

FOR LEASE Available Immediately



# St. Charles Towne Plaza






1170 Smallwood Drive / Waldorf, MD 20603

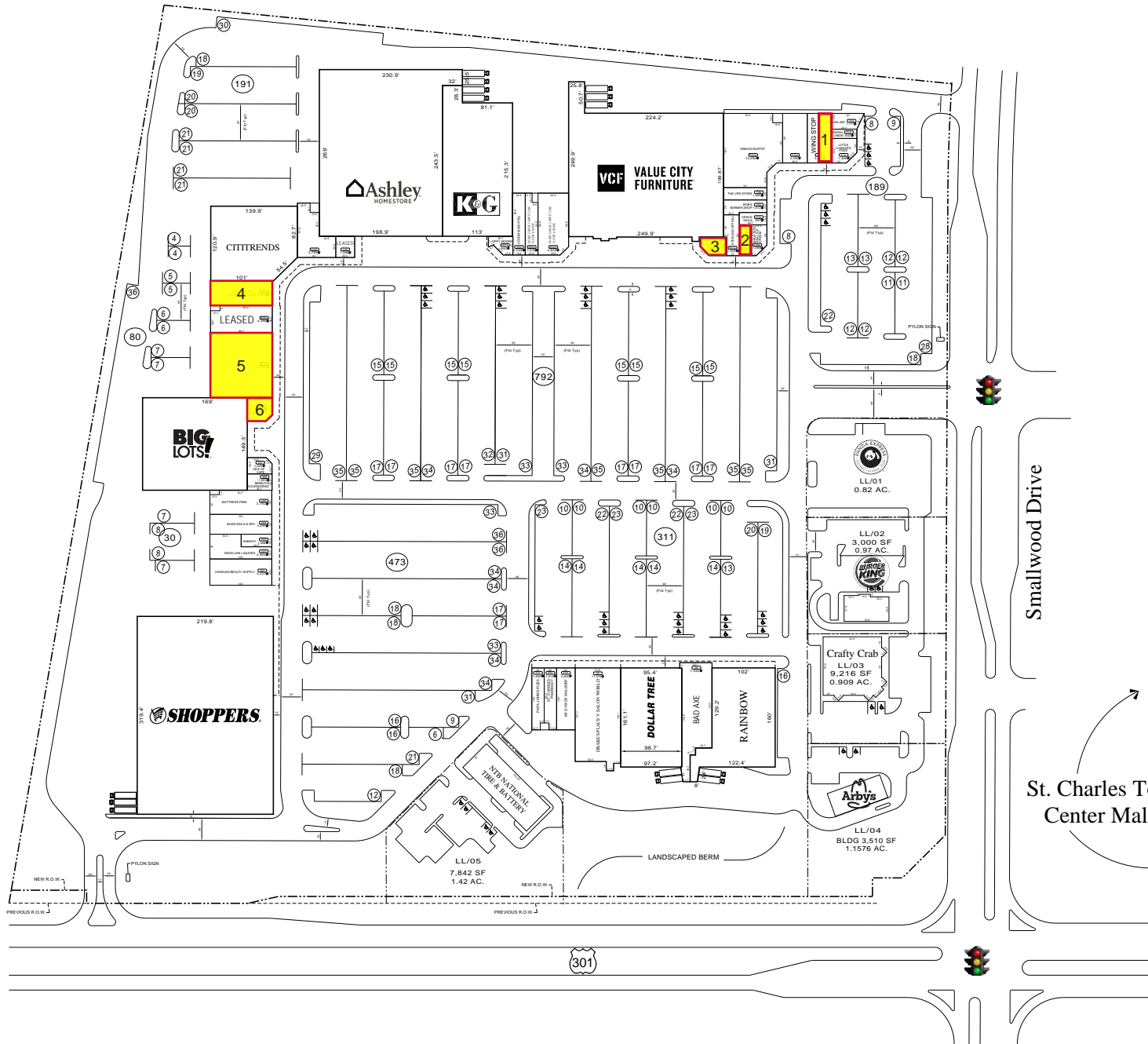
## Overview

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	Various - See page 2
Rental Rate	Negotiable
Net Charges	CAM: \$2.00 PSF (incl INS), Prorata RET: \$2.11 PSF

2022 Demographics	3 miles	5 miles	7 miles
 POPULATION	67,834	100,059	137,557
 HOUSEHOLDS	23,871	34,921	47,937
 AVG. HH INCOME	\$115,432	\$120,069	\$125,481
 DAYTIME POPULATION	64,340	88,544	123,298
 TRAFFIC COUNTS	14,302 AADT (Smallwood Drive)	46,112 AADT (Crain Highway - US 301)	



**AVAILABLE SPACE**

1. F11.....	1,600 SF
2. F03.....	1,000 SF
3. F01.....	1,190 SF
4. B06A.....	3,964 SF
5. B02A.....	10,400 SF
6. B01.....	1,452 SF

Smallwood Drive

St. Charles Towne Center Mall

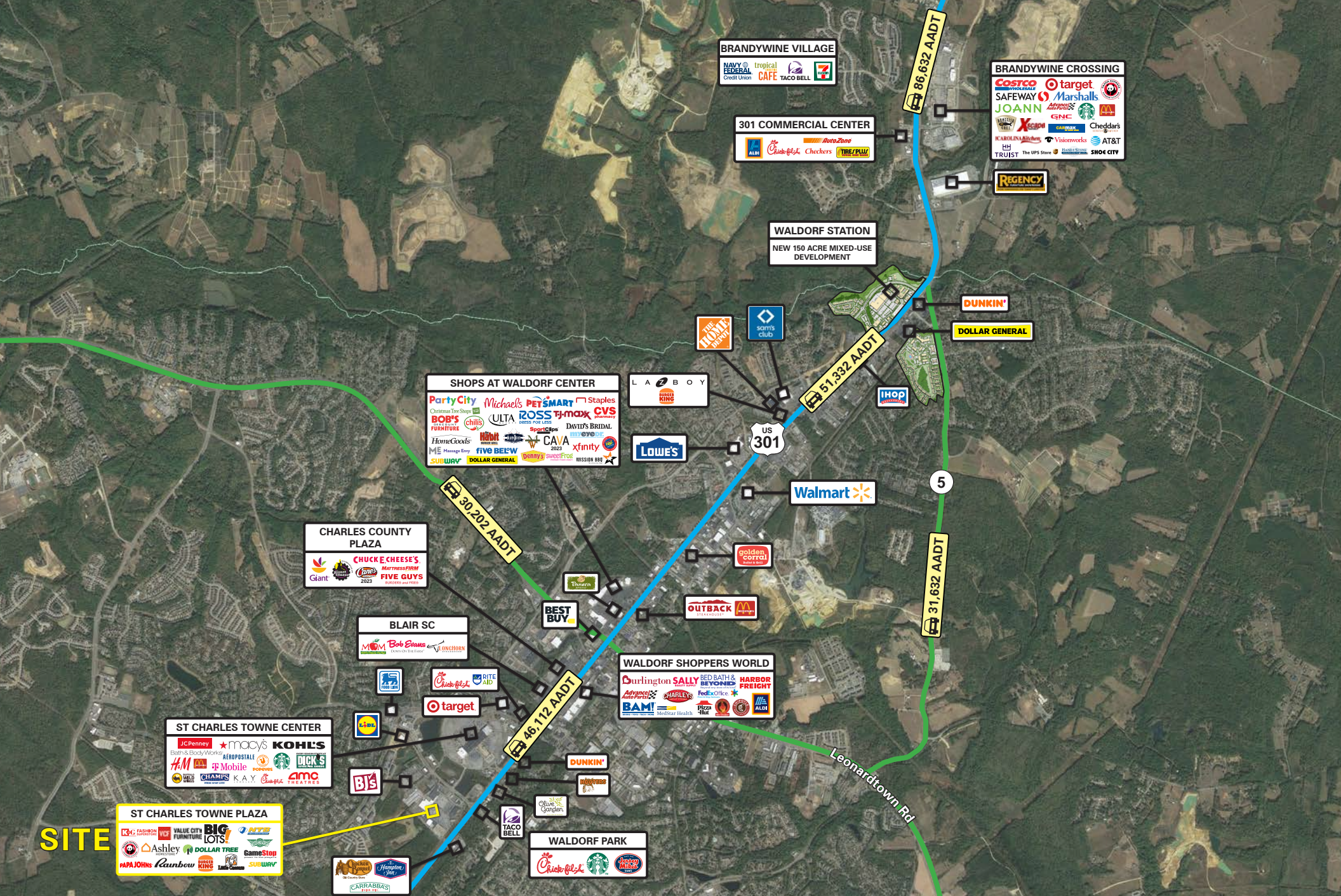
**ST CHARLES TOWNE CENTER**

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

**ST CHARLES TOWNE PLAZA**

K&G FASHION SUPERSTORE VCF VALUE CITY FURNITURE BIG LOTS! NTE  
 SHOPPERS Ashley DOLLAR TREE GameStop  
 Rainbow PAPAJOHNS BURGER KING Little Caesars SUBWAY





**SITE**

# Interested? Contact:

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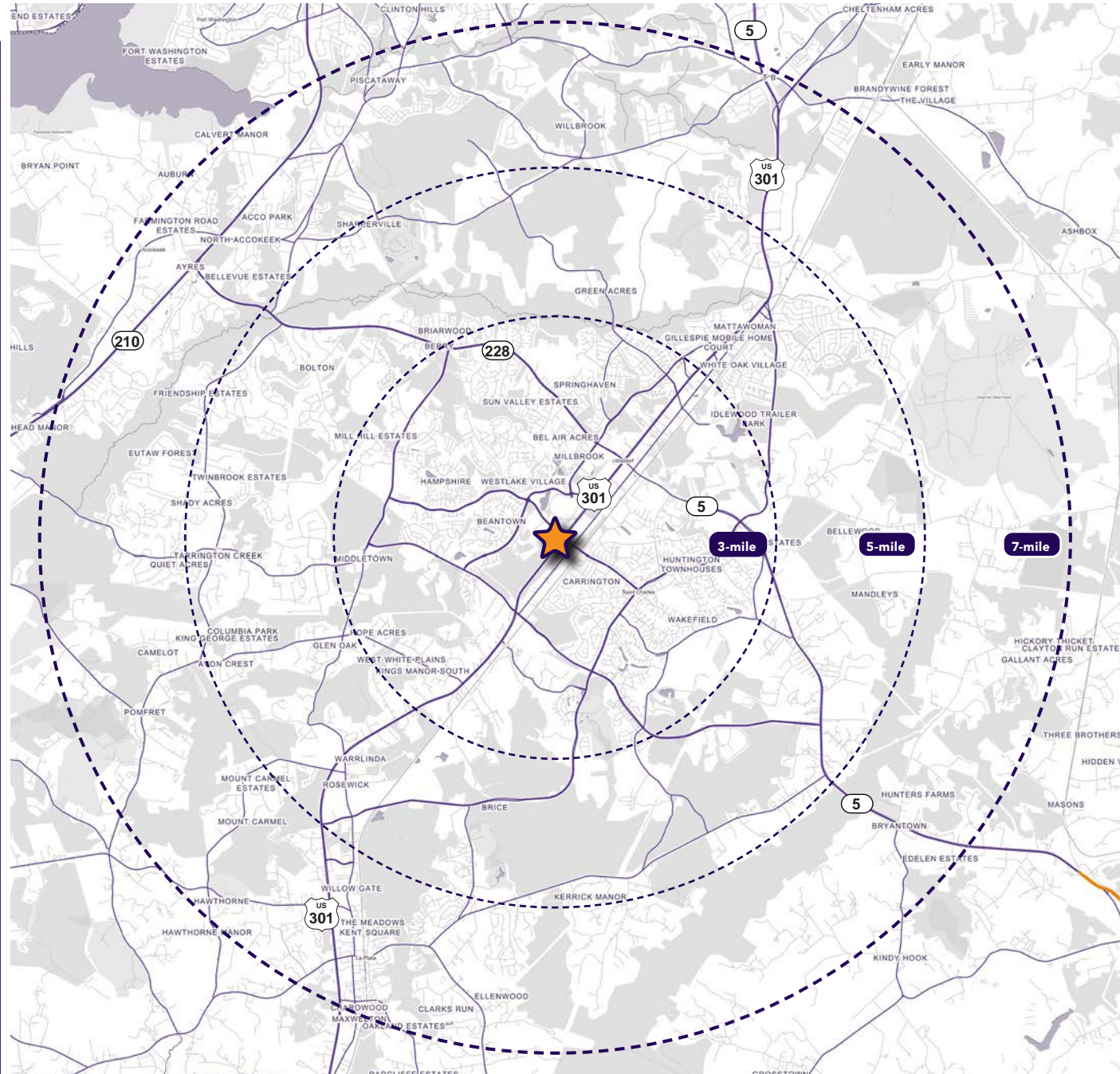
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