



NEARBY RETAILERS



RESTAURANT PAD SITE FOR LEASE

- 4,442 SF Freestanding Restaurant Building on 1.62 acre parcel
- Strong visibility to Crain Highway (53,875 ADT)
- 55 Free Surface Parking Spaces
- Located across from the St. Charles Towne Center Mall

ALEX SHEARER

ashearer@klnb.com | 443-632-2081

RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088

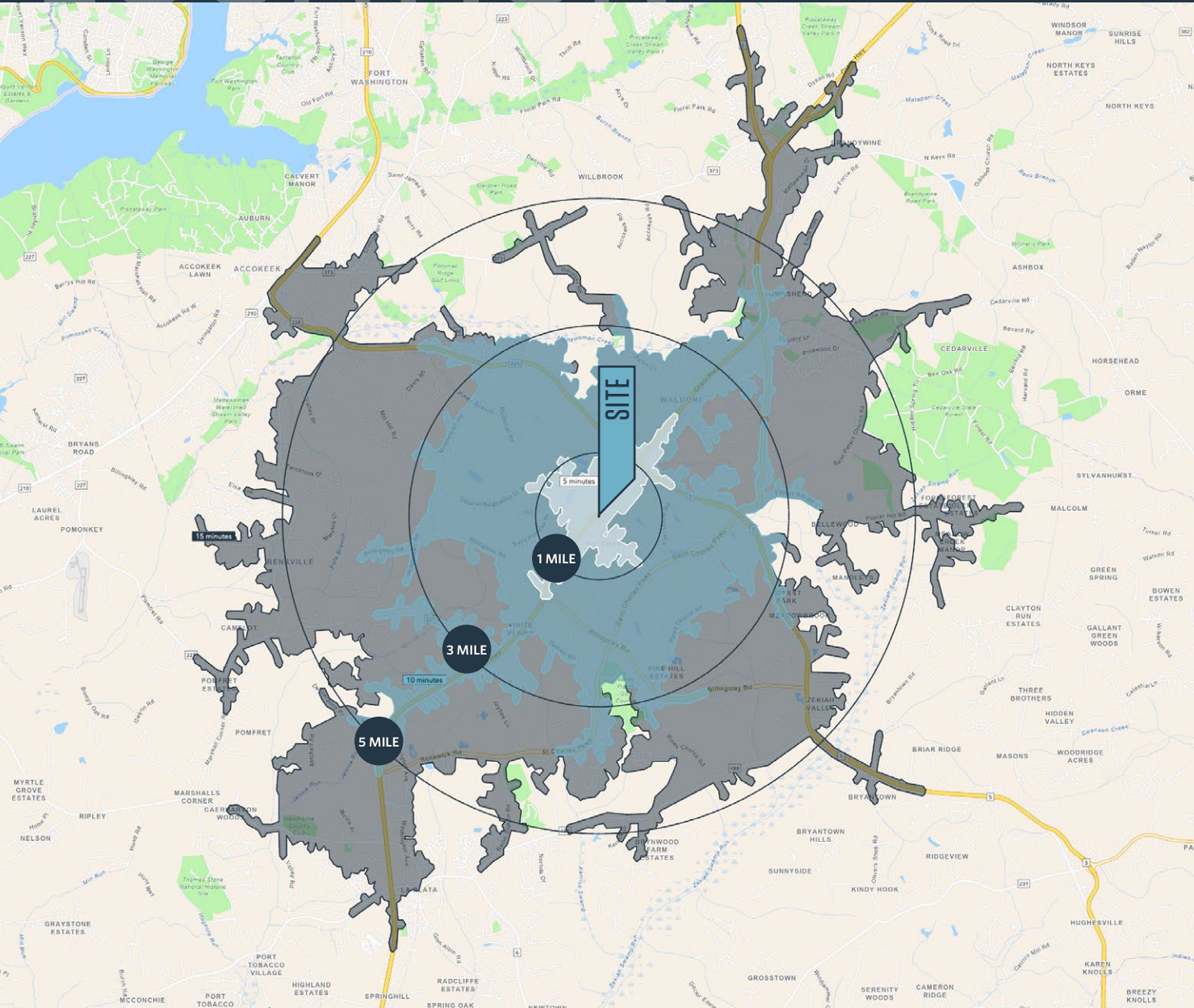
MATT SKALET

mksalet@klnb.com | 202-420-7775

LOCATION

3600 CRAIN HWY

WALDORF, MD 20603, CHARLES COUNTY



DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	7,955	68,591	101,447
Daytime Population	12,744	58,148	80,455
Households	3,024	25,118	36,175
Average HH Income	\$123,477	\$134,616	\$143,433

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

5-MIN 10-MIN 15-MIN

	5-MIN	10-MIN	15-MIN
Population	3,093	67,069	105,342
Daytime Population	9,250	57,255	89,745
Households	1,171	24,418	37,614
Average HH Income	\$111,674	\$135,920	\$141,904

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Crain Hwy 53,875 ADT

ALEX SHEARER

ashearer@klnb.com | 443-632-2081

RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088

MATT SKALET

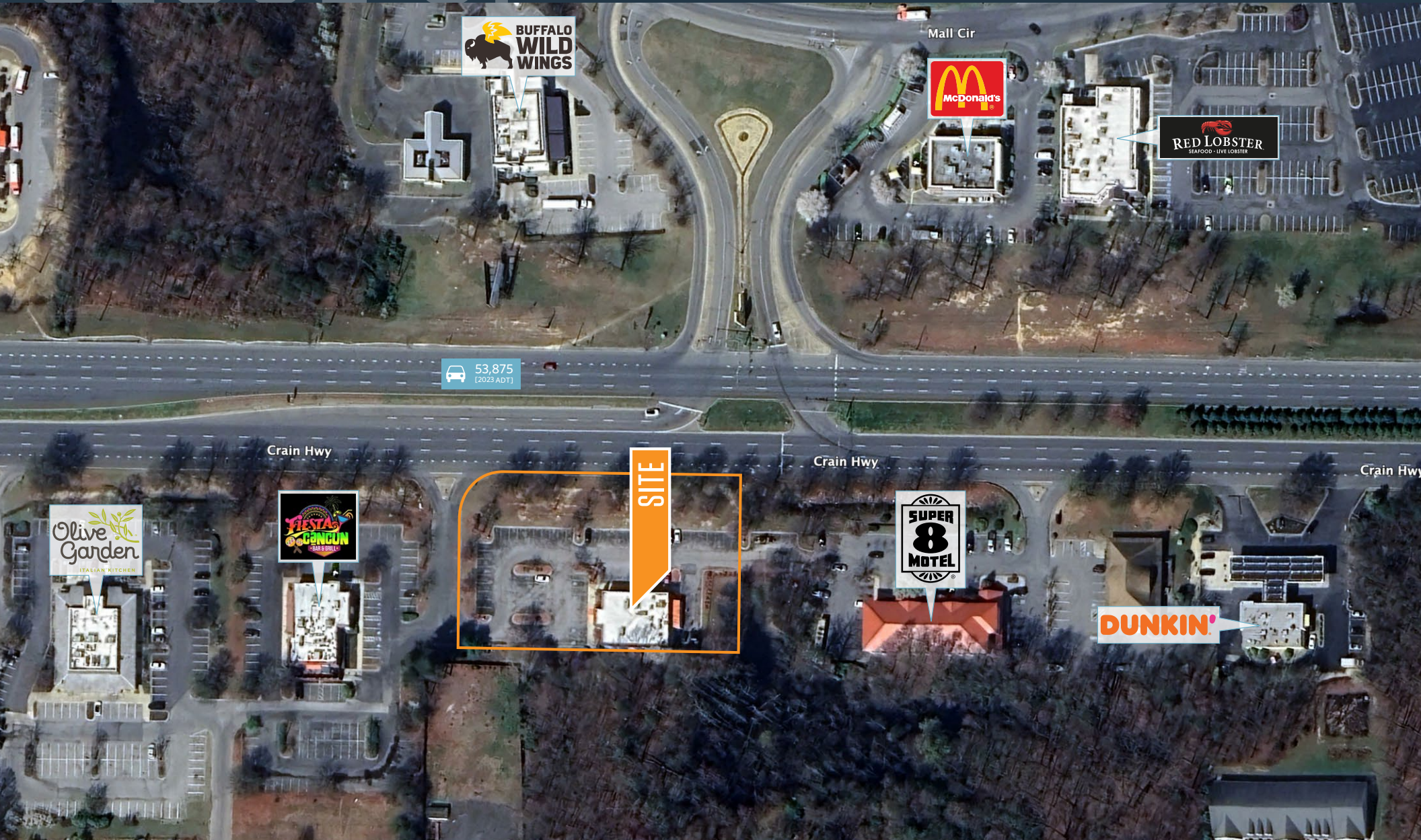
mksalet@klnb.com | 202-420-7775



CLOSE UP

3600 CRAIN HWY

WALDORF, MD 20603, CHARLES COUNTY



ALEX SHEARER

ashearer@klnb.com | 443-632-2081

RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088

MATT SKALET

mksalet@klnb.com | 202-420-7775





3600 CRAIN HWY

WALDORF, MD 20603, CHARLES COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

ALEX SHEARER

ashearer@klnb.com

443-632-2081

RYAN MINNEHAN

rminnehan@klnb.com

443-632-2088

MATT SKALET

mskalet@klnb.com

202-420-7775

100 West Road, Suite 505, Towson, MD 21204

.....

klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



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.