



NEARBY RETAILERS

RETAIL FOR GROUND LEASE OR PURCHASE

- Pad opportunities with unobstructed visibility along Crain Hwy (36,960 ADT) in La Plata.
- Strategically located in the Northern, dense retail node of the market across from Walmart and in proximity to major retail developments such as Rosewick Corner.
- Zoned Community Commercial (CC) in Charles County
- Ideal for fast food, automotive, self-storage uses and more.



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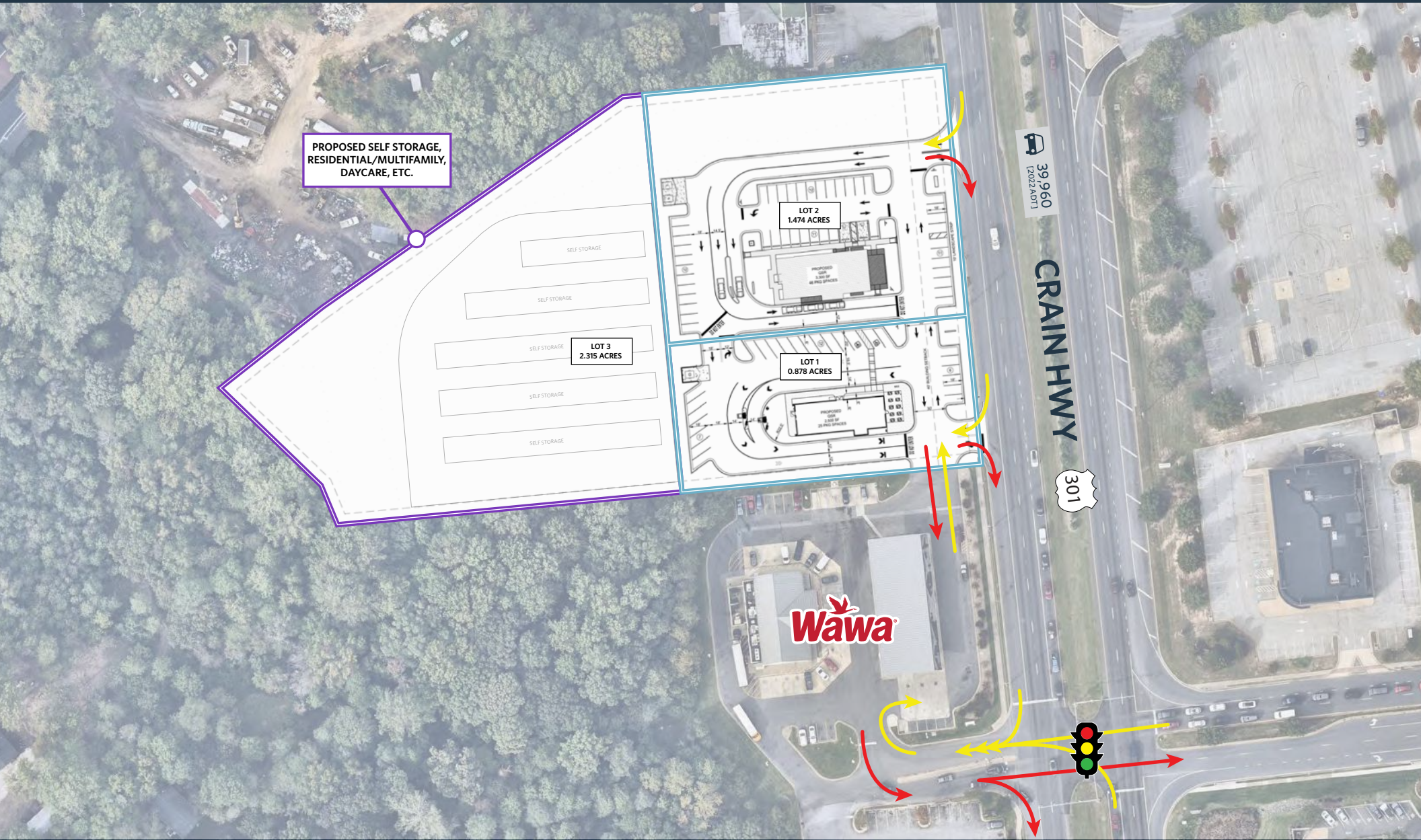
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CONCEPTUAL SITE PLAN

5925 CRAIN HWY

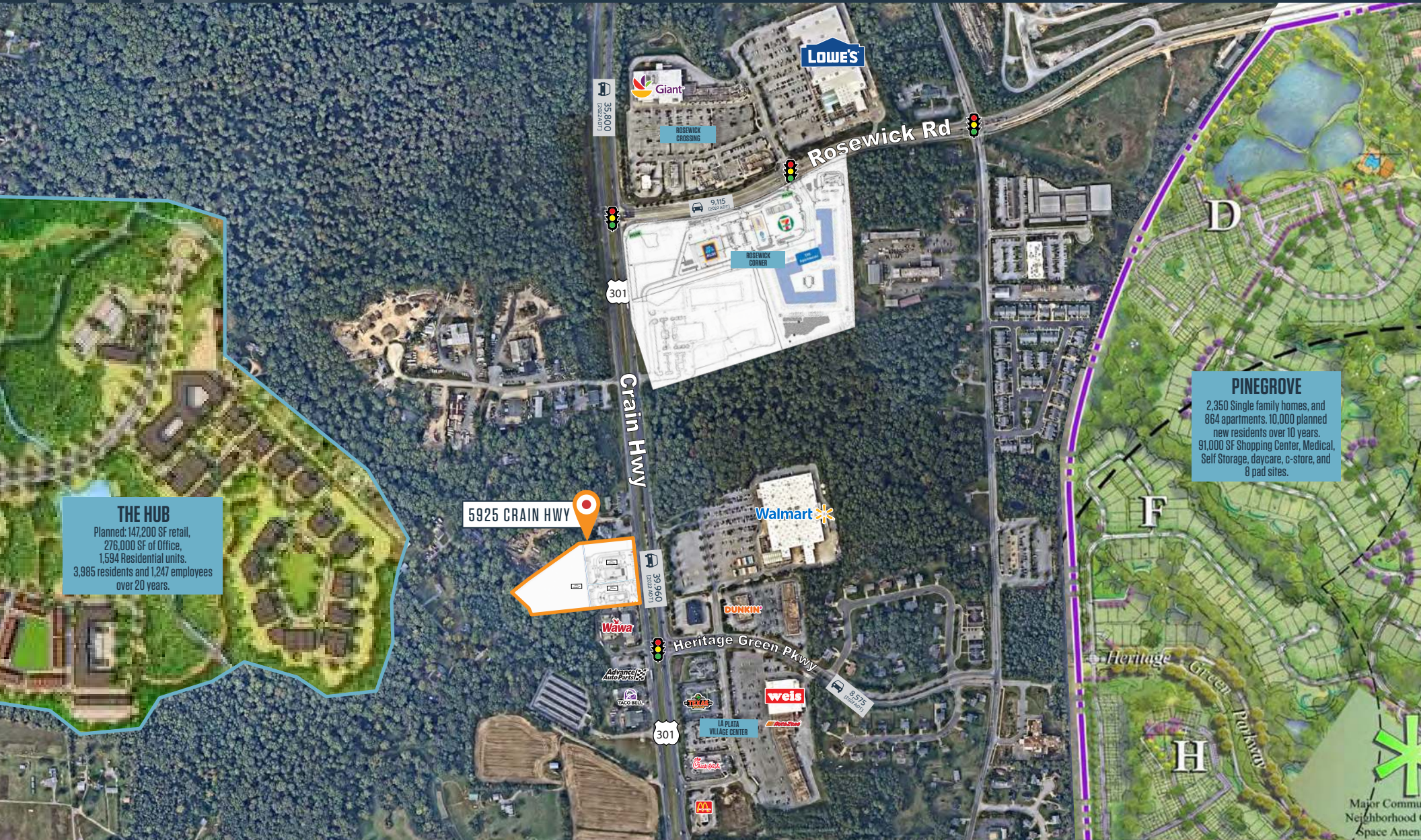
LA PLATA, MD 20646, CHARLES COUNTY



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THE HUB
Planned: 147,200 SF retail,
276,000 SF of Office,
1,594 Residential units.
3,985 residents and 1,247 employees
over 20 years.

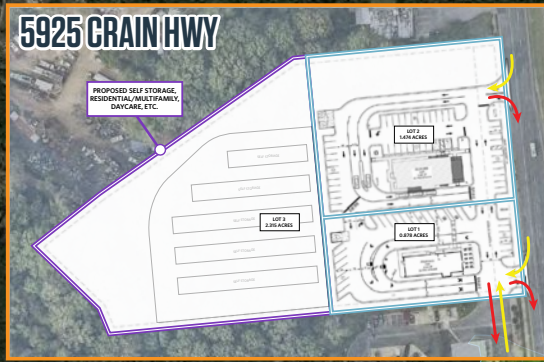
PINEGROVE
2,350 Single family homes, and
864 apartments. 10,000 planned
new residents over 10 years.
91,000 SF Shopping Center, Medical,
Self Storage, daycare, c-store, and
8 pad sites.

MARKET

5925 CRAIN HWY

LA PLATA, MD 20646, CHARLES COUNTY

5925 CRAIN HWY



La Plata
Charles County | MD

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While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



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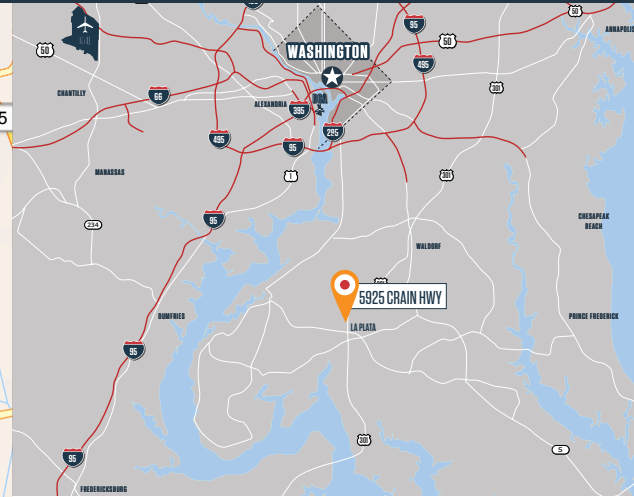
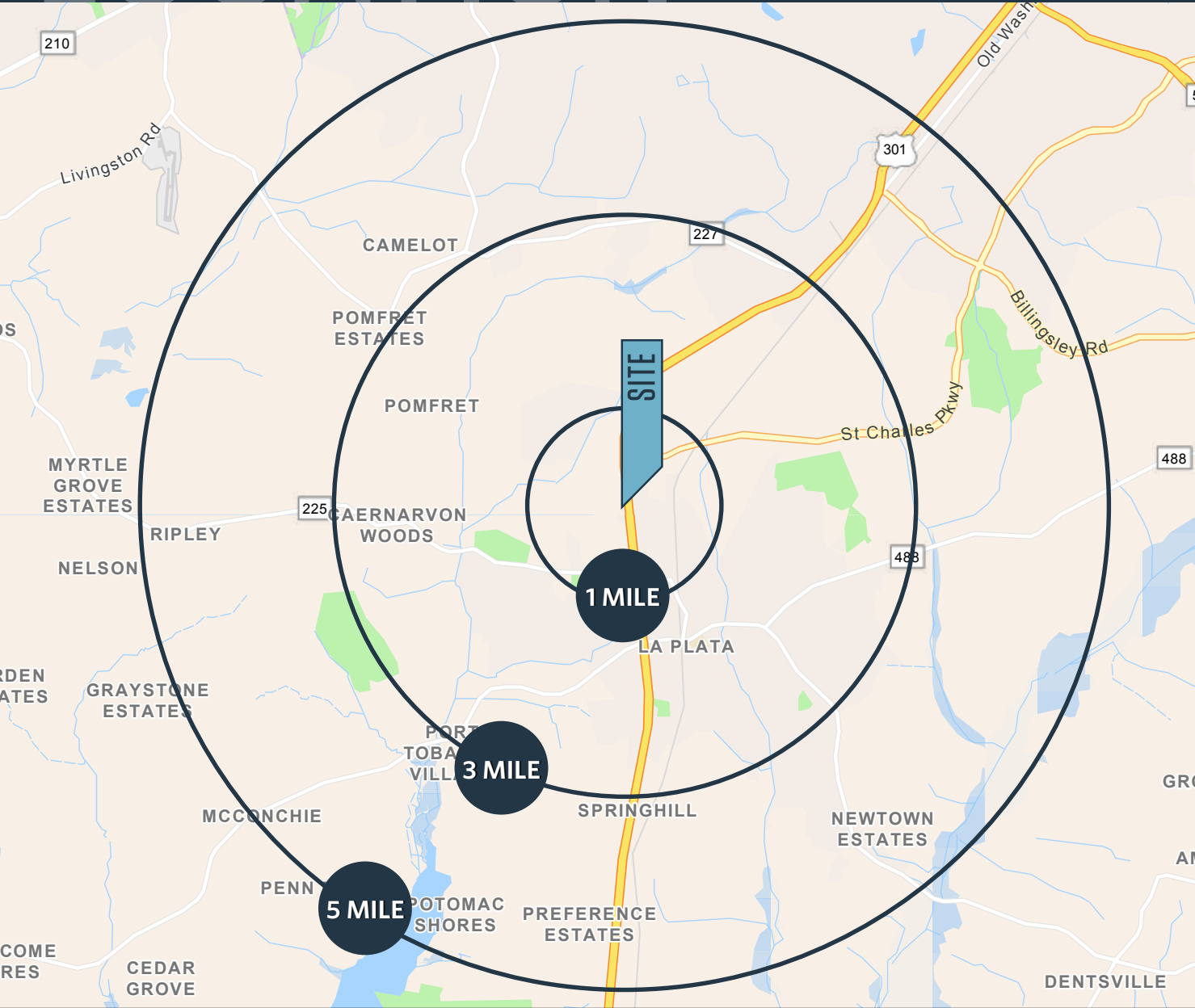
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LOCATION

5925 CRAIN HWY

LA PLATA, MD 20646, CHARLES COUNTY



DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	2,138	15,765	51,768
Daytime Population	2,999	11,259	18,228
Households	750	5,727	18,379
Average HH Income	\$107,973	\$137,046	\$143,996

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Crain Hwy	39,960 ADT
Heritage Green Pkwy	8,575 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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