

THE SHOPS AT WALDORF CENTER

Waldorf, MD



Property Location:

Route 301 & Berry Road
Waldorf, MD 20601
www.theshopsatwaldorf.com

Property Information:

Property Type:	Power Center
GLA/SF:	584,470
Owner:	Madison Marquette
Year Built:	1960
Renovation:	1987, 2009

Leasing Contact:

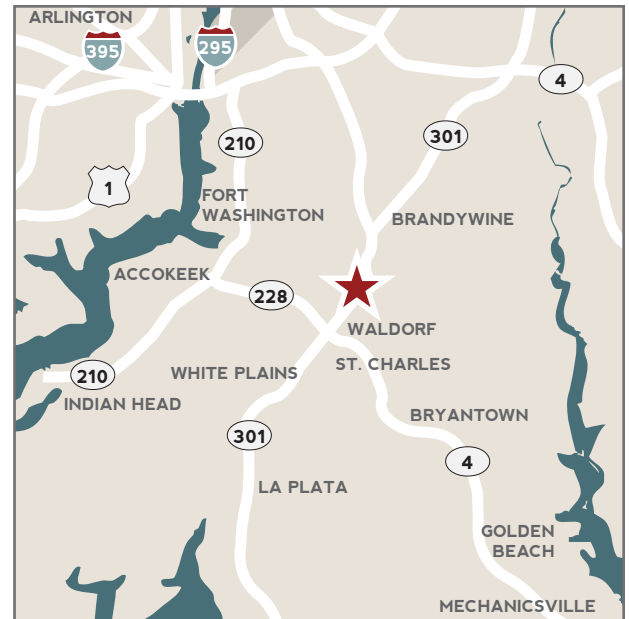
Christina Davies
2001 Pennsylvania Ave, NW
10th Floor
Washington, DC 20006
202-730-2022
Christina.Davies@madisonretailgroup.com

The Shops at Waldorf Center is located at the major intersection of Route 5/301 and Route 228 (Berry Road) in Waldorf, Maryland. This 502,000 square foot shopping center is anchored by hhGregg, Christmas Tree Shops, Babies R Us, Michael's Arts & Crafts, The Room Store, Ross Dress for Less, Marshall's, PetsMart and Modell's Sporting Goods. With solid demographics and strong co-tenancy, it offers retailers a prime location with great sales potential.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,725	57,531	78,872
Estimated Households	2,125	20,923	28,461
HH Income	\$88,788	\$86,025	\$88,840
Median Age	30.4	31.1	33.0
Education Level (Some college+)	60.6%	63.5%	62.6%
Number of Businesses	608	2,124	2,571
Number of Employees	6,761	24,920	30,396

Source: SitesUSA 2010 Estimates



THE SHOPS AT WALDORF CENTER

Waldorf, MD

THE PROJECT

Located just 15 miles from the Washington Beltway, The Shops at Waldorf Center is the premiere, open-air retail destination for Southern Maryland, serving the vibrant community of Waldorf, as well as the surrounding Charles, Calvert and St. Mary's Counties.

Situated along Charles County's primary commercial corridor, The Shops at Waldorf Center is strategically positioned at the intersection of Routes 301 & 228, the two busiest roads in the county. The 473,970 square foot center is expanding by 110,500 square feet to include boutique shops, lifestyle retailers and restaurants that will add new style to the center. Pedestrian-friendly walkways and attractive landscaping will give the center new life.



SITE PLAN

