

RETAIL SPACE FOR LEASE

2955 CRAIN HWY
WALDORF, MD 20601



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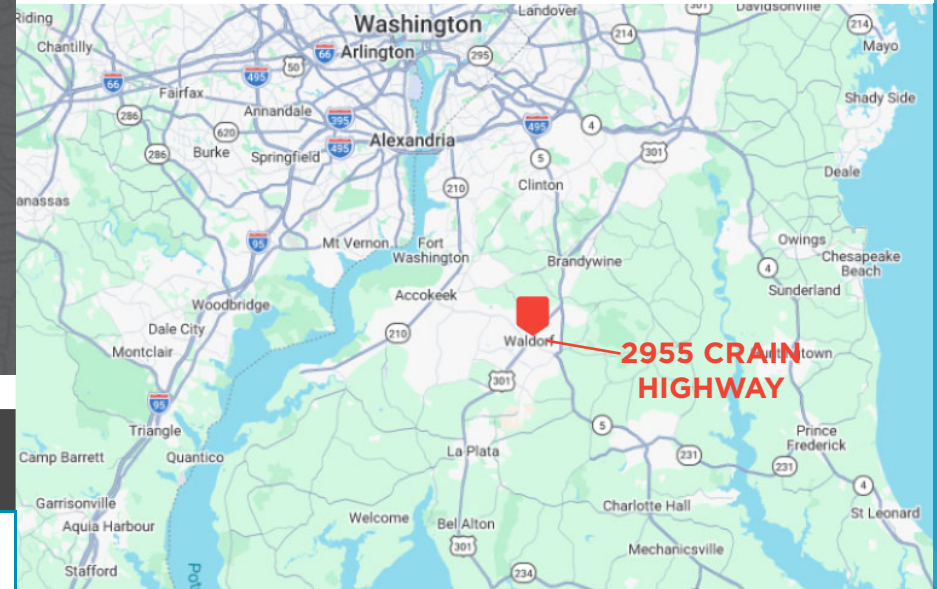
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PROPERTY HIGHLIGHTS

- Highly visible endcap available next to MyEyeDr
- 18,548 SF building for lease
- 100 parking spaces surrounding the site
- Zoning: CB (Central Business Zone)
- Over 55,000 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:

SPROUTS
FARMERS MARKET

myeyedr.
OD

PET SMART

T.J. maxx

five BELOW

BOB'S
DISCOUNT
FURNITURE

ULTA
BEAUTY

MISSION BBQ
The American Way.

Michael's

SITE PLAN

mfi

2955 CRAIN HIGHWAY, WALDORF, MD 20601



CRAIN HIGHWAY I 55,480 ADT

BEFORE & AFTER



BEFORE



AFTER

CLOSE UP AERIAL

SHOPS AT WALDORF CENTER

PETSMART **TJ-maxx** *Lele Pizza*
BOB'S DISCOUNT FURNITURE **chili's** **DSW**
five BELOW **STAPLES** **ULTA BEAUTY**
Michaels **MUSIC & ARTS** *Panera*
ROSS DRESS FOR LESS *HomeGoods* **SPROUTS FARMERS MARKET**

myer's dr.

2955 CRAIN HIGHWAY

CAVA

LA FITNESS

SILVER DINER



OUTBACK STEAKHOUSE®

JARED

the Habit BURGER GRILL **M**

BEST BUY

Checkers
CRAZY GOOD FOOD



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2955 CRAIN HIGHWAY, WALDORF, MD 20601

MARKET AERIAL

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