



JOIN THESE RETAILERS:

 **ASHLEY**  **SHOPPERS**

 **DOLLAR TREE** 

 **BRUSTER'S** real ice cream  **The UPS Store** 

 **VALUE CITY FURNITURE**  **T-Mobile** 

400,000+ SF REGIONAL SHOPPING CENTER IN WALDORF, MD

- Prime location at the signalized intersection of Crain Hwy/Rt 301 (40,000 ADT) & Smallwood Drive (23,000 ADT)
- Anchored by national retailers Shoppers, Ashley Furniture, Dollar Tree, Value City Furniture, Rainbow, K&G & Citi Trends
- Immediate vacancies ranging from 1,600 SF to 24,968 SF (former Big Lots)
- High growth trade area of Charles County, Maryland

MATT SKALET

m skalet@klnb.com | 202-420-7775

RYAN SCHMITZ

rschmitz@klnb.com | 202-420-7769

1170 SMALLWOOD DRIVE, WALDORF, MD 20603



10 MIN DRIVE	15 MIN DRIVE	20 MIN DRIVE
Population		
61,980	108,908	147,355
Daytime Population		
55,975	94,163	120,501
Households		
22,655	38,842	52,465
Average HH Income		
\$135,057	\$141,792	\$148,648

3 MILE	5 MILE	10 MILE
Population		
68,130	102,153	207,829
Daytime Population		
57,109	81,523	160,245
Households		
24,816	36,413	73,432
Average HH Income		
\$109,740	\$141,883	\$156,122

TRAFFIC COUNTS | 2025:

Crain Highway	40,000 VPD
Smallwood Drive	23,000 VPD

rschmitz@klnb.com | 202-420-7769



SITE PLAN

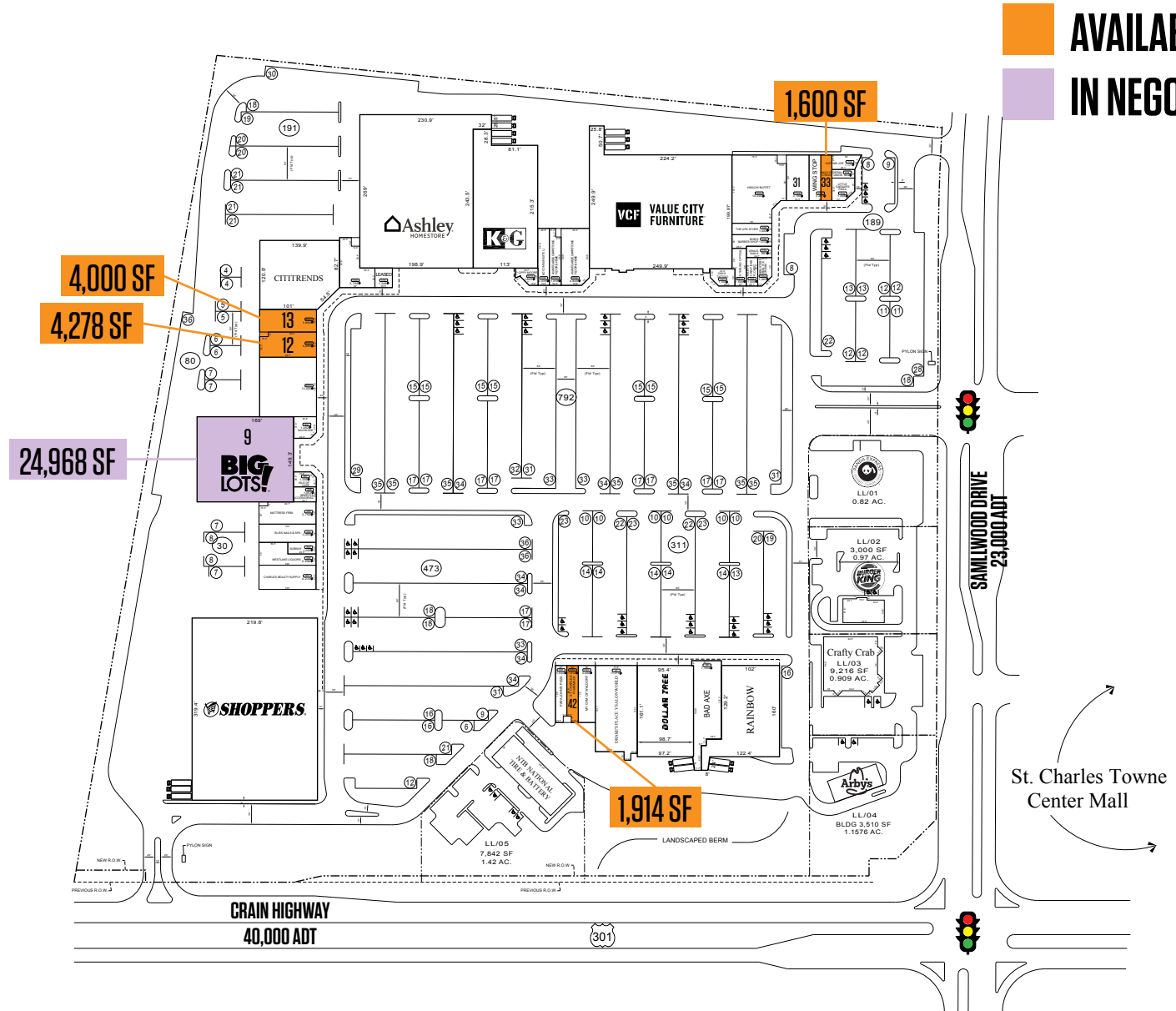
ST. CHARLES TOWNE PLAZA

1170 SMALLWOOD DRIVE, WALDORF, MD 20603

AVAILABLE

IN NEGOTIATIONS

Unit	Tenant	SF
1	Shoppers Food Warehouse	70,000
2	Charles Beauty Supply	4,233
3	Westlake Liquors	3,000
4	Subway	1,000
5	Bliss Nails & Spa	3,200
6	Mattress Firm	3,813
7	Shopwize Boutique	1,053
8	Tax Hub	1,009
9	In Negotiations	24,968
10	Original Milano	1,452
11	Appliance Center	10,400
12	Available	4,278
13	Available	4,000
14	Citi Trends	16,000
15	Frame Shop	3,798
16	St Charles Custom Tailors	720
17	Ashley Furniture	54,325
18	K & G Menswear	25,000
19	Sew & Vac	944
20	T-Mobile	2,036
21	Avant Garde Carpet and Floor	6,767
22	Value City Furniture	51,000
23	Onyx Tattoo & Art Collective	1,190
24	Sterling Optical	1,509
25	Mily's Creation Florist	1,000
26	Bruster's Real Ice Cream	1,090
27	Venus Nails	900
28	Bob's Barber Shop	1,500
29	The UPS Store	1,400
30	Captain Joe Crab and Seafood	1,169
31	Glam Dolls Salon	3,190
32	Wingstop	1,600
33	Available	1,600
34	Little Caesars Pizza	1,455
35	Navy Federal Credit Union	600
36	Captain Joe Crab and Seafood	1,169
37	Rainbow	17,621
38	Bad Axe Throwing	7,584
39	Dollar Tree	16,000
40	301 Salon Suites	11,000
41	My Gym of Waldorf	3,000
42	Available	1,914
43	Papa John's Pizza	1,930



MATT SKALET

mkalet@klnb.com | 202-420-7775

RYAN SCHMITZ

rschmitz@klnb.com | 202-420-7769

klnb

BIRDS EYE

ST. CHARLES TOWNE PLAZA

1170 SMALLWOOD DRIVE, WALDORF, MD 20603



MATT SKALET

mskalet@klnb.com | 202-420-7775

RYAN SCHMITZ

rschmitz@klnb.com | 202-420-7769

klnb





ST. CHARLES TOWNE PLAZA

1170 SMALLWOOD DRIVE, WALDORF, MD 20603

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

mskalet@klnb.com

202-420-7775

RYAN SCHMITZ

rschmitz@klnb.com

202-420-7769

1130 Connecticut Ave NW #600, Washington, DC 20036

.....

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)

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.