

FOR LEASE Available Immediately



St. Charles Towne Plaza

1170 Smallwood Drive / Waldorf, MD 20603

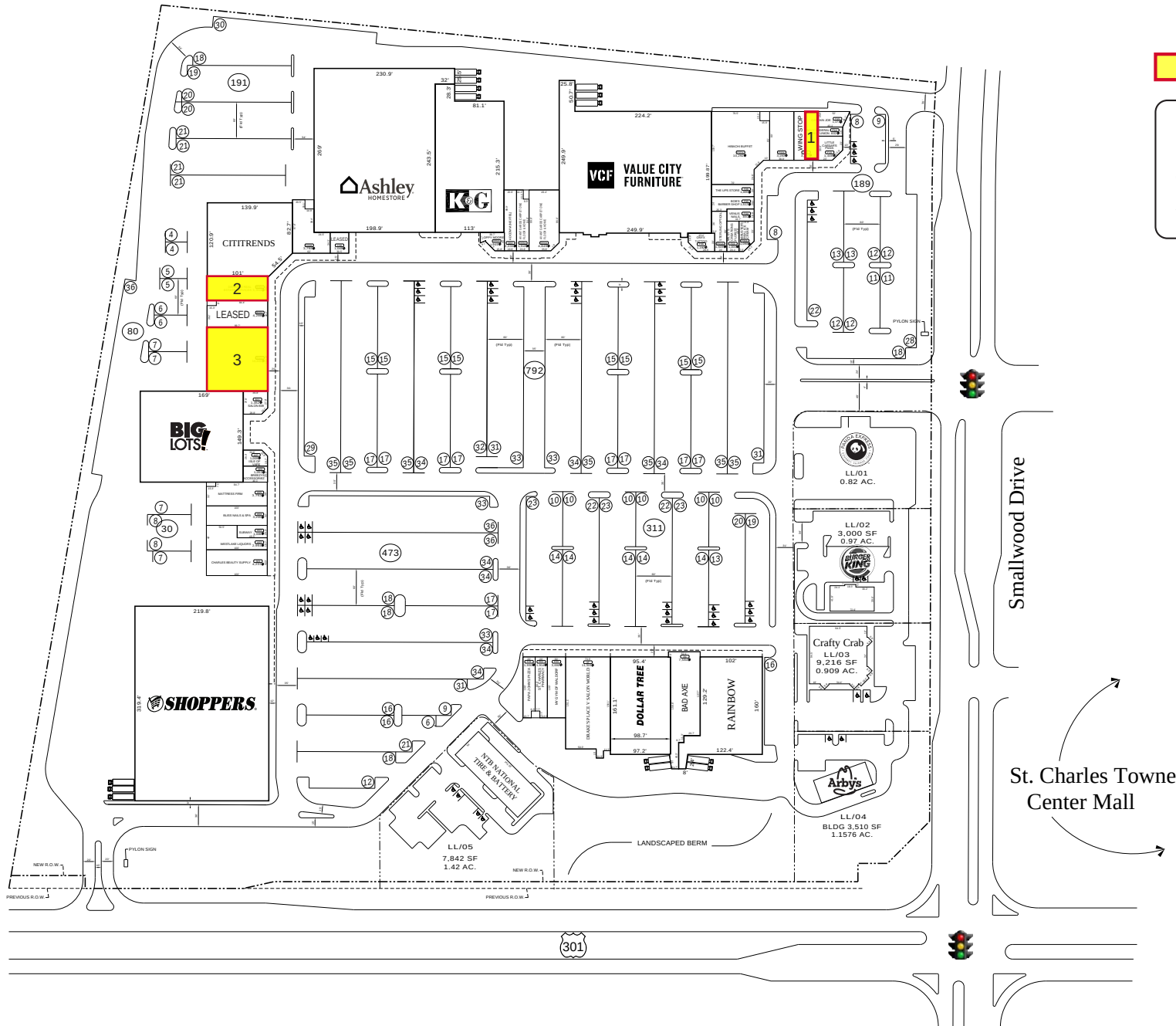
Overview

St. Charles Towne Plaza, a 400,000 square foot regional shopping center, located at the intersection of Crain Highway (Rt. 301) and Smallwood Drive in Charles County (Waldorf), MD. The property is anchored by Dollar Tree, Value City Furniture, Big Lots and Ashley Furniture.

Quick Facts

Availability	Immediate
Size	1,600 - 10,400 square feet
Rental Rate	Negotiable
Net Charges	CAM: \$2.00 PSF (incl INS), Prorata RET: \$2.11 PSF

2023 Demographics	3 miles	5 miles	7 miles
 POPULATION	68,822	101,325	140,646
 HOUSEHOLDS	24,807	35,889	49,524
 AVG. HH INCOME	\$125,111	\$129,367	\$134,568
 DAYTIME POPULATION	66,769	92,015	128,080
 TRAFFIC COUNTS	15,241 AADT (Smallwood Drive)	53,074 AADT (Crain Highway - US 301)	



AVAILABLE SPACE

- | | |
|---------|-----------|
| 1. F11 | 1,600 SF |
| 2. B06A | 3,964 SF |
| 3. B02A | 10,400 SF |



ST CHARLES TOWNE CENTER

JCPenney ★ macy's
OLD NAVY **amc** THEATRES **H&M** **DICK'S** SPORTING GOODS **KOHL'S**

ST CHARLES TOWNE PLAZA

SHOPPERS VCE **VALUE CITY FURNITURE** **Ashley** HOMESTORE
K&G FASHION SUPERSTORE **DOLLAR TREE** **Arby's** **WING STICK**
CRAFTY **CRAZ** **T Mobile** **CITITRENDS** **BUZZERS** **Real Estate**
Rainbow **PAPA JOHN'S** **BURGER KING** **Little Caesars** **SUBWAY**
BIG LOTS **NTB** **The UPS Store** **MATTRESS FIRM**

Interested? Contact:

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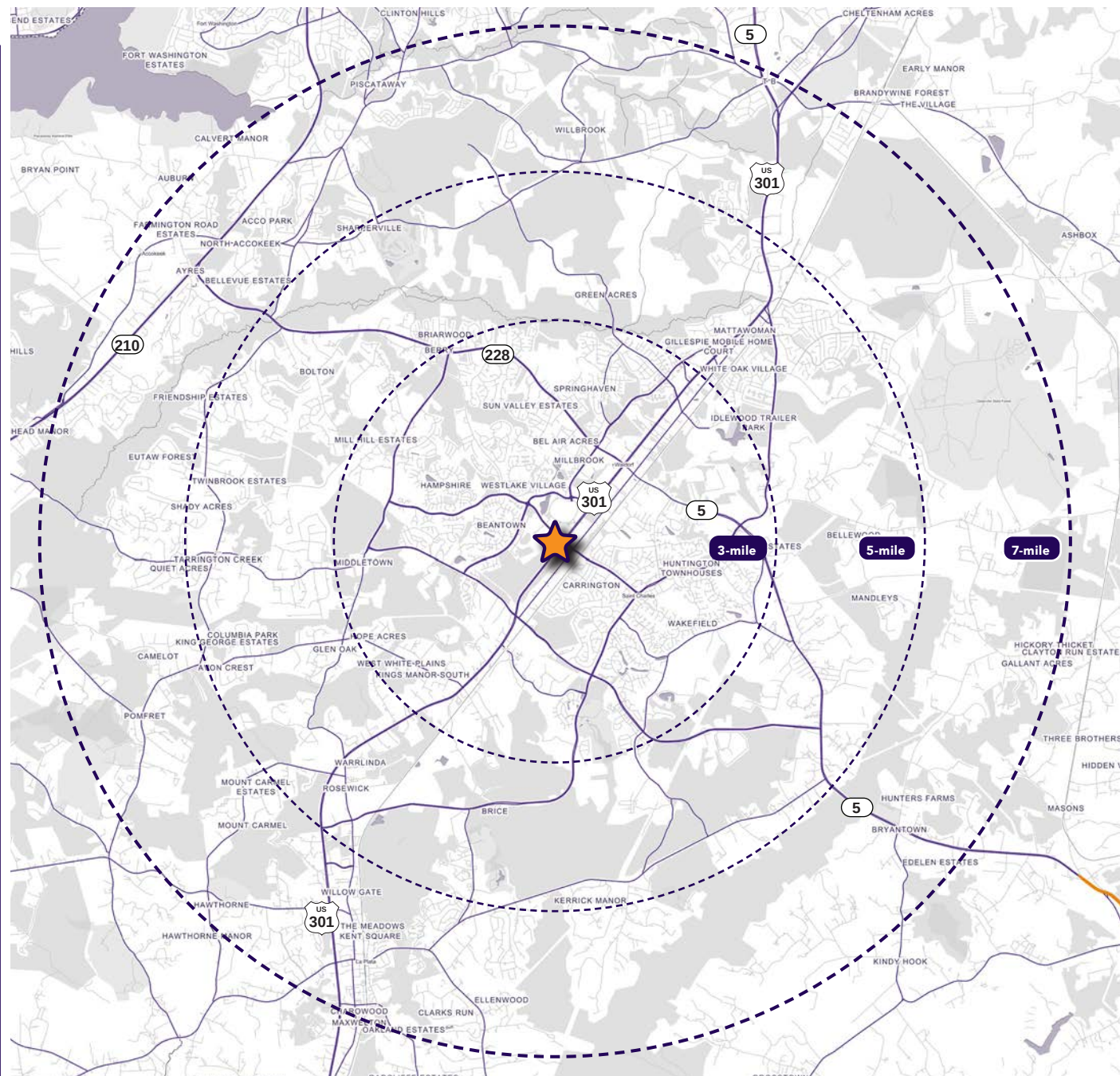
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