

RETAIL SPACE FOR LEASE

**2245 OLD WASHINGTON RD
WALDORF, MD 20601**

**DIRECT ACCESS FROM
CRAIN HIGHWAY**

OLD WASHINGTON RD

CRAIN HIGHWAY I 74,982 ADT

CONTACT:

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OLIVER WEINBERG

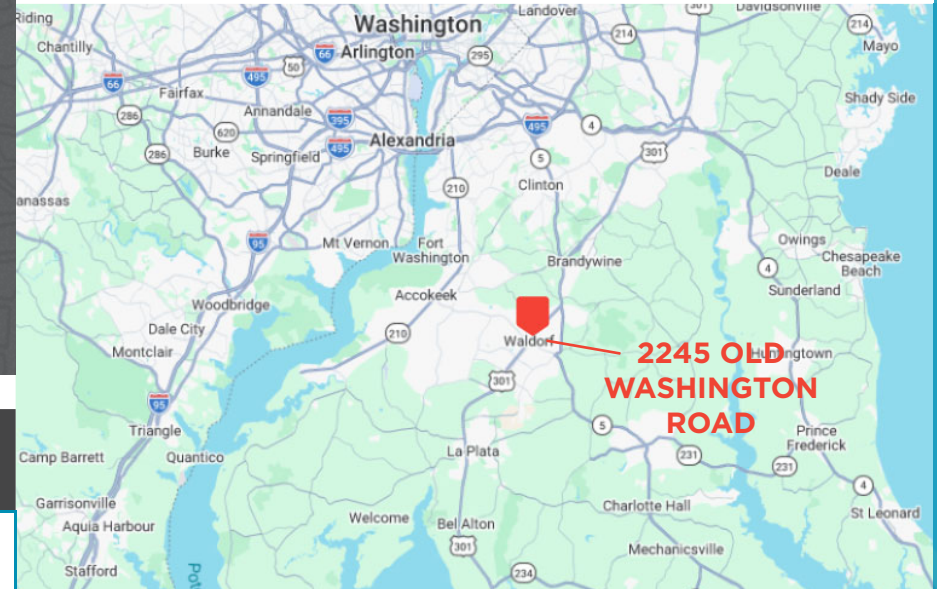
O 443.610.9618

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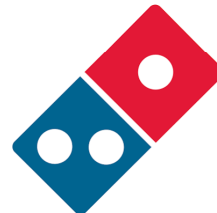
PROPERTY HIGHLIGHTS

- +/- 1.73 acres available for lease
- Ground lease or build-to-suit
- Accessible from Crain Highway & Old Washington Road
- Pylon signage available
- Over 74,000 cars passing the site daily

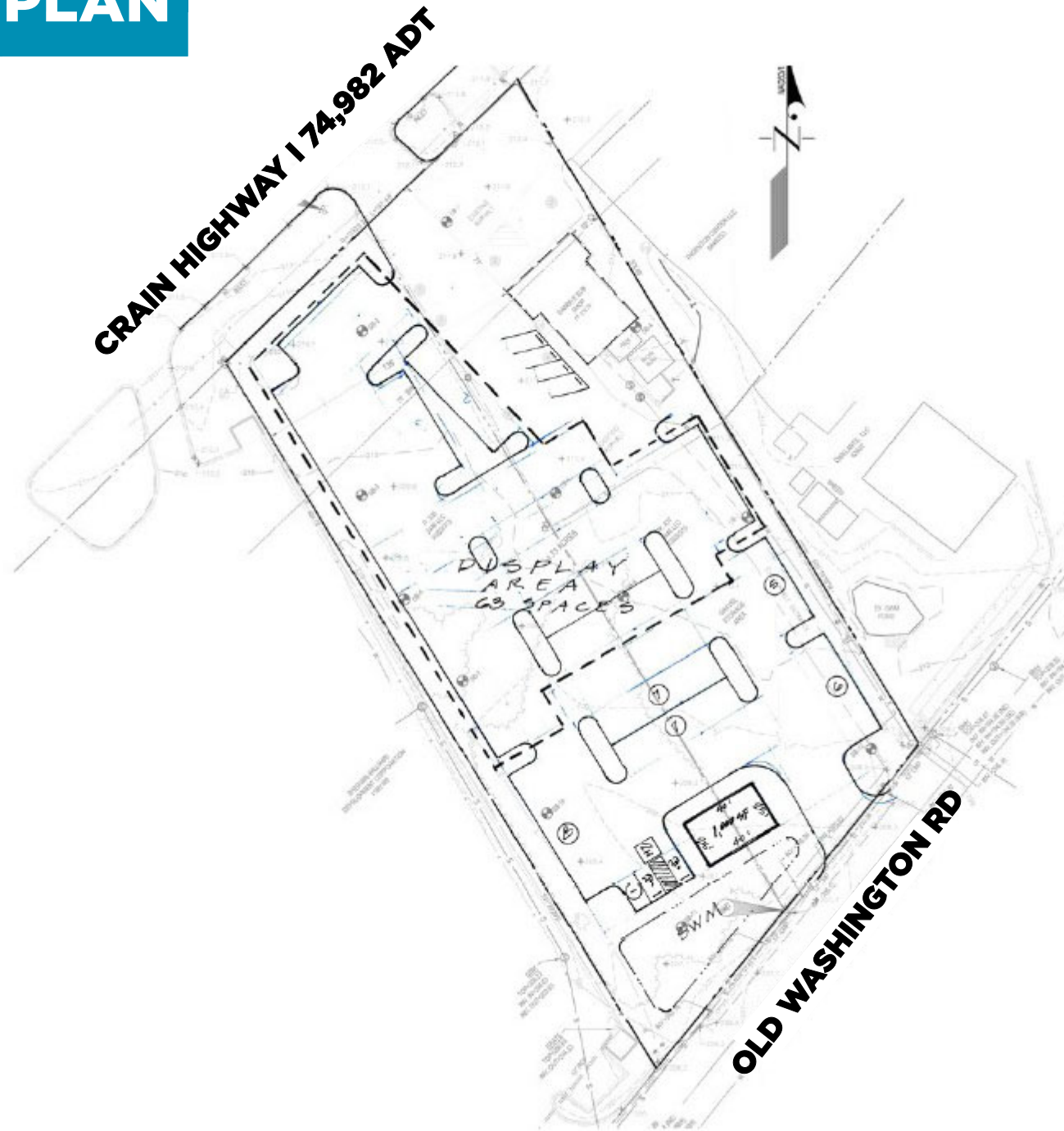


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION:	6,853	65,551	101,228
AVERAGE HH INC:	\$152,057	\$149,077	\$162,779
# OF EMPLOYEES:	10,276	25,084	33,267

JOIN AREA RETAILERS:



CONCEPT PLAN



SITE

