

## NEARBY RETAILERS



## PAD FOR SALE

- Size: 1.18 AC
- Zoned CC (Community Commercial) [CLICK FOR ZONING](#)
- Situated along Crain Hwy (US-301), the site benefits from excellent frontage and exposure to 32,000+ vehicles per day, making it an ideal location for retail success.
- The area boasts a strong residential base with high household incomes and steady population growth, providing a built-in customer base for retail businesses.
- Price: \$1.4M

**ALEX WILLNER**

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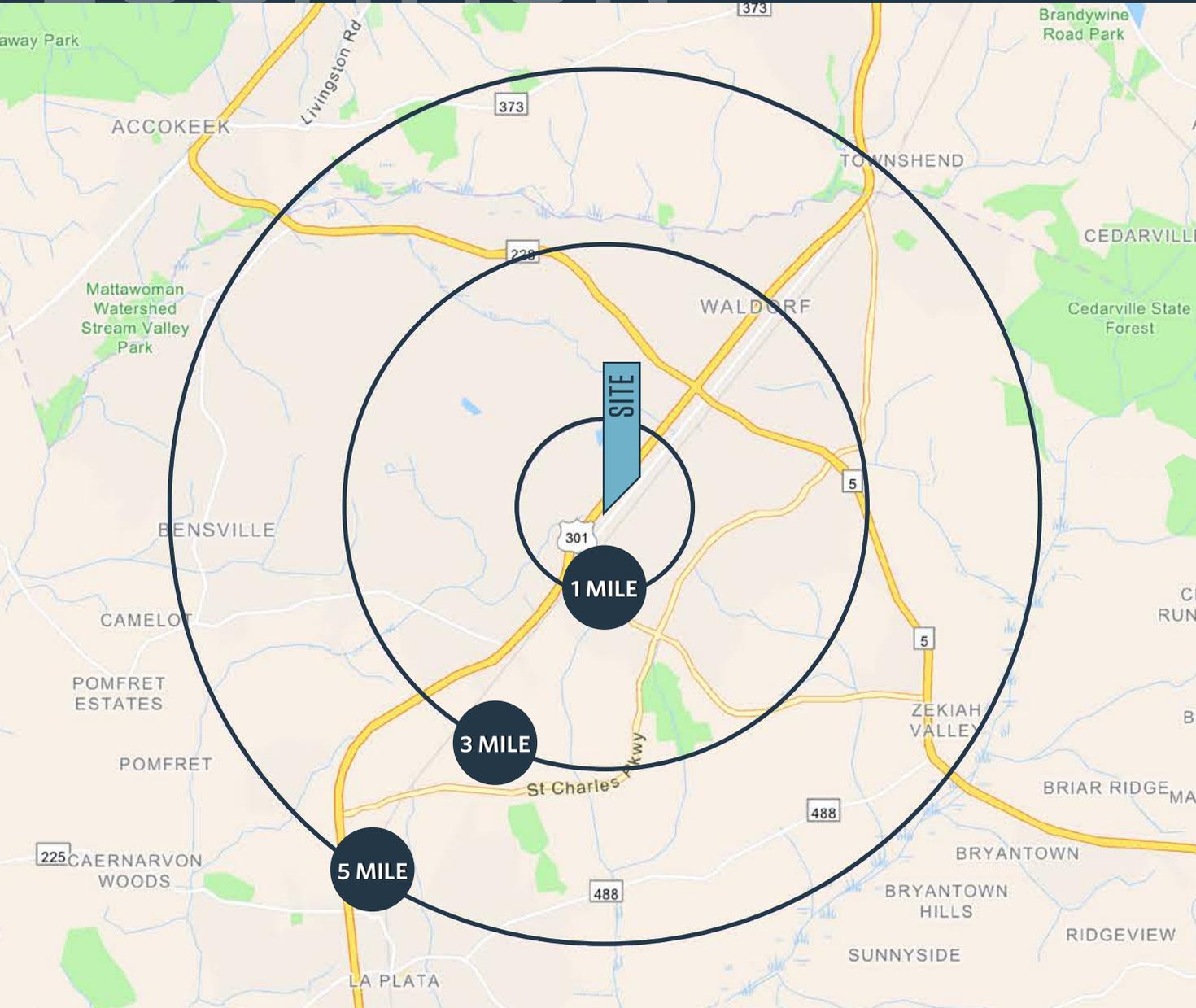
**CRAIG CHENEY**

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# LOCATION

# 3860 CRAIN HIGHWAY

WALDORF, MD 20603, CHARLES COUNTY



## DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
8,681	66,574	104,532
Daytime Population		
3,933	26,299	35,766
Households		
3,246	24,221	37,181
Average HH Income		
\$130,545	\$121,545	\$126,878

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Crain Highway	41,700 ADT
Smallwood Drive	18,400 ADT

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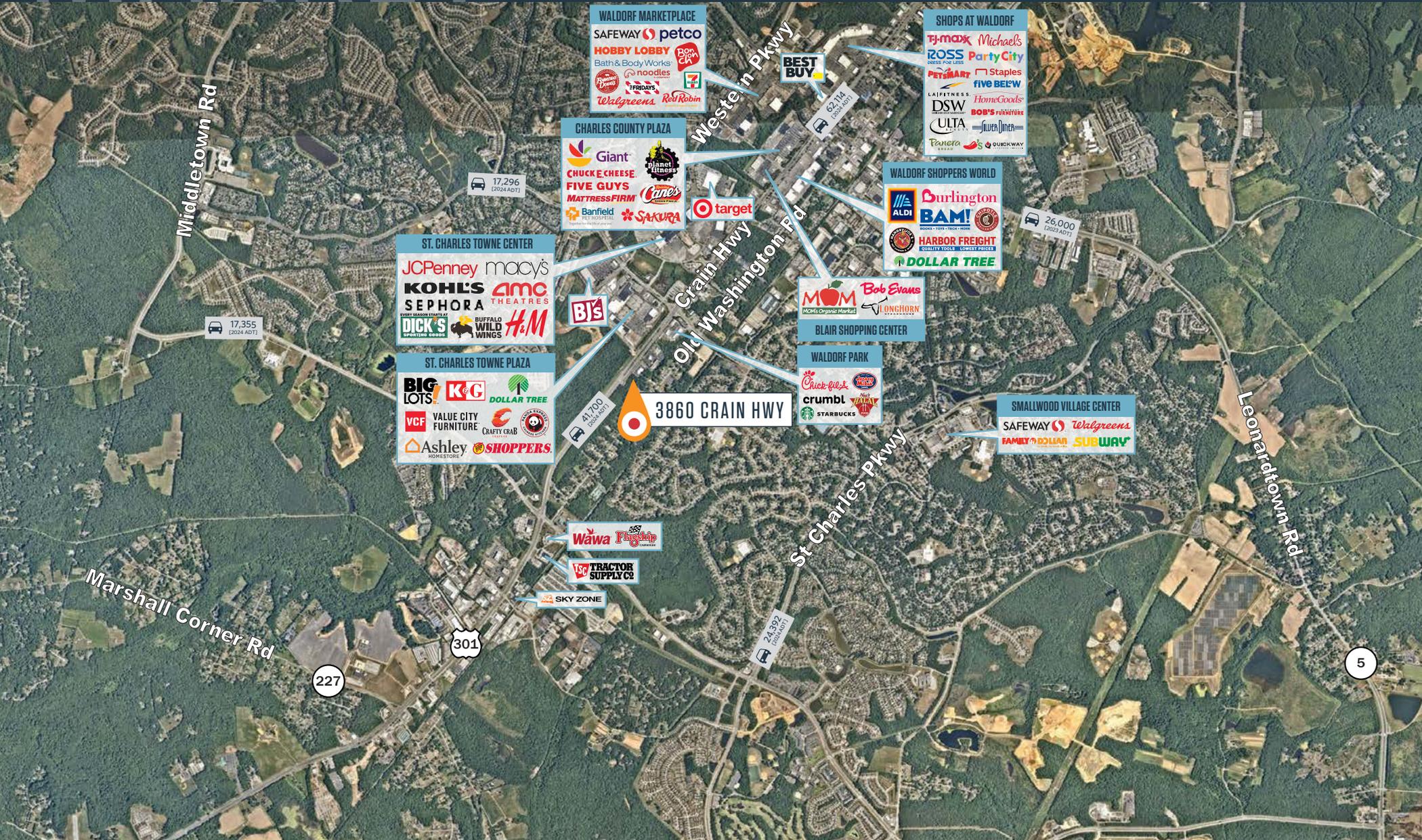
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# MARKET

# 3860 CRAIN HIGHWAY

WALDORF, MD 20603, CHARLES COUNTY



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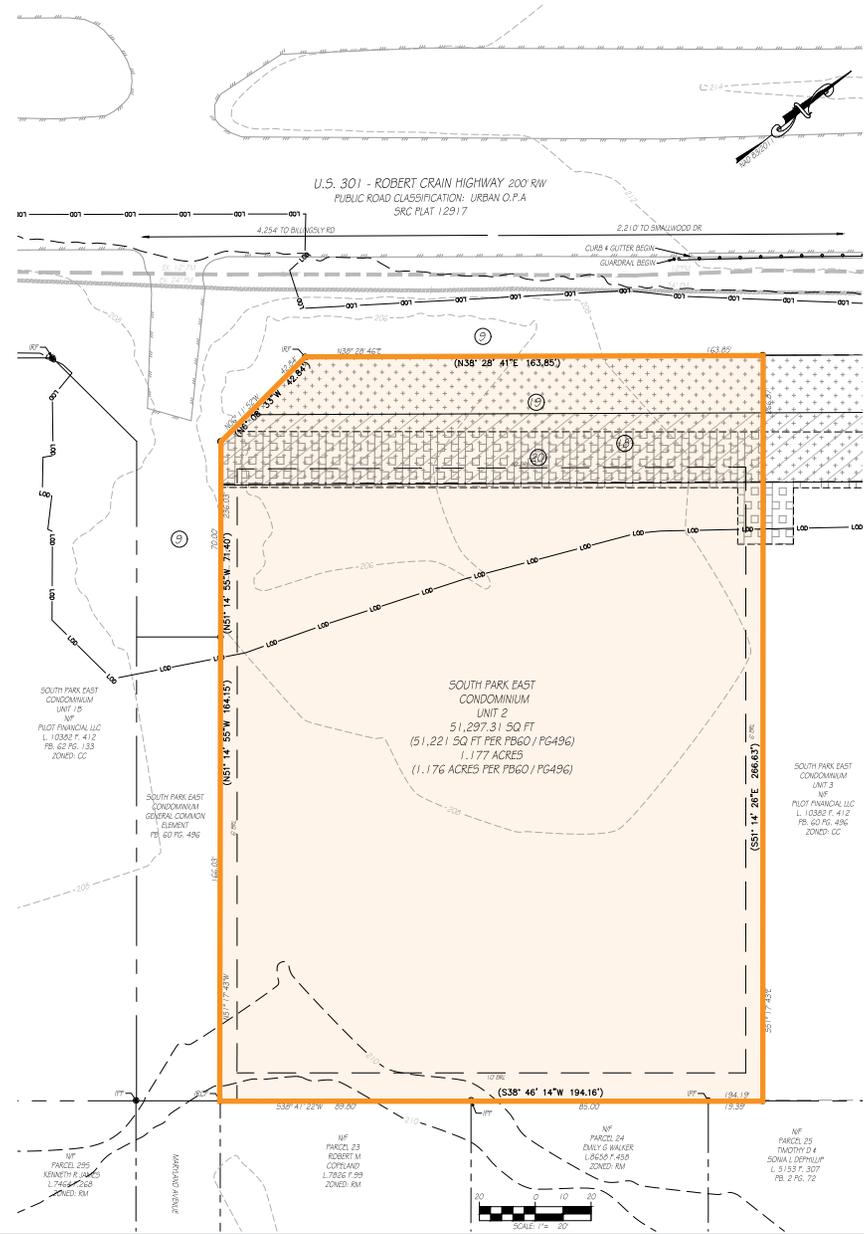


# SITE PLAN

# 3860 CRAIN HIGHWAY

WALDORF, MD 20603, CHARLES COUNTY

[CLICK FOR SURVEY](#)



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# 3860 CRAIN HIGHWAY

WALDORF, MD 20603, CHARLES COUNTY

## FOR MORE INFORMATION, PLEASE CONTACT:

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