

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 \$107,808 (Census Bureau, 2021)
- ▶ Giant Food at 68,550 SF is one of their largest in the metropolitan market

FEATURED TENANTS

Giant Food, Chuck E. Cheese, Planet Fitness

2022 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	6,025	\$123,374	2,210
3 mile	68,592	\$126,956	24,866
5 mile	98,707	\$138,028	35,114

2023 ESRI



LOCATION

Route 301 near Routes 5 & 228 - Waldorf, MD

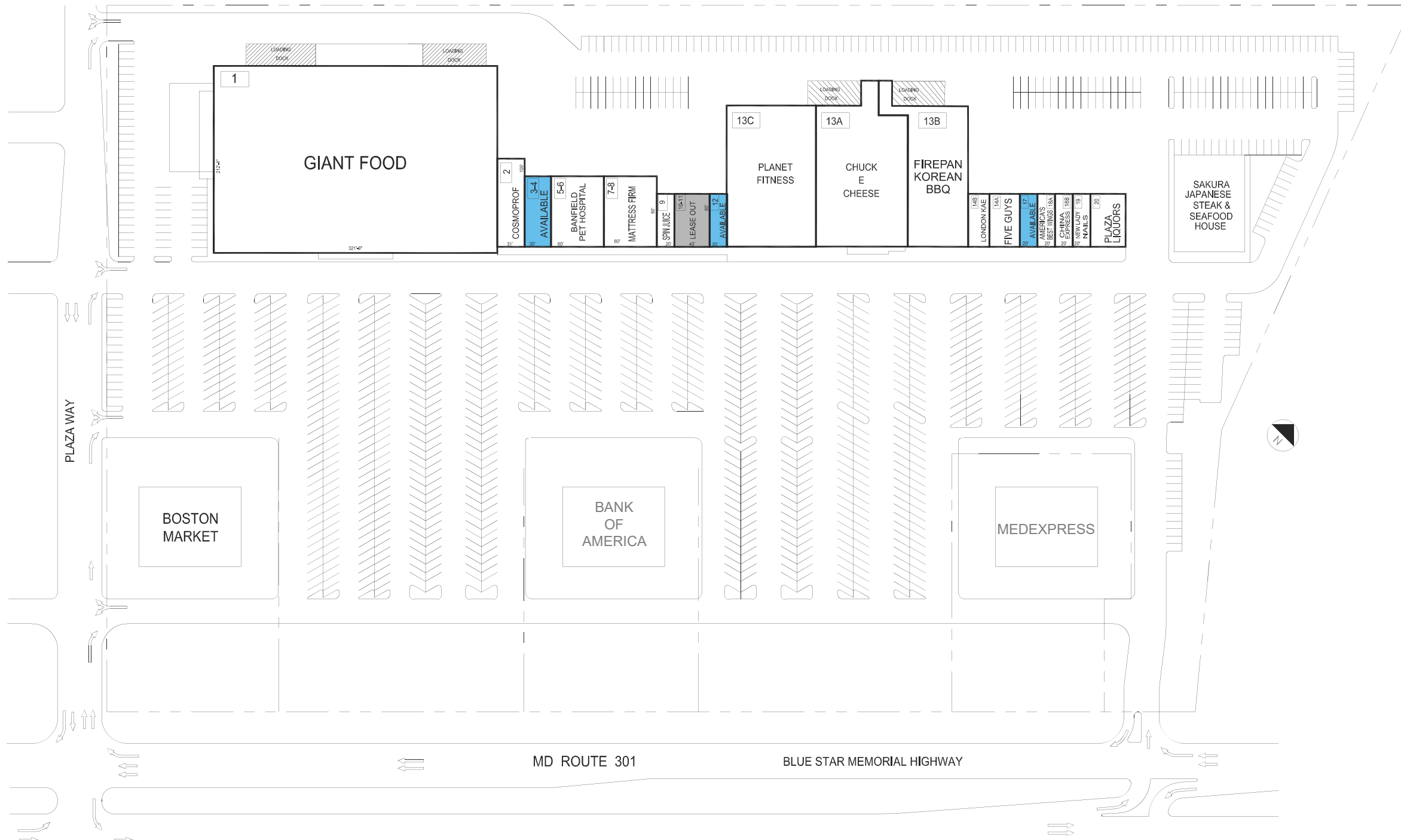
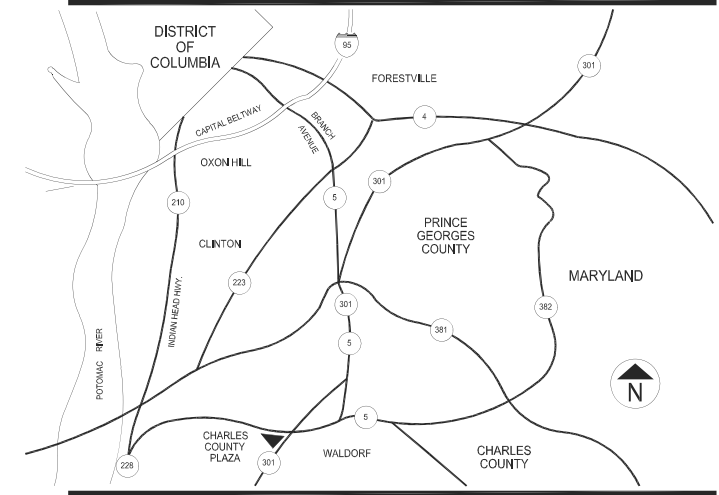
LEASING CONTACT

Andrew Iszard
202.736.2827 | AndrewIszard@combined.biz



CHARLES COUNTY PLAZA

WALDORF, MARYLAND



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	LEASE OUT	2,400 SF
12	AVAILABLE	1,200 SF
13A	CHUCK E CHEESE	16,396 SF
13B	FIREPAN KOREAN BBQ	11,400 SF
13C	PLANET FITNESS	16,500 SF
14A	FIVE GUYS	2,400 SF
14B	LONDON KAE HAIR	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 = FEB 2023

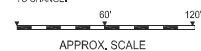
CHARLES COUNTY PLAZA

ROUTE 301 & PLAZA HWY
 WALDORF, MARYLAND 20602

LEASING PLAN

SCALE 1"= 60'

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATIONS 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.



APPROX. SCALE



COMBINED PROPERTIES INCORPORATED

7315 Wisconsin Ave
 Suite 1000 West
 Bethesda, MD 20814
 (202) 293-4500
 FAX (202) 833-3013