



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

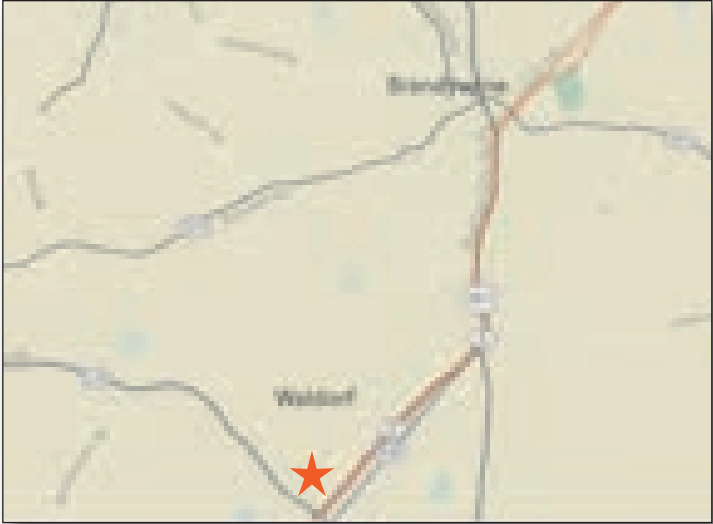
FEATURED TENANTS

Giant Food, Chuck E. Cheese, Planet Fitness

2021 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	6,343	\$115,381	2,310
3 mile	68,086	\$112,096	24,255
5 mile	96,586	\$122,144	34,180

2021 ESRI



LOCATION

Route 301 near Routes 5 & 228 - Waldorf, MD

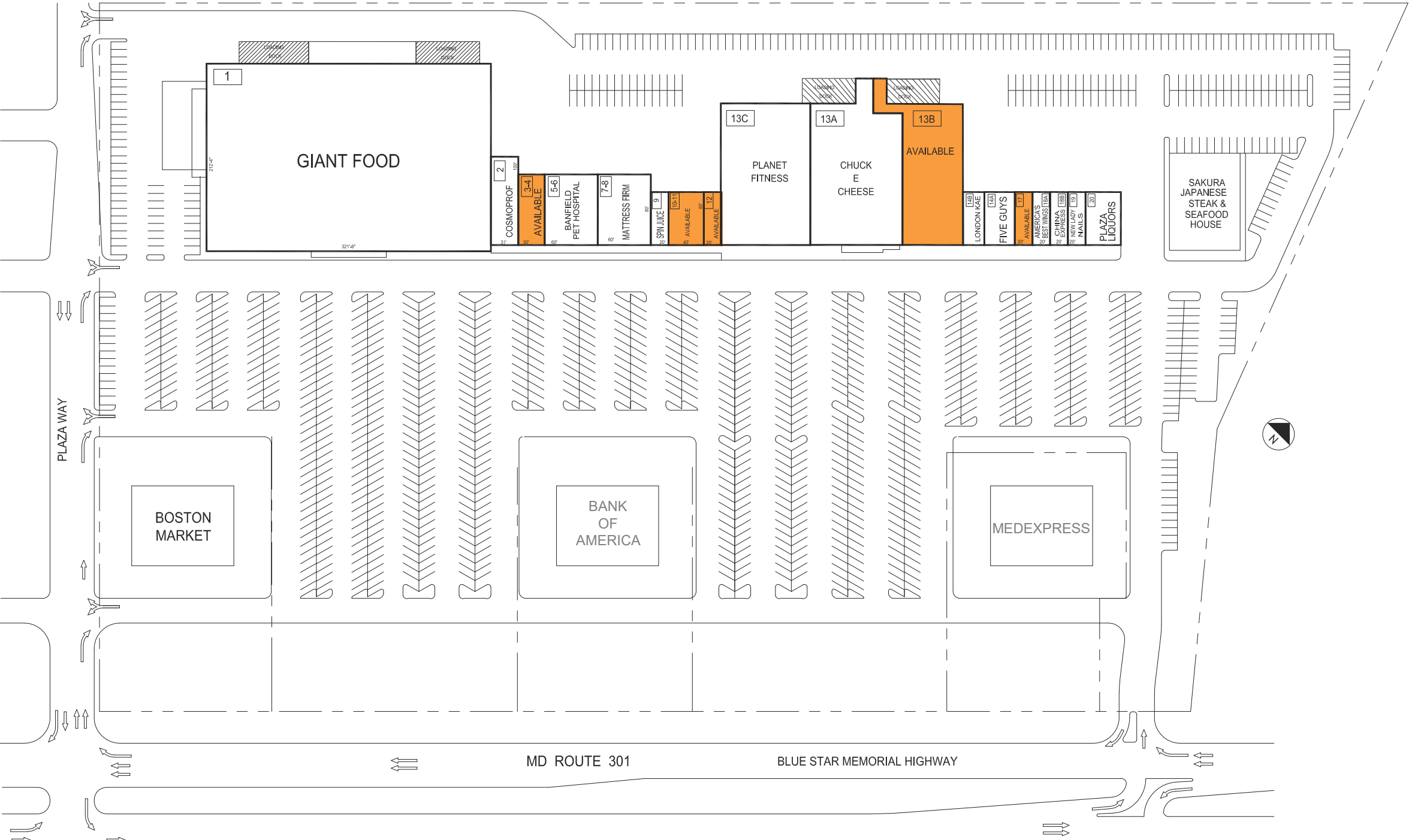
LEASING CONTACT

Andrew Iszard

202.736.2827 | AndrewIszard@combined.biz

CHARLES COUNTY PLAZA

WALDORF, MARYLAND



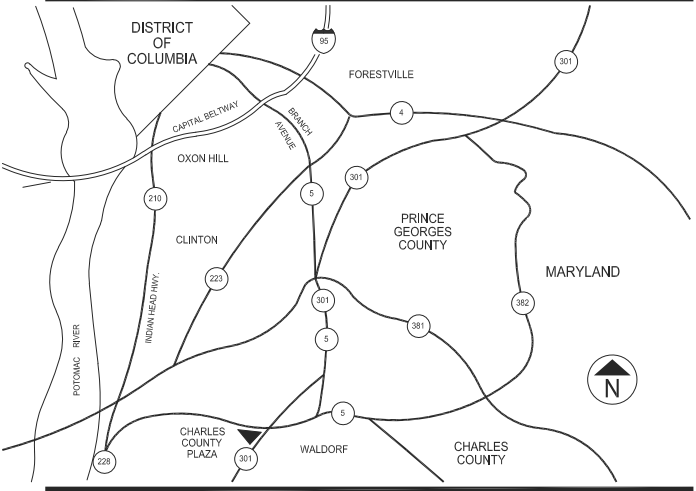
THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY. TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES 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

LEASING PLAN

SCALE 1"= 60'



TENANT ROSTER

1	GIANT	68,551 SF
2	COSMOPROF	3,100 SF
3-4	AVAILABLE	2,400 SF
5-6	BANFIELD PET HOSPITAL	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	LONDON KAE SALON	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 = MAR 2021

CHARLES COUNTY PLAZA

ROUTE 301 & PLAZA HWY
WALDORF, MARYLAND 20602



COMBINED PROPERTIES INCORPORATED

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