FOR SALE Available Immediately

1120 Smallwood Drive

Waldorf, MD 20603

Overview

Free-standing building, located within the St. Charles Towne Plaza Shopping Center, offering high visibility to Crain Highway (US 301) and Smallwood Drive. Neighboring retail includes Shoppers Food Warehouse, Big Lots, Dollar Tree, Dick's Sporting Goods and Kohl's.

Quick Facts

Size	Up to 8,927 square feet on .91 acres
Availability	Immediate
Asking Price	$1.8M
Real Estate Taxes	2017 - $15,643.71
Parking	42 spaces on site
	Cross parking with St. Charles Towne Plaza

2018 Demographics	1 miles	3 miles	5 miles
POPULATION	10,529	67,624	91,590
HOUSEHOLDS	3,792	23,772	32,241
AVG. HH INCOME	$98,409	$106,222	$111,167
DAYTIME POPULATION	10,166	53,555	70,159
TRAFFIC COUNTS	16,091 AADT (Smallwood Drive)	53,010 AADT (Crain Highway - US 301)	

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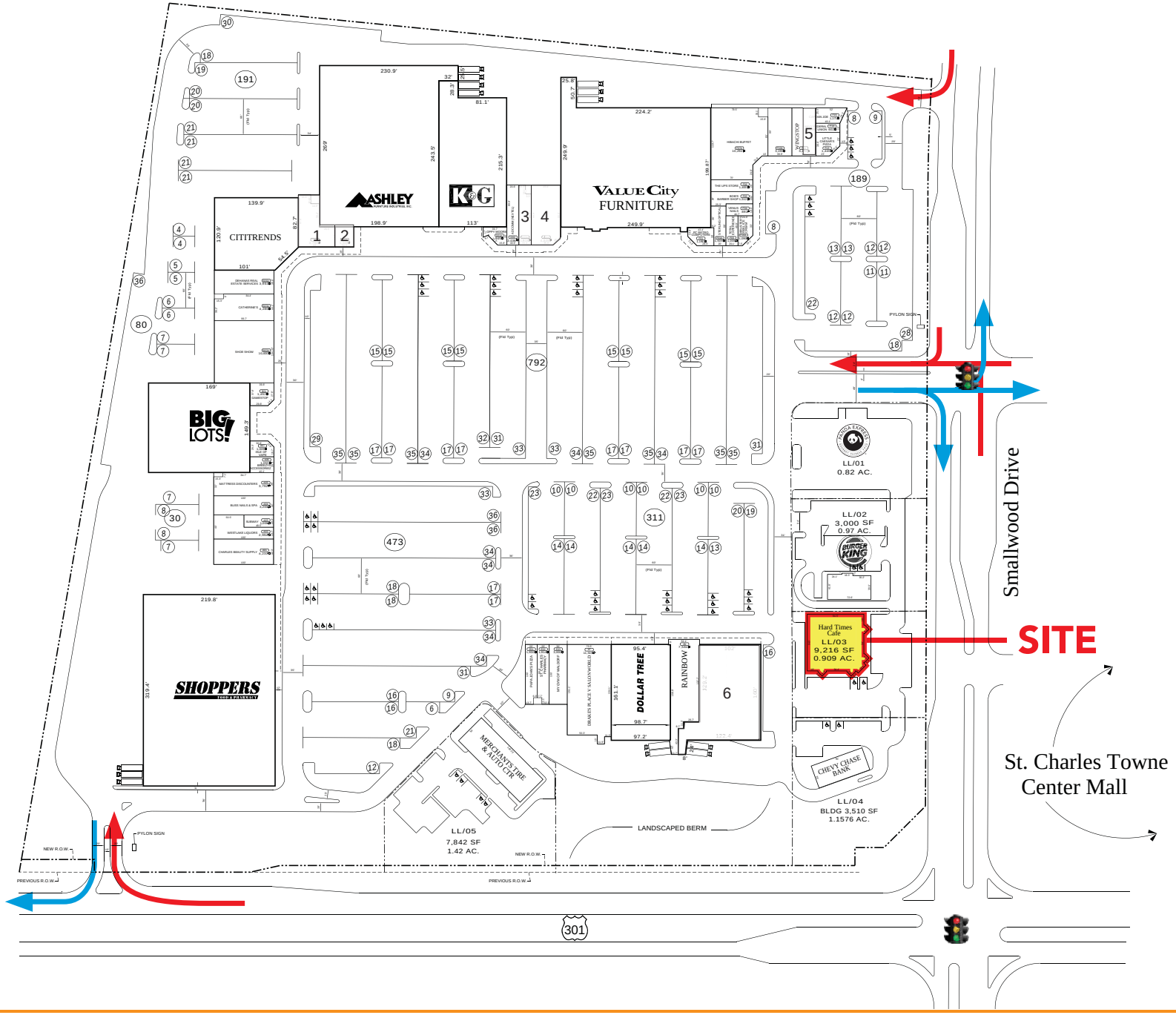

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Site Plan

1120 Smallwood Drive / Waldorf, MD 20603

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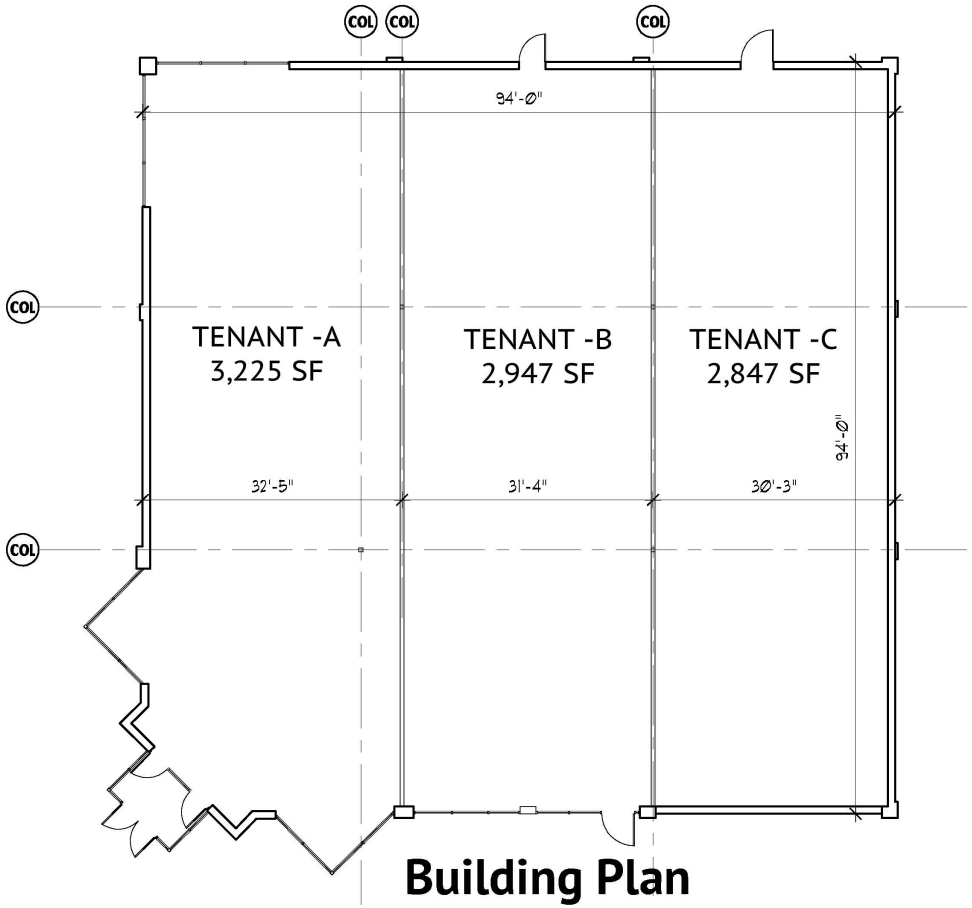

Building Plan

Existing Facade

Conceptual Facade

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Proposed Demising Plan

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Site Aerial

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Market Aerial

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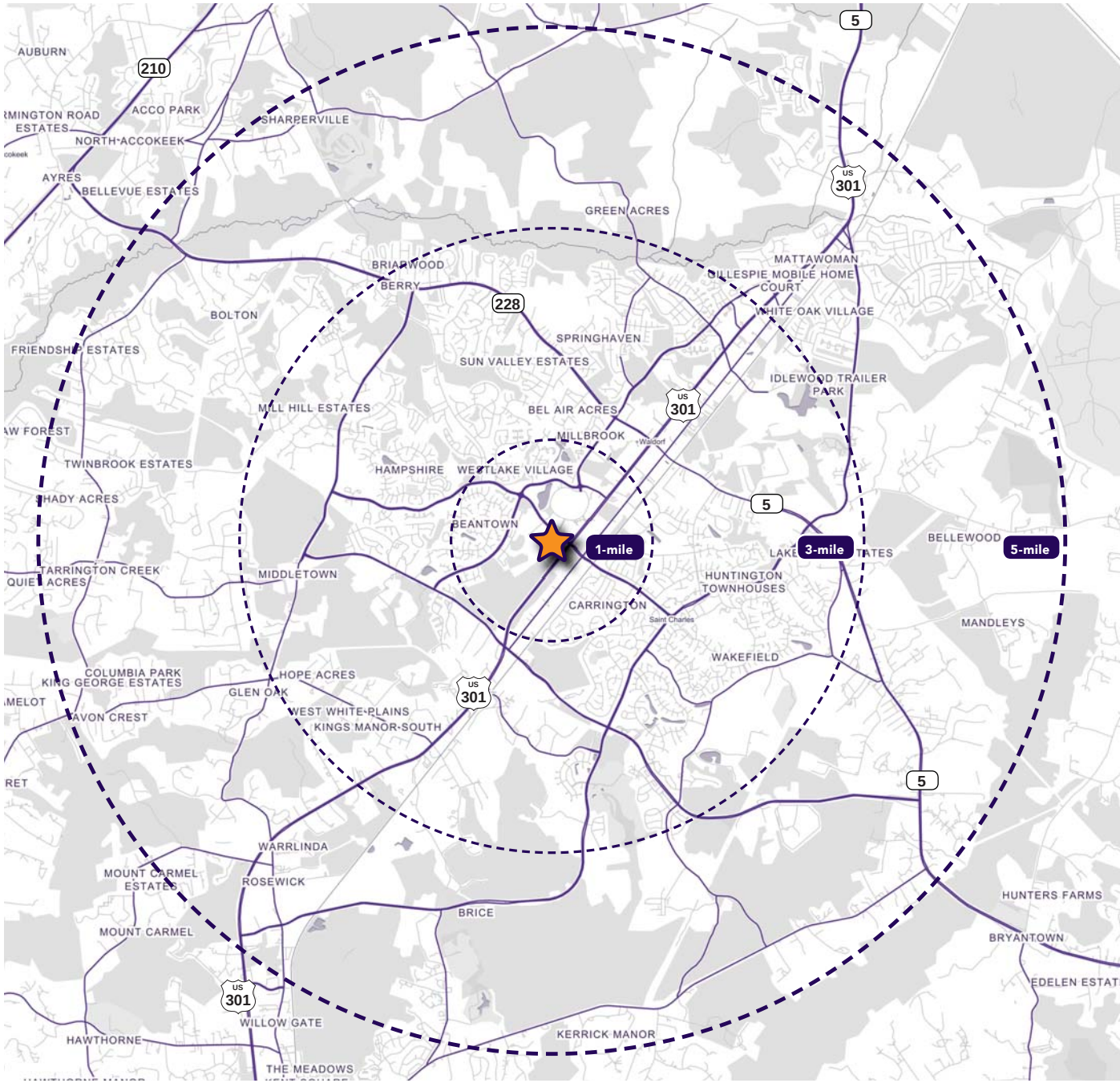
Interested? Contact:

Jonathan Garritt

jgarritt@segallgroup.com

410.753.3942

443.223.0662



Maryland

605 South Eden Street, Ste 200
Baltimore, MD 21231
410.753.3000

DC • Virginia

1600 Wilson Boulevard, Ste 930
Arlington, VA 22209
202.833.3830

Online

www.segallgroup.com

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