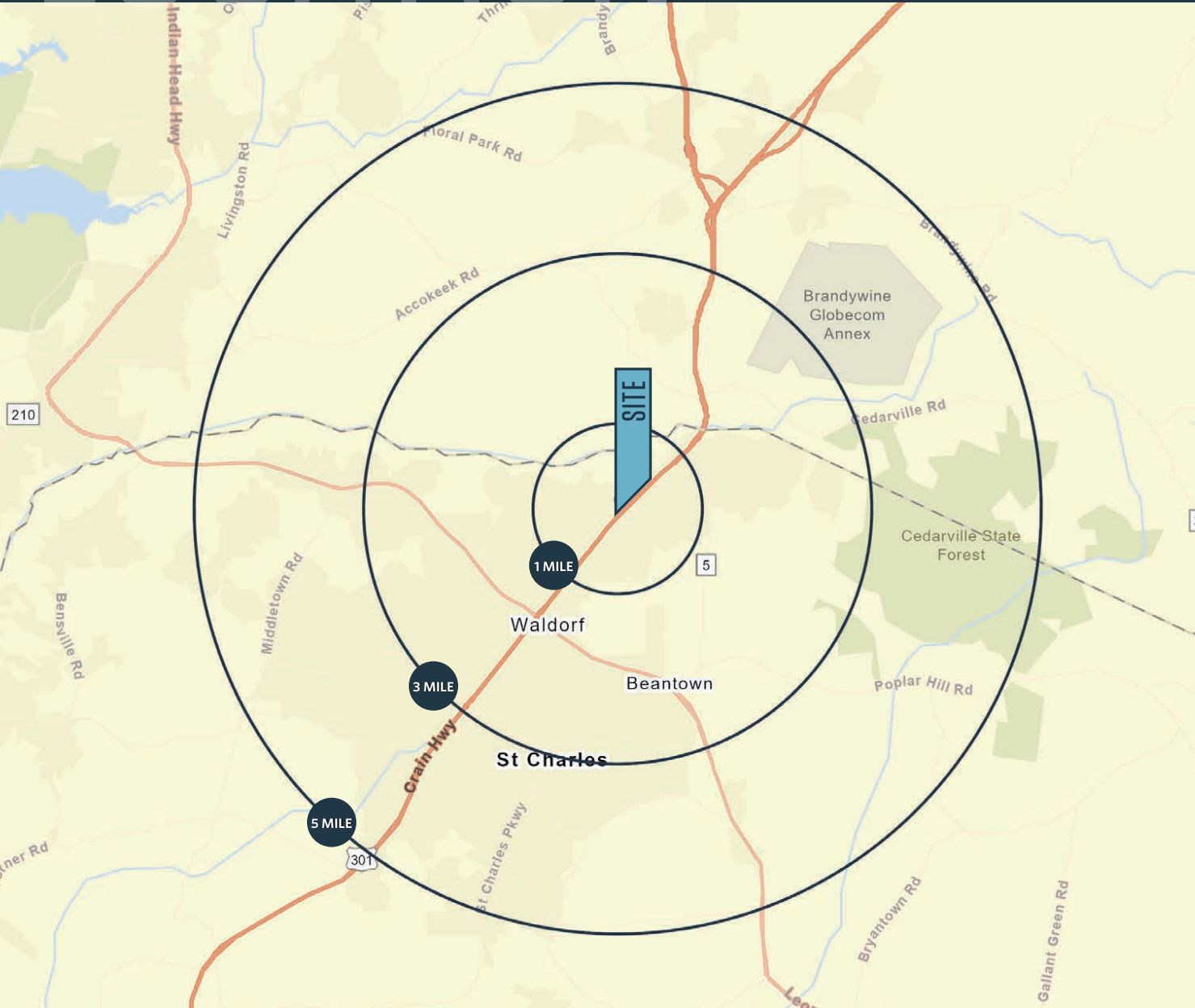
**JOHN MEYER**

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# LOCATION

## 2443 CRAIN HWY

WALDORF, MD 20601, CHARLES COUNTY



### AVAILABLE SPACE:

1,750 SF - 13,750 SF

### DEMOGRAPHICS | 2021:

1-MILE	3-MILE	5-MILE
Population		
9,430	42,608	89,629
Daytime Population		
5,925	23,434	32,972
Households		
3,458	15,346	31,810
Average HH Income		
\$110,310	\$116,510	\$119,725

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2019:

Crain Hwy 61,471 ADT

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# MARKET

# 2443 CRAIN HWY

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# BRANDYWINE

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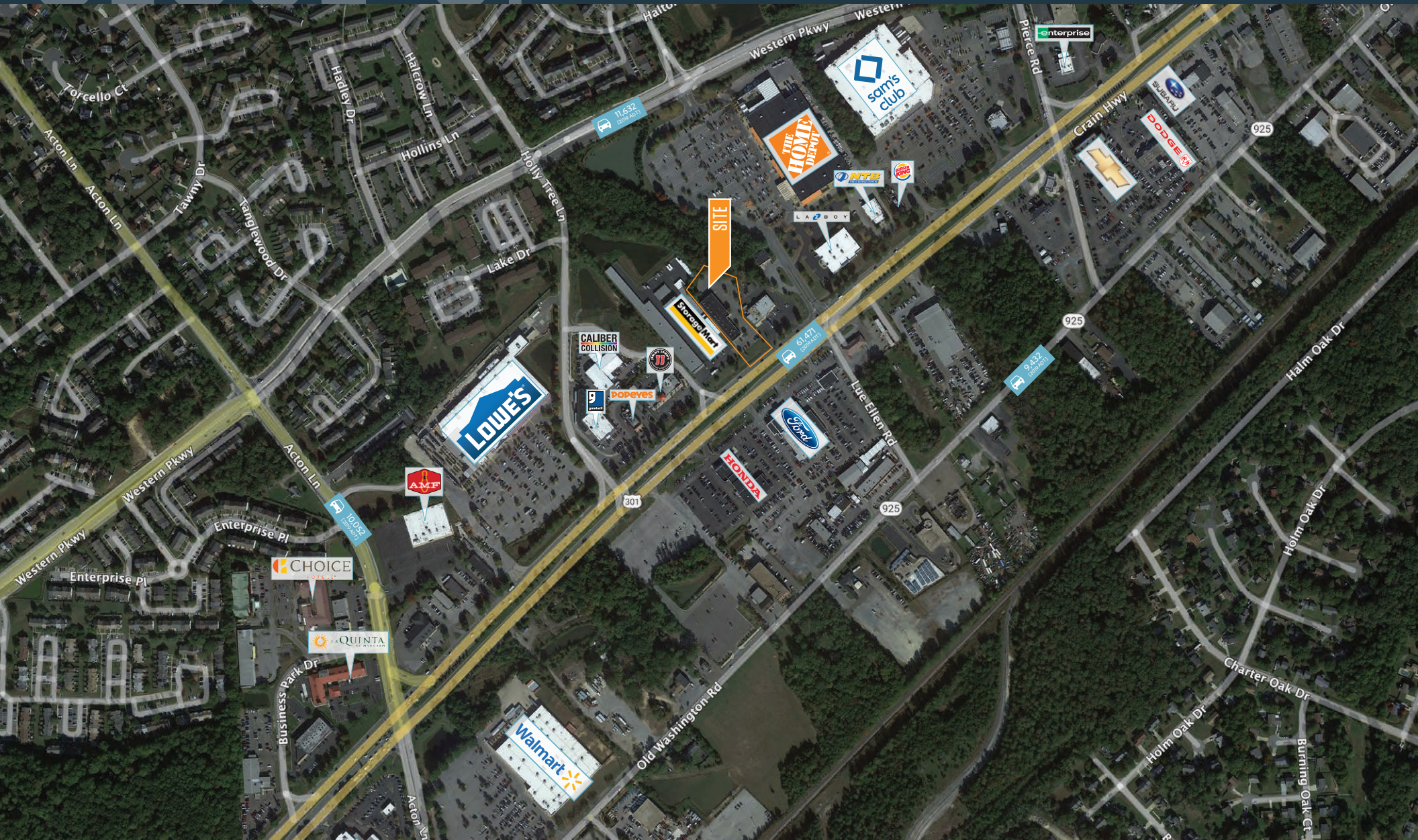




# CLOSE-UP

# 2443 CRAIN HWY

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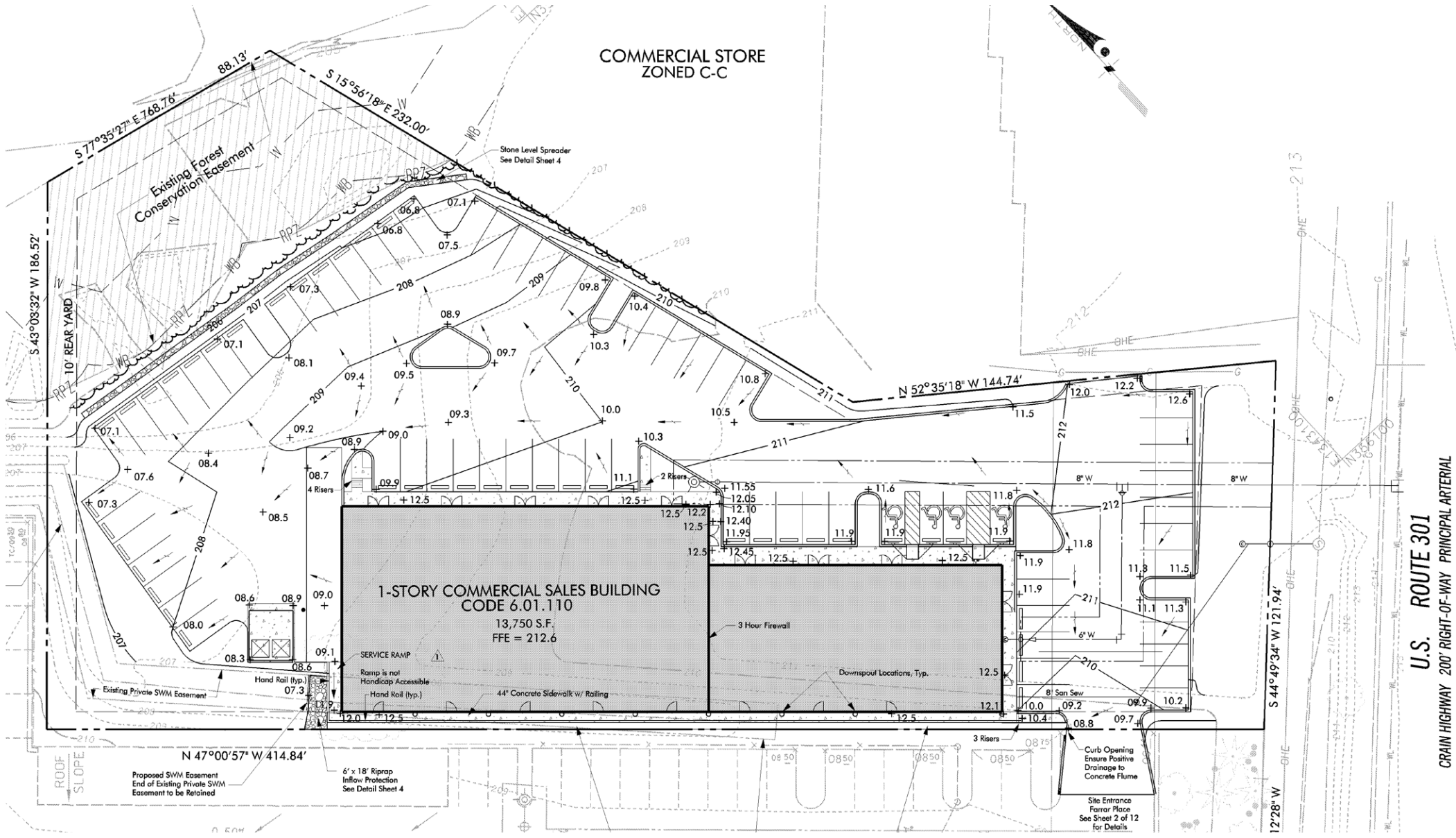




# SITE PLAN

# 2443 CRAIN HWY

WALDORF, MD 20601, CHARLES COUNTY



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# 2443 CRAIN HWY

WALDORF, MD 20601, CHARLES COUNTY

## FOR MORE INFORMATION, PLEASE CONTACT:

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