



## 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, Rainbow, K&G & Citi Trends
- 51,000 SF VCF Box - Available immediately
- 70,000 SF Shoppers Box - Can be recaptured
- Immediate vacancies up to 8,278 SF
- Premier trade area in Charles County, Maryland with dense residential and daytime demographics surrounding the property

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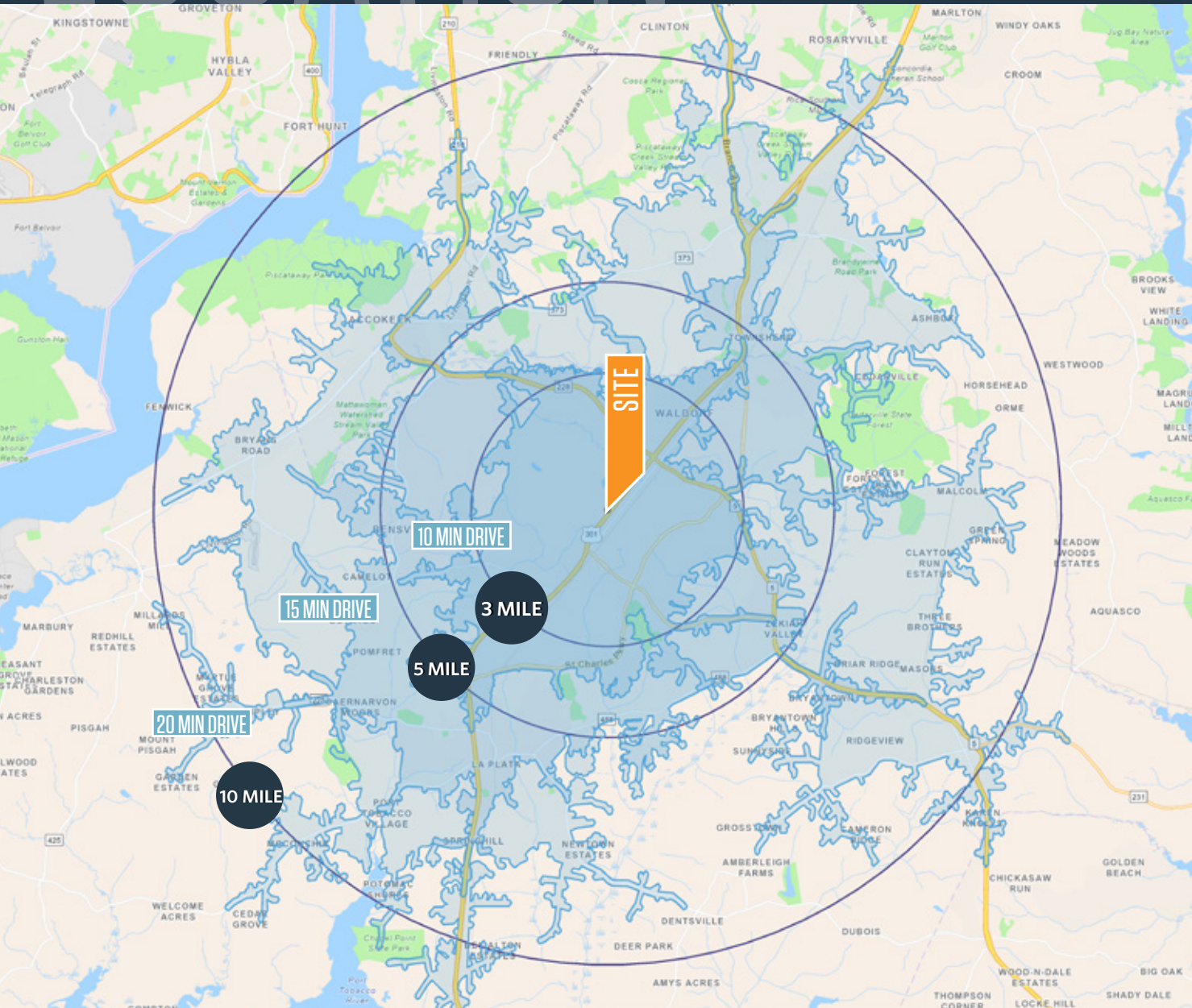
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# LOCATION

# ST. CHARLES TOWNE PLAZA

1170 SMALLWOOD DRIVE, WALDORF, MD 20603



## 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

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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

# ST. CHARLES TOWNE PLAZA

1170 SMALLWOOD DRIVE, WALDORF, MD 20603

**AVAILABLE**  
**ABILITY TO RECAPTURE**  
**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	Black Friday	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 and 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	Convenience Store	1,914
43	Papa John's Pizza	1,930



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# BIRDS EYE

# ST. CHARLES TOWNE PLAZA

1170 SMALLWOOD DRIVE, WALDORF, MD 20603



70,000 SF

4,000 SF

51,000 SF

1,600 SF

4,278 SF

944 SF

7,584 SF

**AVAILABLE**

**ABILITY TO RECAPTURE**

**IN NEGOTIATIONS**

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# ST. CHARLES TOWNE PLAZA

1170 SMALLWOOD DRIVE, WALDORF, MD 20603

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