

NEARBY RETAILERS



RETAIL FOR LEASE

- 3,147 SF highly visible endcap coming available with ample surface parking.
- Located near the busiest intersection in Southern Maryland: Crain Hwy/ Route 301 (56,438 ADT) and Berry Rd/ Route 228 (25,631 ADT).
- Well situated in the heart of Waldorf's retail market between Waldorf Shoppers World (250,000+ SF GLA) and The Shops at Waldorf Center (450,000+ SF GLA).

OWNED BY



VICTOR SALCIDO

victor@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MIKE PRATT

mpratt@klnb.com | 202-420-7765

SITE PLAN

3130 CRAIN HIGHWAY

3130 CRAIN HIGHWAY, WALDORF, MD, CHARLES COUNTY



VICTOR SALCIDO

victor@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MIKE PRATT

mpratt@klnb.com | 202-420-7765



3130 CRAIN HIGHWAY

3130 CRAIN HIGHWAY, WALDORF, MD, CHARLES COUNTY



VICTOR SALCIDO

victor@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MIKE PRATT

mpratt@klnb.com | 202-420-7765

Waldorf
Charles County | Maryland

klnb

- Google Earth Pro Aerial Photograph -
While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



WALDORF STATION (PLANNED)

- Greenberg Gibbons
- 316,880 SF
- Mixed Use Development
- Residential: 192 units
- Parking: 2,353 spaces

WALDORF STATION II (PLANNED)

- Greenberg Gibbons
- 51.6 AC
- Mixed Use Development
- Residential: 158 units



3,147 SF ENDCAP AVAILABLE

VICTOR SALCIDO
victor@klnb.com | 240-755-2704

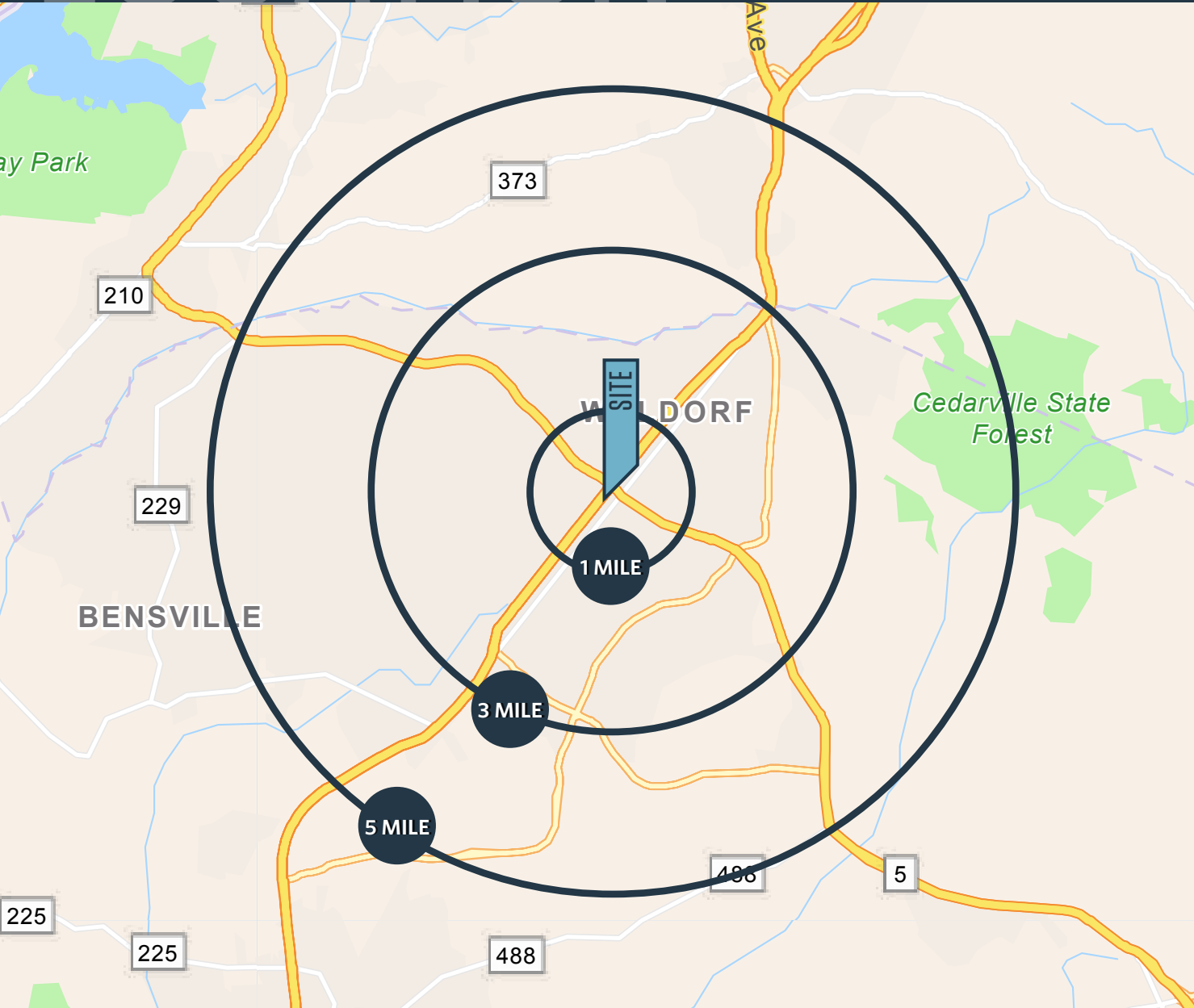
JOE FLEISCHMANN
joef@klnb.com | 703-268-2708

MIKE PRATT
mpratt@klnb.com | 202-420-7765

LOCATION

3130 CRAIN HIGHWAY

3130 CRAIN HIGHWAY, WALDORF, MD, CHARLES COUNTY



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
5,308	67,374	100,802
Daytime Population		
15,006	56,419	79,070
Households		
1,979	24,682	36,047
Average HH Income		
\$19,435	\$124,720	\$134,576

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Crain Highway (US 301)	56,438 ADT
Leonard Rd (MD 5)	25,631 ADT

VICTOR SALCIDO

victor@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MIKE PRATT

mpratt@klnb.com | 202-420-7765

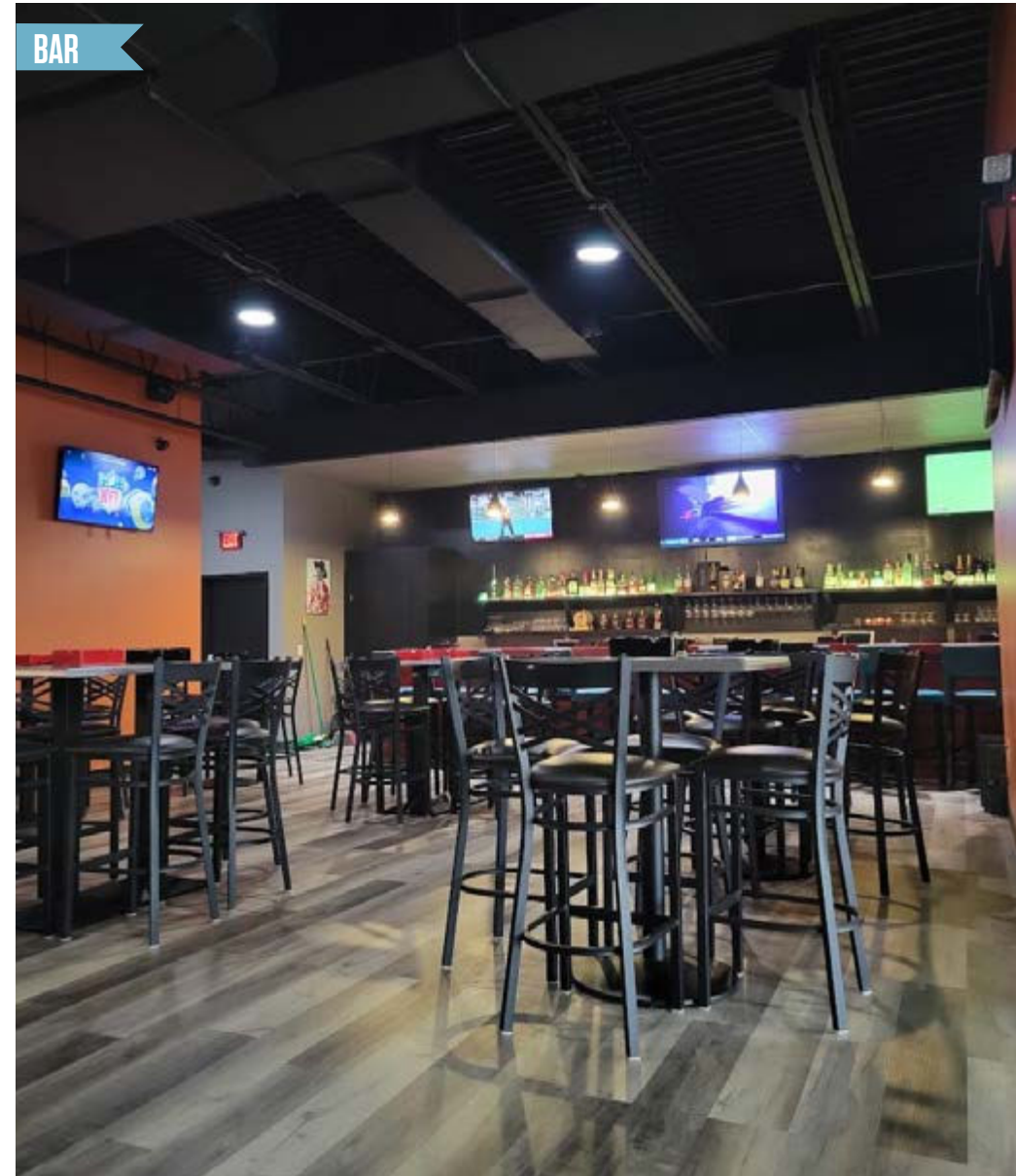


PHOTOS

3130 CRAIN HIGHWAY

3130 CRAIN HIGHWAY, WALDORF, MD, CHARLES COUNTY

BAR



FRONT ENTRANCE & CIGAR ROOM



TWO RESTROOMS



VICTOR SALCIDO

victor@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MIKE PRATT

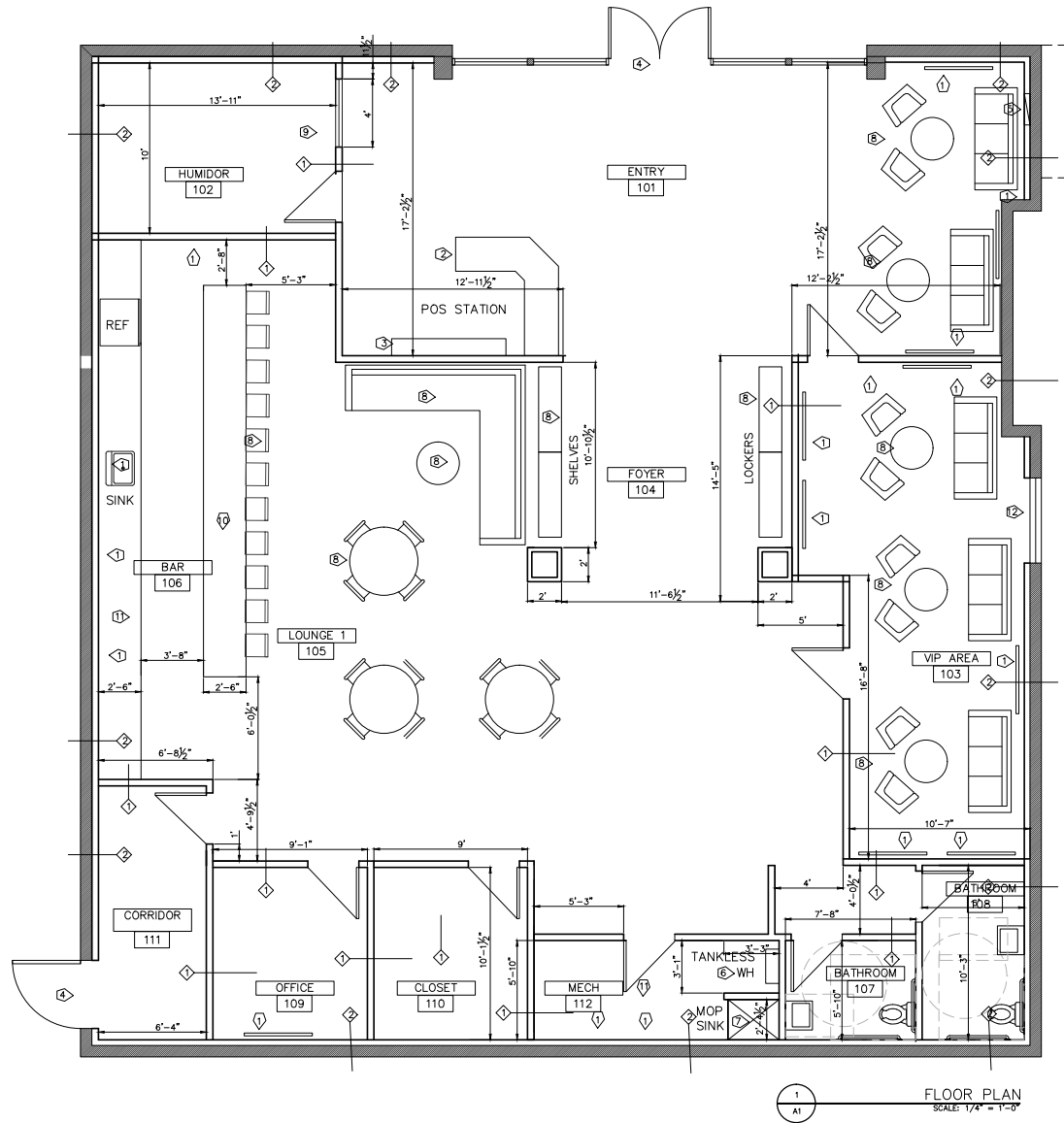
mpratt@klnb.com | 202-420-7765

klnb

FLOOR PLAN

3130 CRAIN HIGHWAY

3130 CRAIN HIGHWAY, WALDORF, MD, CHARLES COUNTY



VICTOR SALCIDO
victor@klnb.com | 240-755-2704

JOE FLEISCHMANN
joef@klnb.com | 703-268-2708

MIKE PRATT
mpratt@klnb.com | 202-420-7765





3130 CRAIN HIGHWAY

3130 CRAIN HIGHWAY, WALDORF, MD 20603, CHARLES COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

VICTOR SALCIDO

victor@klnb.com
240-755-2704

JOE FLEISCHMANN

joef@klnb.com
703-268-2708

MIKE PRATT

mpratt@klnb.com
202-420-7765

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

VICTOR SALCIDO

victor@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MIKE PRATT

mpratt@klnb.com | 202-420-7765