



ST. CHARLES TOWNE PLAZA

1170 SMALLWOOD DRIVE, WALDORF, MD 20603



JOIN THESE RETAILERS:



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 Ashley Furniture, Dollar Tree, Value City Furniture, Rainbow, K&G & Citi Trends
- 70,000 SF Shoppers Box - Coming Available
- Immediate vacancies up to 8,278 SF
- Premier trade area in Charles County, Maryland with significant residential growth surrounding the property

MATT SKALET

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RYAN SCHMITZ

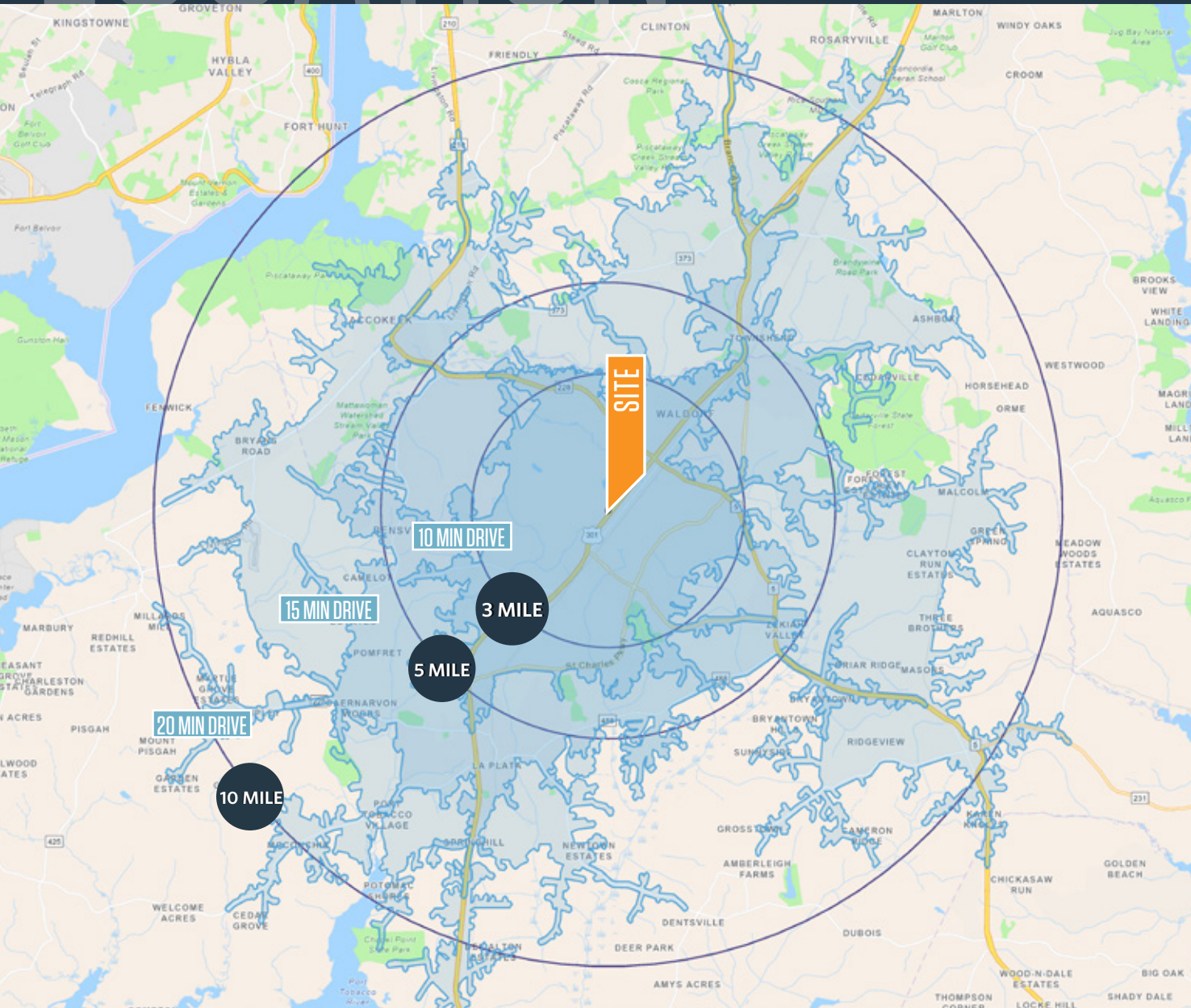
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LOCATION

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DEMOGRAPHICS | 2024:

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

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SITE PLAN

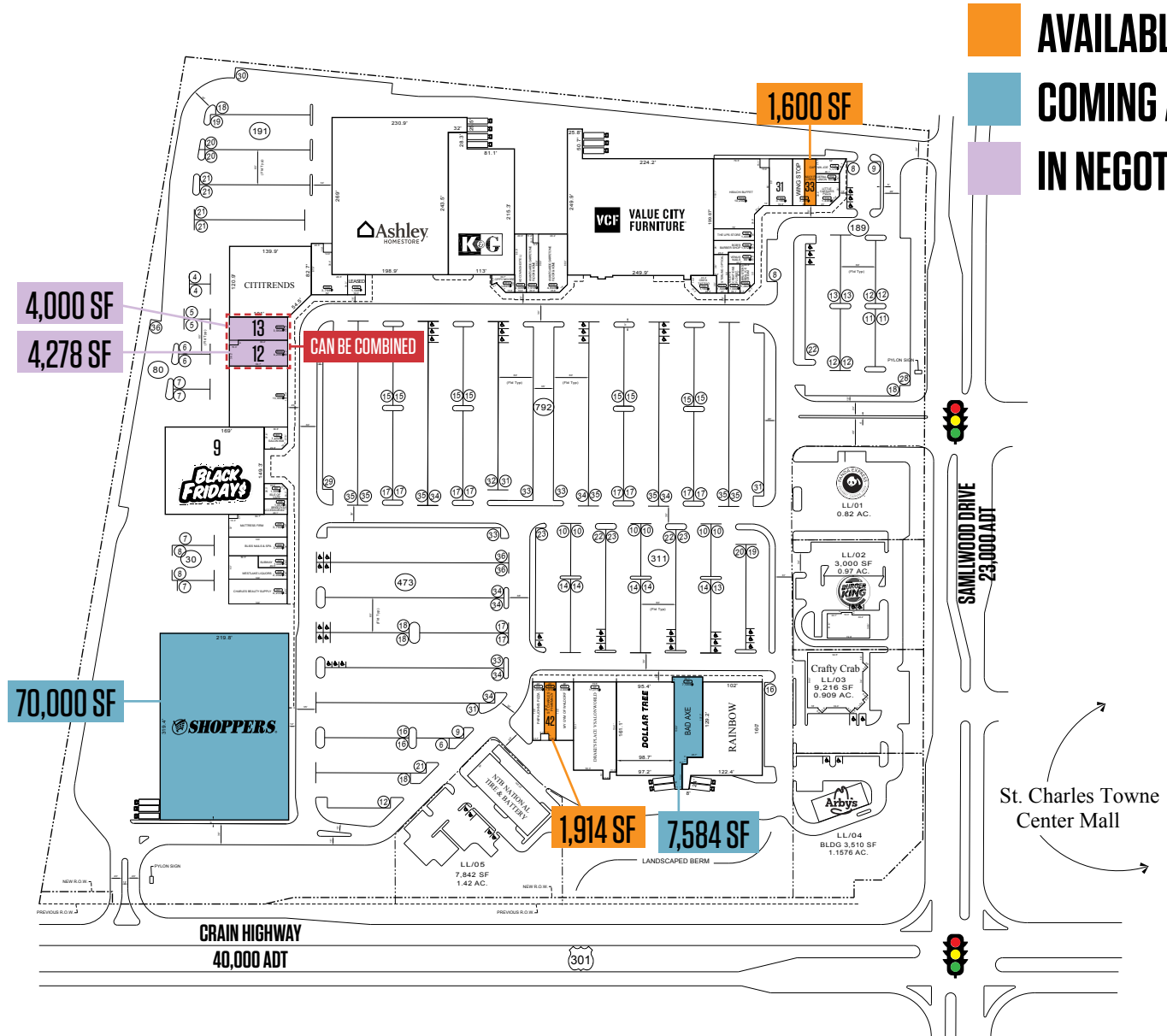
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AVAILABLE

COMING AVAILABLE

IN NEGOTIATIONS



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FOR MORE INFORMATION, PLEASE CONTACT:

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