



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- 4,787 sf building on 1.2 acres available for ground lease. Available June 2027.
- Situated at one of the main entrances to Charles County Plaza anchored by Giant with exposure to 51,150 vehicles on Crain Highway.
- Ground lease and redevelopment options available.
- Cross access and cross parking with Charles County Plaza.

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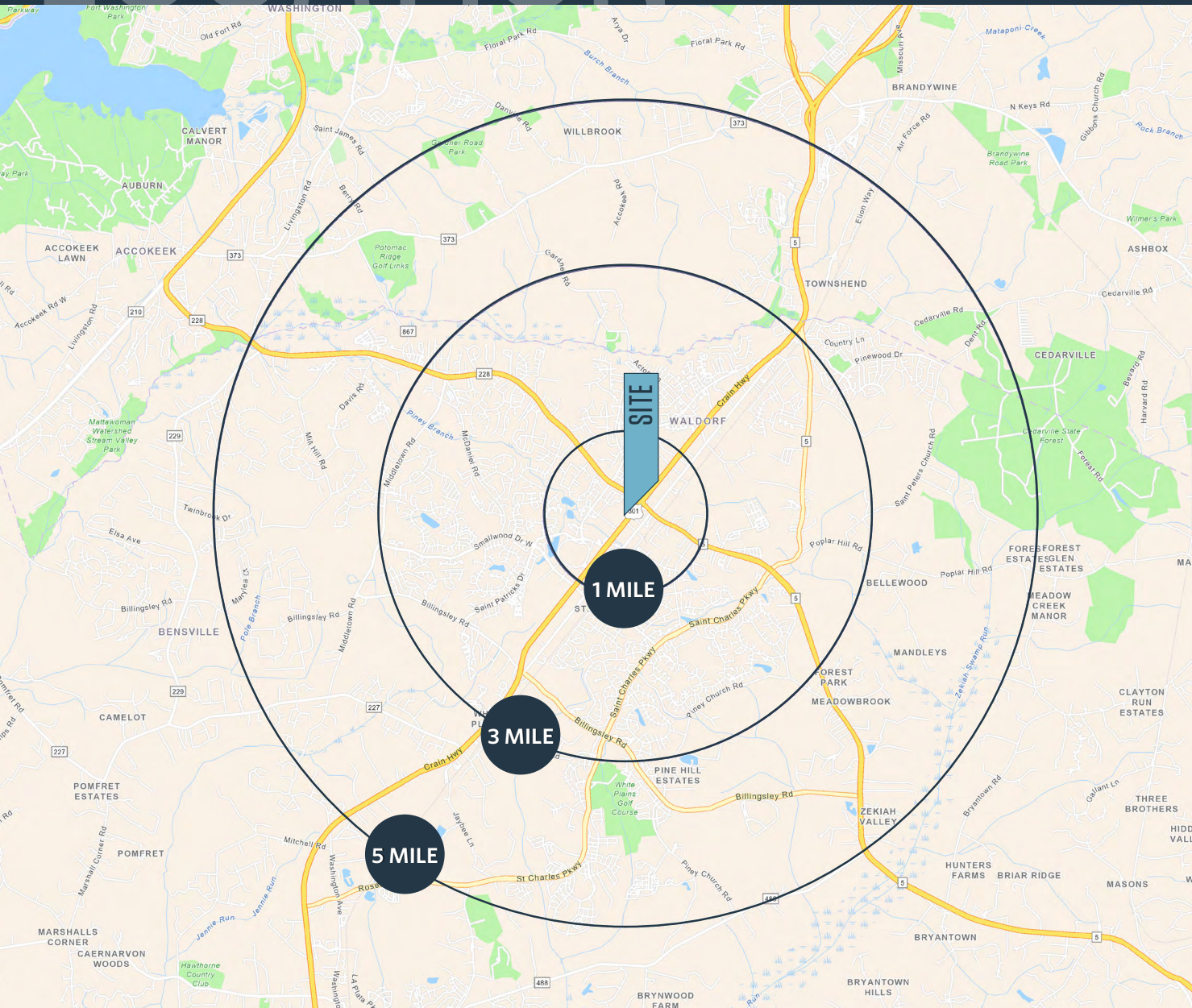
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# LOCATION

# 3225 CRAIN HWY

3225 CRAIN HIGHWAY, WALDORF, MD 20603, CHARLES COUNTY



## DEMOGRAPHICS | 2025:

| 1-MILE             | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|
| Population         |           |           |
| 4,391              | 69,240    | 102,644   |
| Daytime Population |           |           |
| 11,694             | 28,887    | 34,972    |
| Households         |           |           |
| 1,616              | 25,220    | 36,636    |
| Average HH Income  |           |           |
| \$122,066          | \$118,234 | \$128,485 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Crain Highway 51,150 ADT

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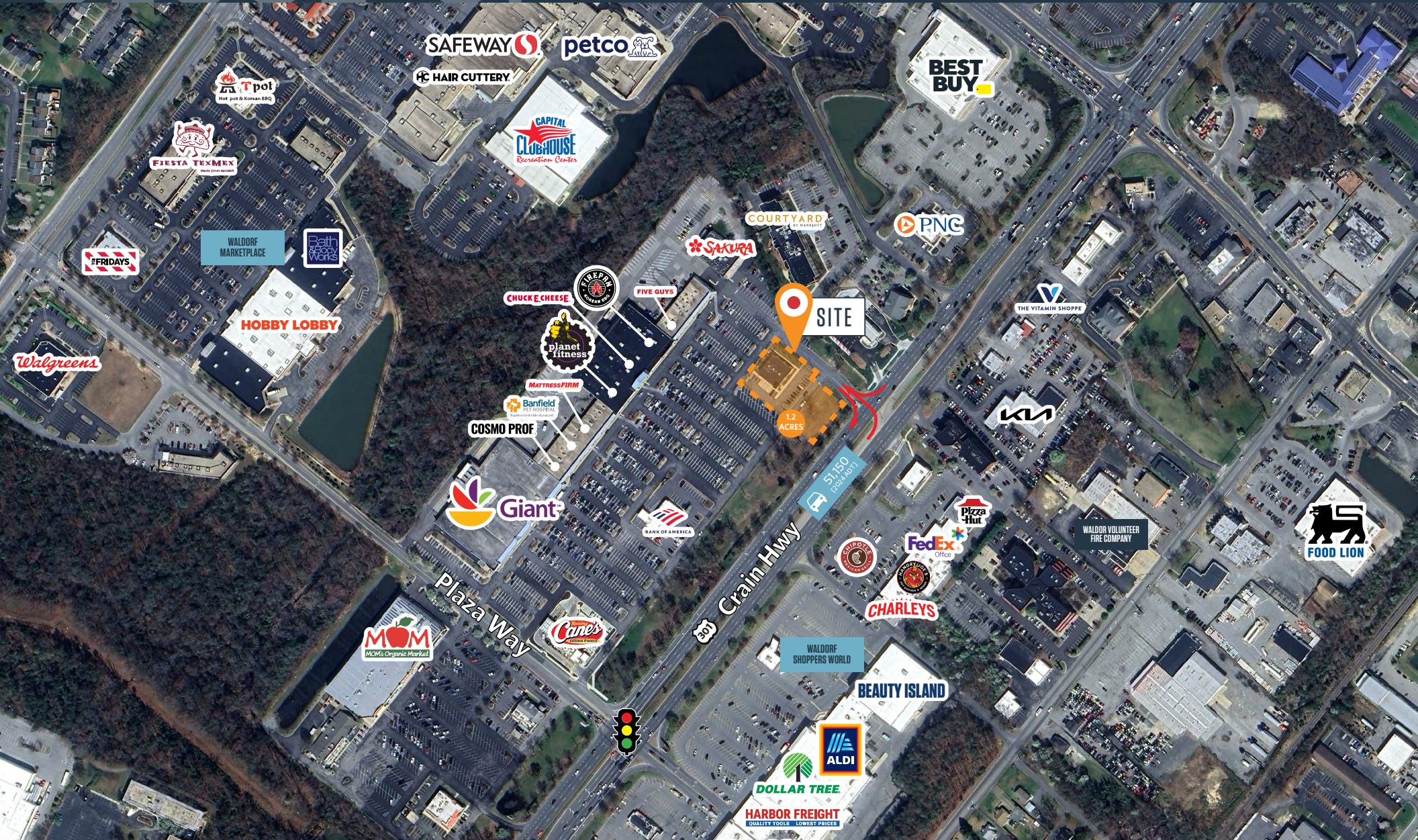




# CLOSE-UP

# 3225 CRAIN HWY

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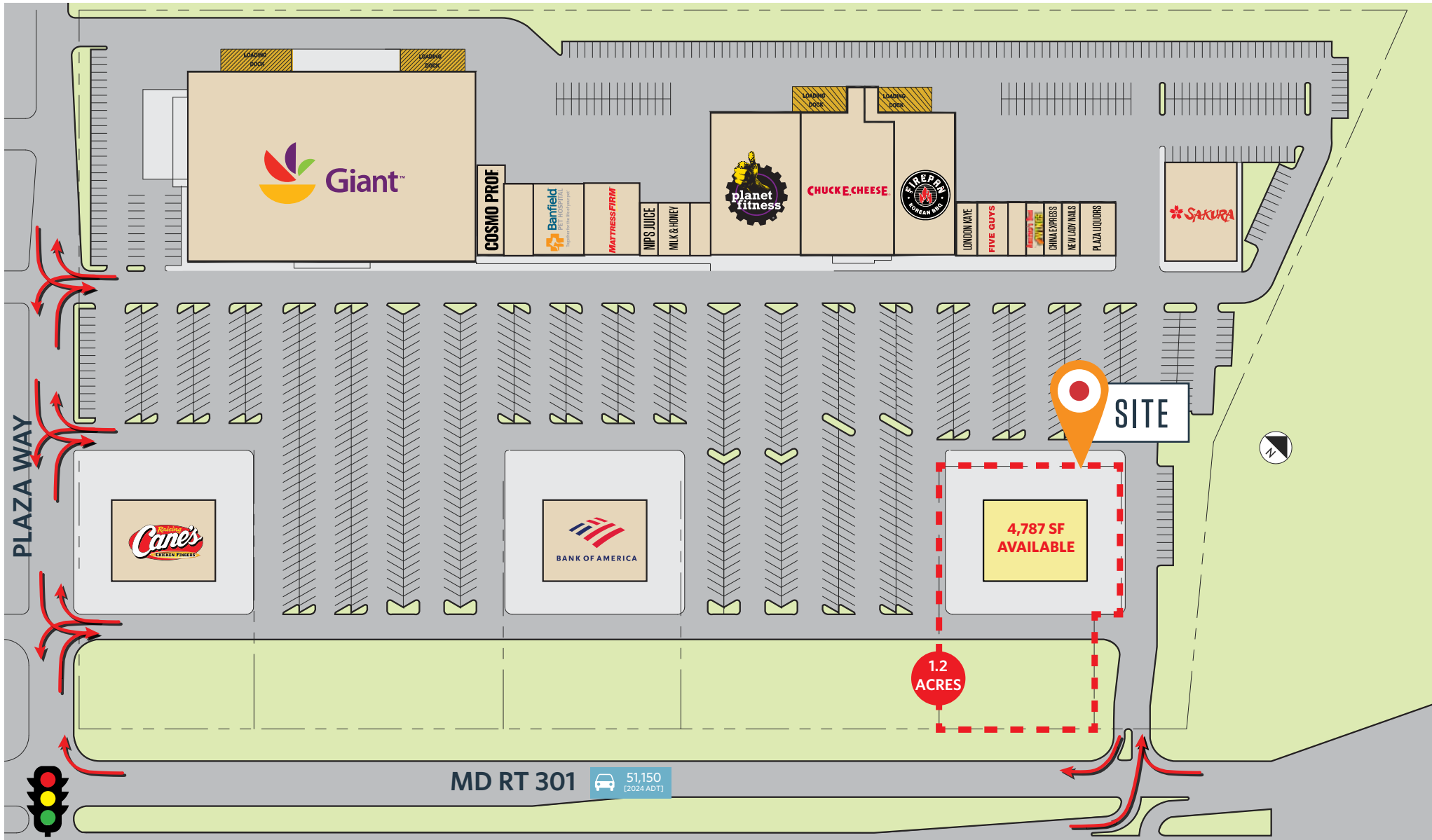
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# SITE PLAN

# 3225 CRAIN HWY

3225 CRAIN HIGHWAY, WALDORF, MD 20603, CHARLES COUNTY



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# 3225 CRAIN HWY

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## FOR MORE INFORMATION, PLEASE CONTACT:

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