

NEARBY RETAILERS



PROPERTY HIGHLIGHTS

- 20 Acres – Approx. Zoned CC, Charles County, MD
- 1 to 5 Acre Retail Pad-Sites Available for Long Term Lease
- 5 Acres Site Plan Approved for Automobile Dealership
- Strategically Located Fronting both Crain Highway, Route 301 & Western Parkway
- Additional Acreage Available Fronting Western Parkway
- Western Parkway Extension Under Construction

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ZOOM IN

2183 CRAIN HWY

2183 CRAIN HWY, WALDORF, MD 20601



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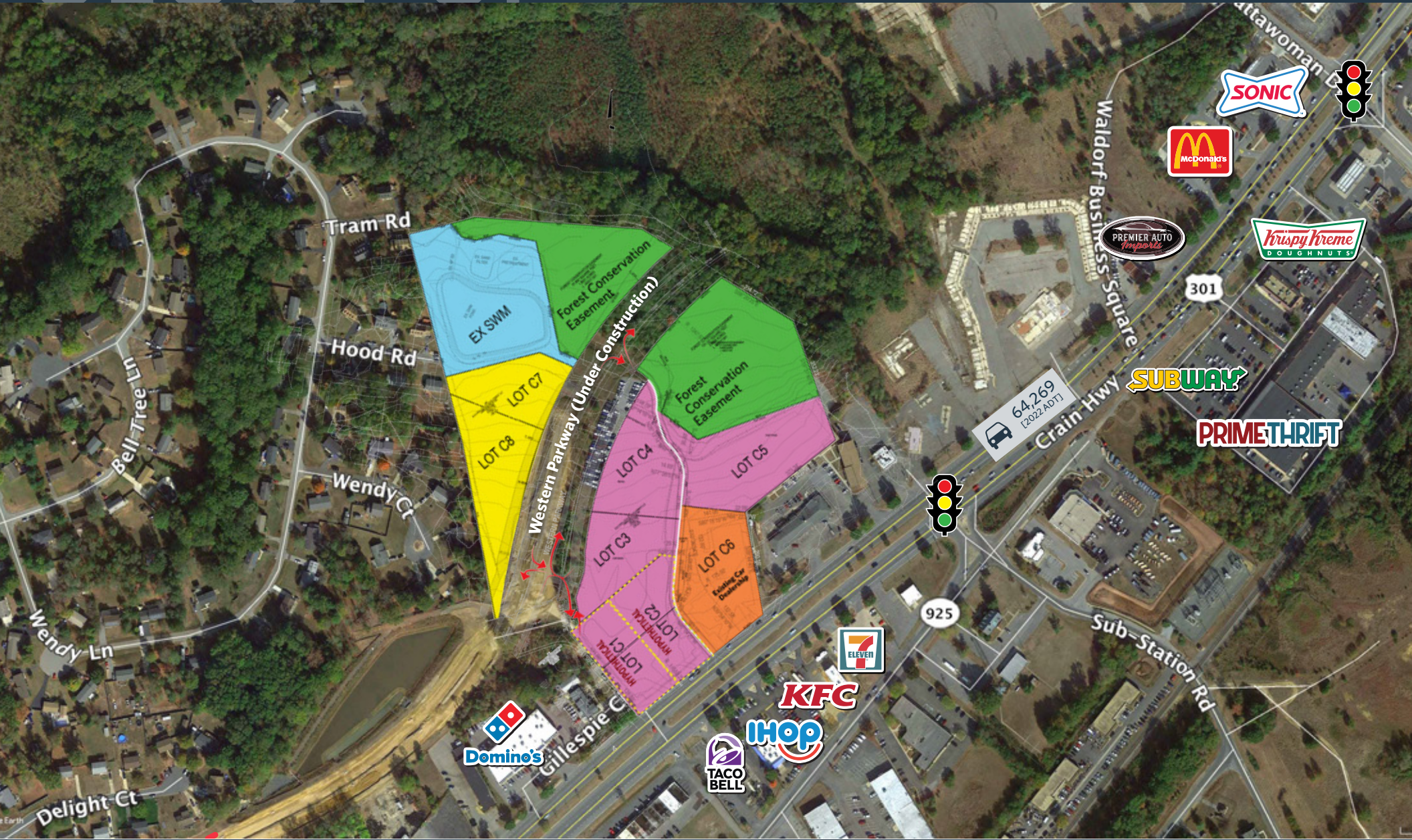
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CLOSE-UP

2183 CRAIN HWY

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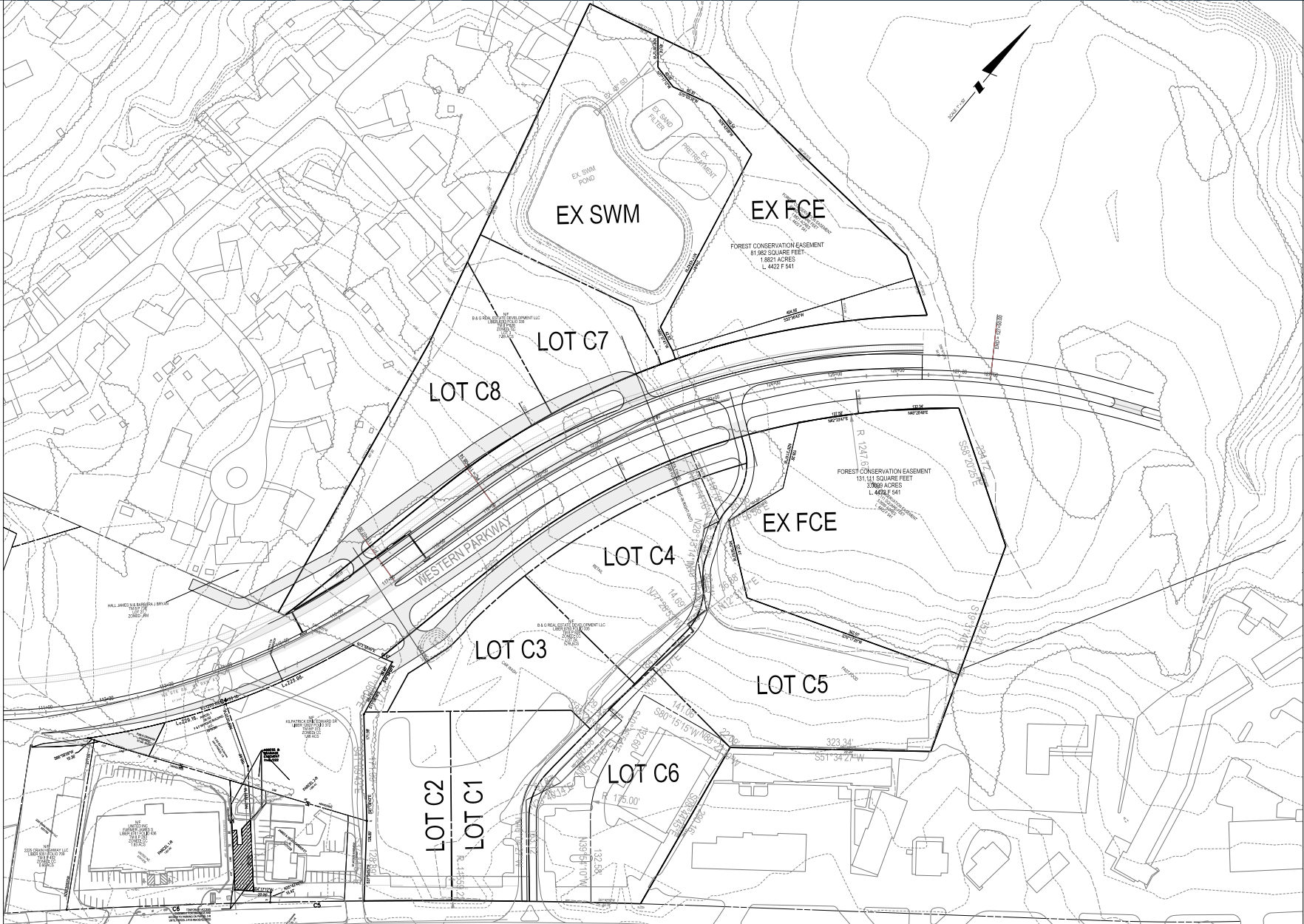
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SITE PLAN

2183 CRAIN HWY

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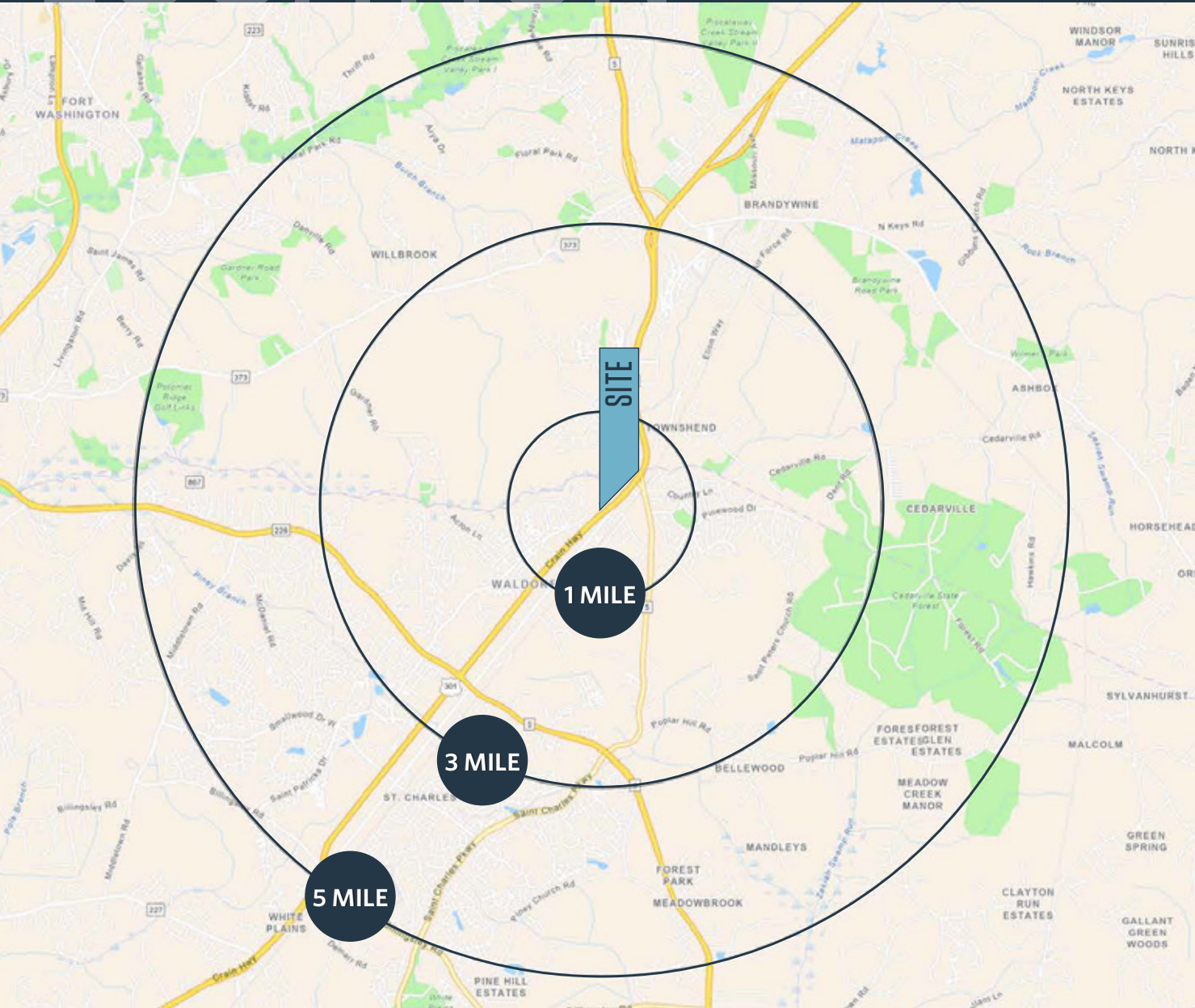
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LOCATION

2183 CRAIN HWY

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DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population 6,063	29,446	85,629
Daytime Population 3,164	18,247	29,457
Households 2,307	10,692	30,776
Median HH Income \$95,399	\$106,111	\$105,543

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Crain Hwy 64,269ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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