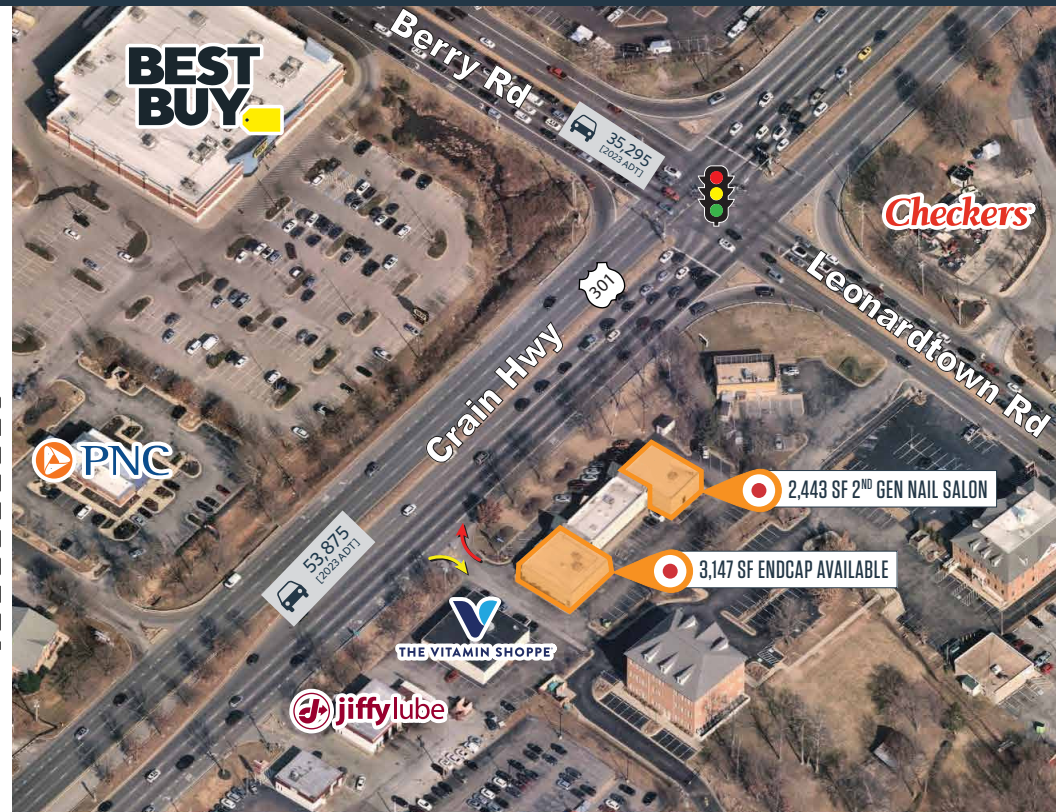




NEARBY RETAILERS



RETAIL FOR LEASE

- 3,147 SF highly visible endcap immediately available with freestanding + building signage. 2,443 SF nail salon coming available.
- Located near the busiest intersection in Southern Maryland: Crain Hwy/ Route 301 (56,438 ADT) and Berry Rd/ Route 228 (25,631 ADT). Visible and accessible from the main road and ample surface parking available.
- 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

klnb.com

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

klnb

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

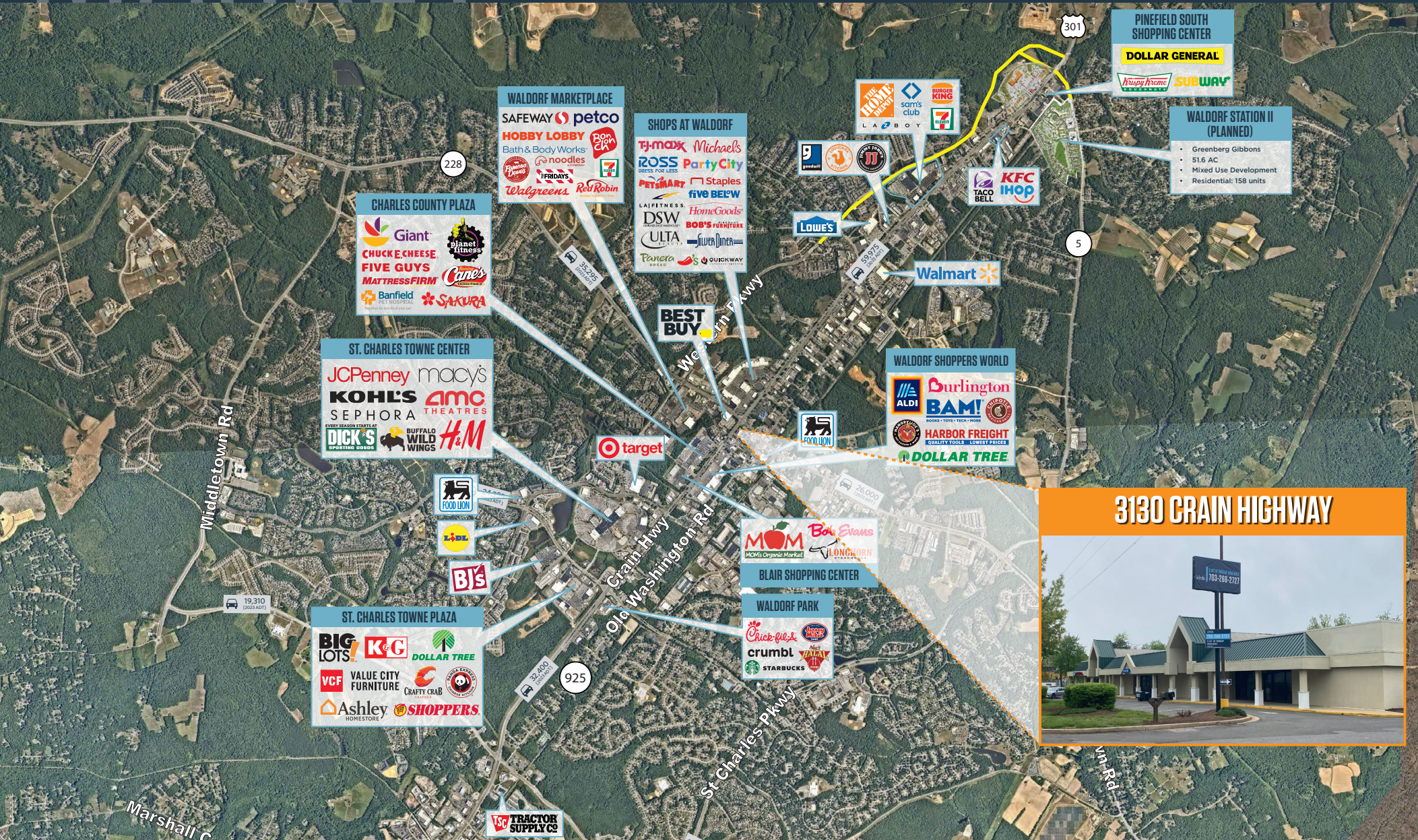
MIKE PRATT

mpratt@klnb.com | 202-420-7765

MARKET

3130 CRAIN HIGHWAY

3130 CRAIN HIGHWAY, WALDORF, MD, CHARLES COUNTY



3130 CRAIN HIGHWAY



VICTOR SALCIDO

victor@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

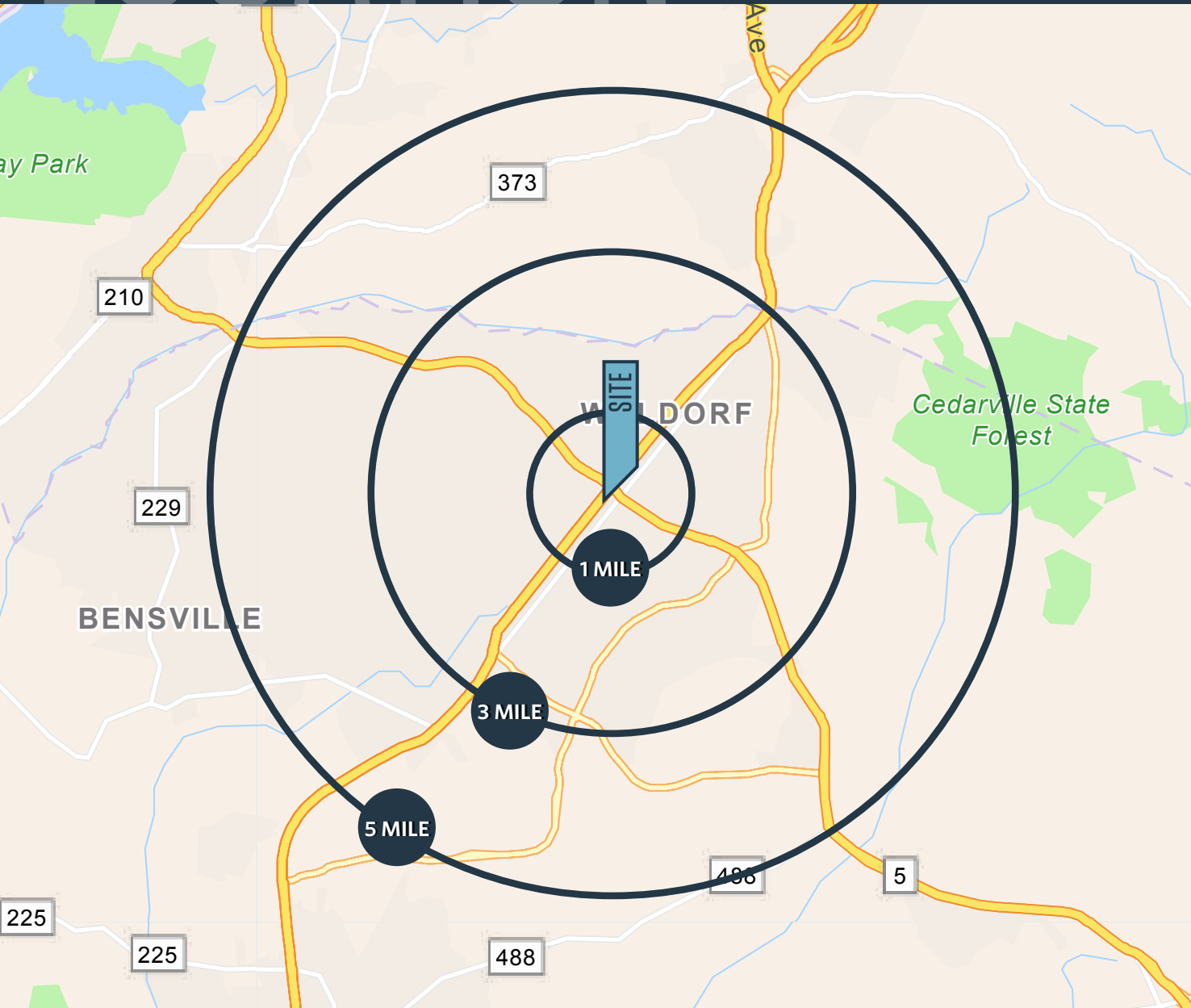
MIKE PRATT

mpratt@klnb.com | 202-420-7765

klnb

3130 CRAIN HIGHWAY

3130 CRAIN HIGHWAY, WALDORF, MD, CHARLES COUNTY



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
4,181	68,700	101,519
Daytime Population		
12,176	58,450	80,303
Households		
1,551	25,146	36,345
Average HH Income		
\$135,875	\$133,611	\$143,419

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Crain Highway (US 301)	53,875 ADT
Leonard Rd (MD 5)	26,000 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

3,147 SF ENDCAP

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

3130 CRAIN HIGHWAY, WALDORF, MD, CHARLES COUNTY

1
A1

FLOOR PLAN
SCALE: 1/4" = 1'-0"





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



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.

VICTOR SALCIDO

victor@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MIKE PRATT

mpratt@klnb.com | 202-420-7765