

# CHARLES COUNTY PLAZA Waldorf, MD 20602



## PROJECT FACTS

**GLA: 143,750 SF**

- ▶ Community center located on heavily traveled Route 301 in Waldorf, MD - one of the fastest growing communities in Maryland
- ▶ Center is located in affluent Charles County where the median household income is \$100,003 (Census Bureau, 2019)
- ▶ Giant Food at 68,550 SF is one of their largest in the metropolitan market

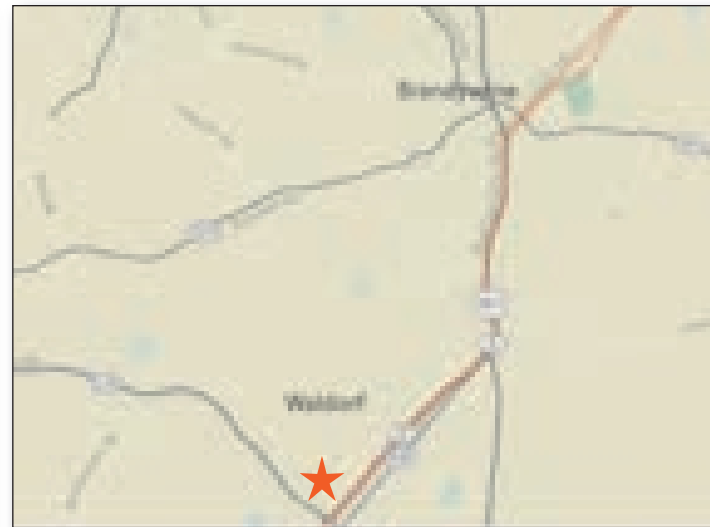
## FEATURED TENANTS

Giant Food, Pier 1, Chuck E. Cheese, Planet Fitness

## 2019 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	6,000	\$107,374	2,175
3 mile	66,989	\$103,175	23,702
5 mile	94,223	\$112,890	33,113

2019 ESRI



## LOCATION

Route 301 near Routes 5 & 228 - Waldorf, MD

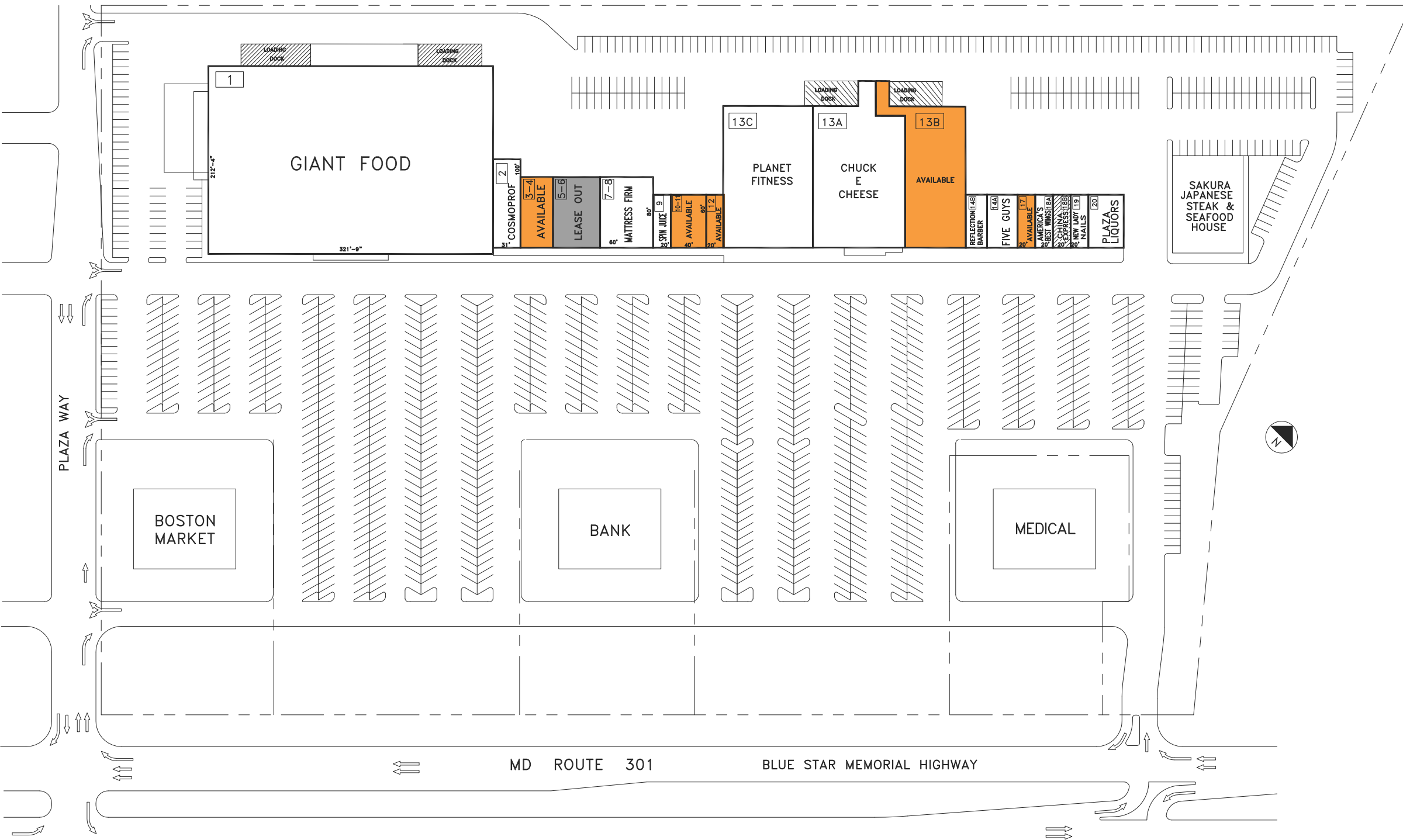
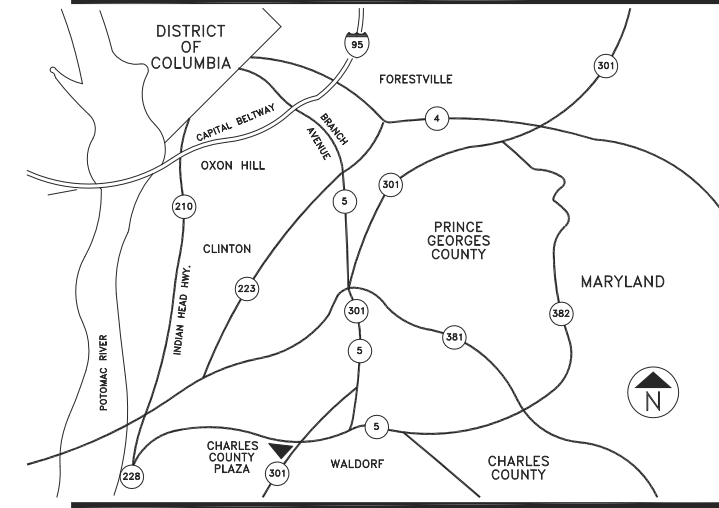
## LEASING CONTACT

Andrew Iszard  
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# CHARLES COUNTY PLAZA

WALDORF, MARYLAND



## TENANT ROSTER

1	GIANT	68,551 SF
2	COSMOPROF	3,100 SF
3-4	AVAILABLE	2,400 SF
5-6	LEASE OUT	4,800 SF
7-8	MATTRESS FIRM	4,800 SF
9	SPIN JUICE BAR	1,200 SF
10-11	AVAILABLE	2,400 SF
12	AVAILABLE	1,200 SF
13A	CHUCK E CHEESE	16,396 SF
13B	AVAILABLE	11,400 SF
13C	PLANET FITNESS	16,500 SF
14A	FIVE GUYS	2,400 SF
14B	REFLECTION BARBER	1,200 SF
17	AVAILABLE	1,200 SF
18A	AMERICA'S BEST WINGS	1,200 SF
18B	CHINA EXPRESS	1,200 SF
19	NEW LADY NAILS	1,200 SF
20	PLAZA LIQUORS	2,400 SF

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	143,547 SF
ZONED =	C8
REV. DATE =	JAN 2020

## CHARLES COUNTY PLAZA

ROUTE 301 & PLAZA HWY  
WALDORF, MARYLAND 20602

## LEASING PLAN

SCALE 1" = 60'



COMBINED PROPERTIES INCORPORATED

1025 Thomas Jefferson Street NW  
Suite 700 East  
Washington, DC 20007  
(202) 293-4500  
FAX (202) 833-3013

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY. TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

60' 120'  
APPROX. SCALE