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## PAD FOR LEASE

- 70,000 SF Commercially Zoned pad fronting Crain Highway at signalized intersection.
- Prime position with full movement intersection access.
- Crain Highway supporting 59,100 vehicles per day.
- Pad situated in front of 85,000 SF medical complex.
- Dense residential/retail trade and across from the St. Charles Towne Center.
- Access to the property via Crain Hwy, Days Ct and Old Washington Rd.

**BOB BROWNING**

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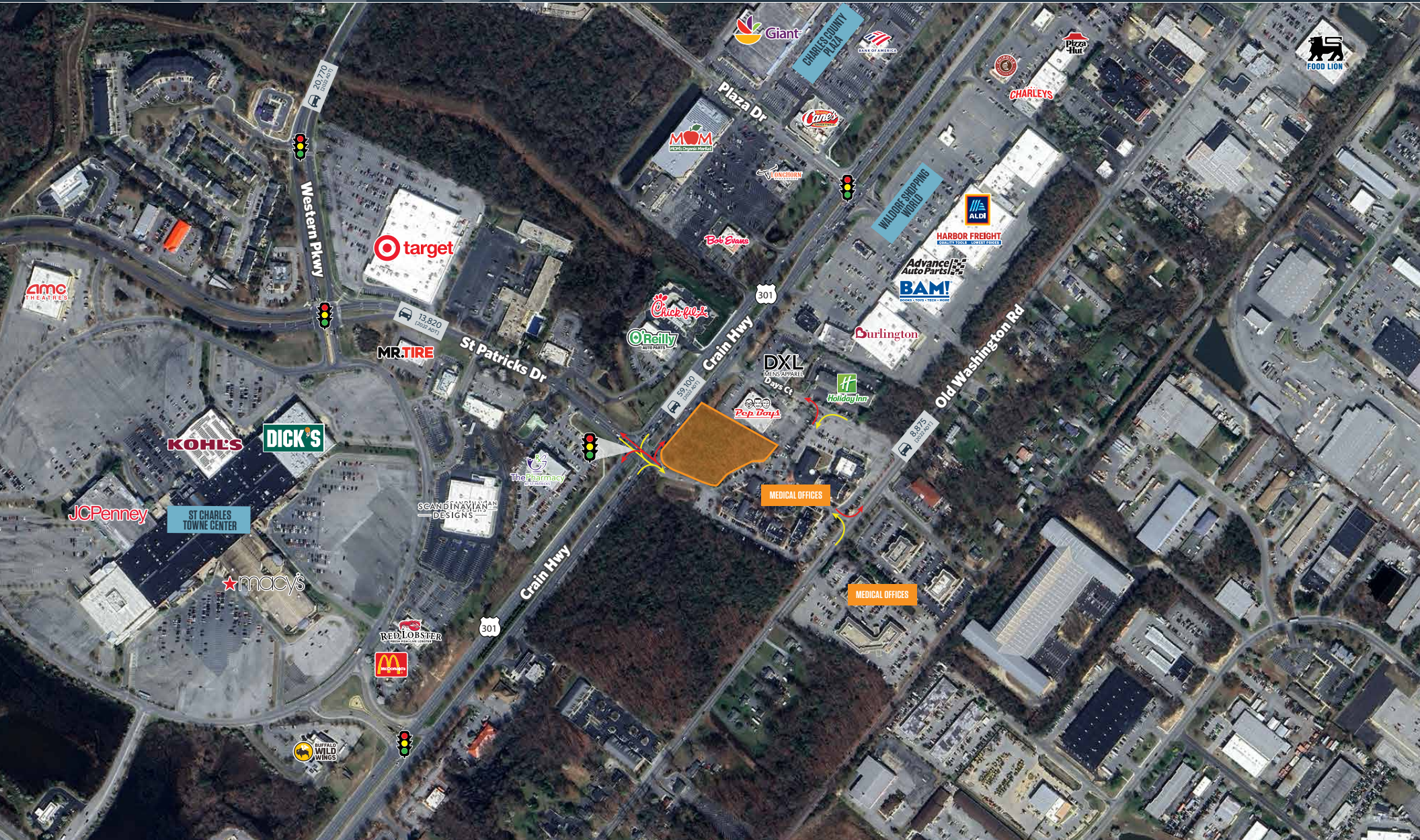
**DIMITRI GEORGELAKOS**

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# CLOSE-UP

# PEMBROOKE SQUARE

11355 PEMBROOKE SW., WALDORF, MD 20603, CHARLES COUNTY



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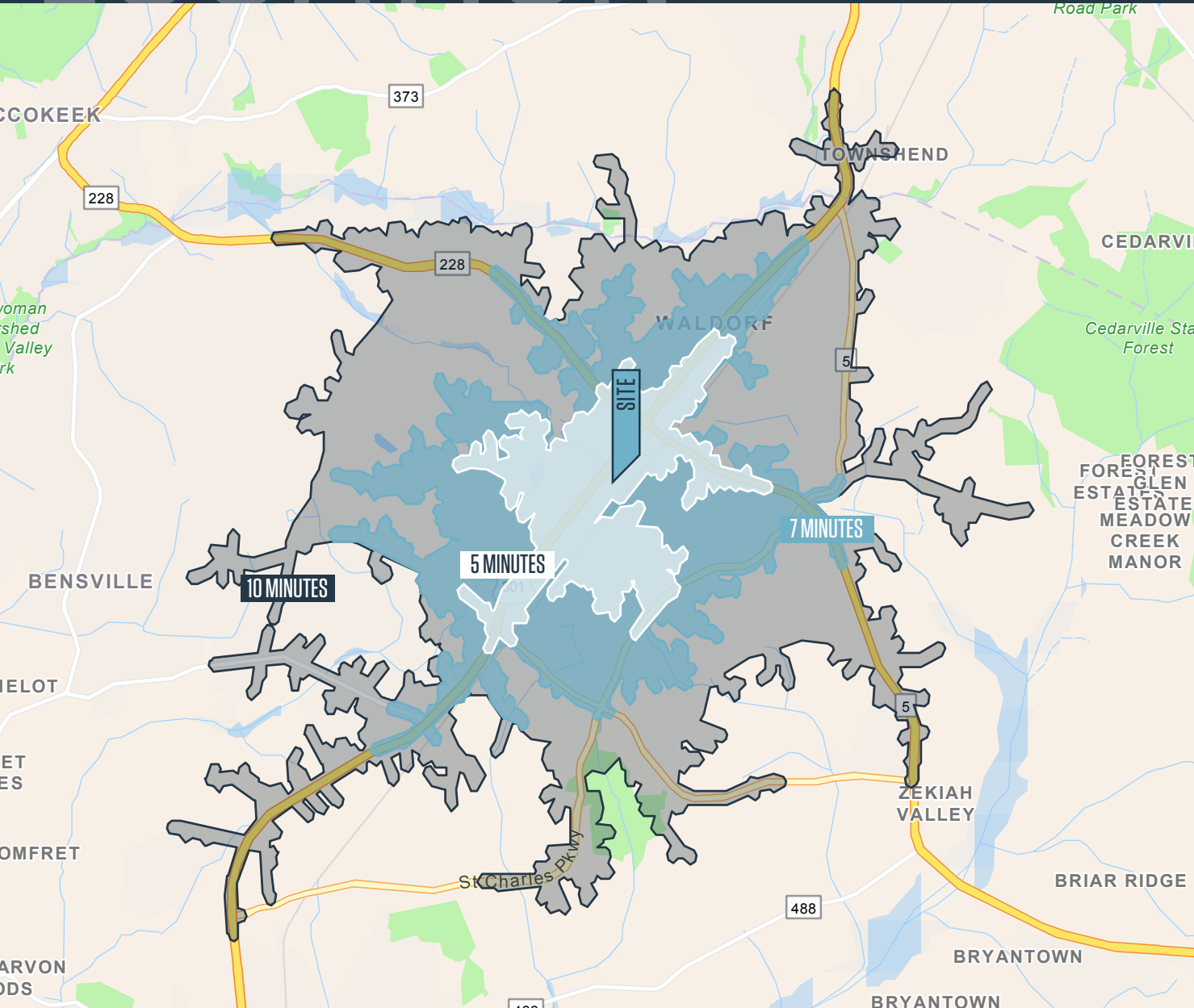
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# LOCATION

# PEMBROOKE SQUARE

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## DEMOGRAPHICS | 2023:

5-MINUTE	7-MINUTE	10-MINUTE
Population		
7,881	30,098	72,456
Daytime Population		
9,273	20,190	26,739
Households		
2,927	11,208	26,287
Average HH Income		
\$97,664	\$114,682	\$125,537

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

Crain Highway	59,100 ADT
Old Washington Road	8,875 ADT

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## FOR MORE INFORMATION, PLEASE CONTACT:

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