

3385 CRAIN HIGHWAY

3385 Crain Highway, Waldorf, MD 20603
Charles County



JOIN:



- Rare opportunity for sale or to lease a free standing building on Crain Highway
- 11,348 sf building situated on 2.53 acres
- Located at the hard corner of St. Patrick Drive and Crain Highway with exposure to 54,281 vehicles per day
- Adjacent to the St. Charles Town Center
- Available April 2020

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St. Patricks Dr



Crain Hwy

**10,764 SF
AVAILABLE**
on 2.53 acres

SITE PLAN

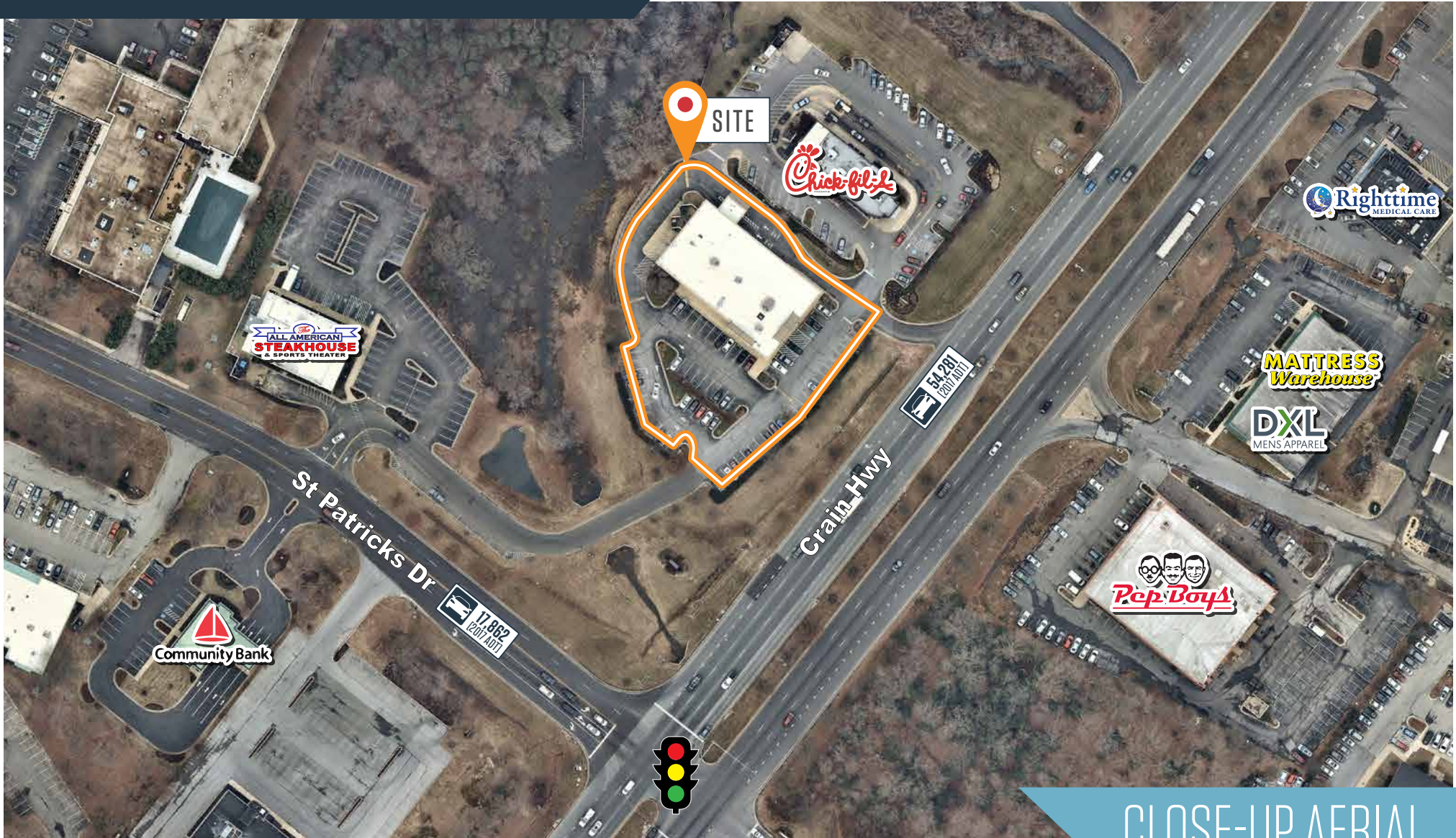
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CLOSE-UP AERIAL

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MARKET AERIAL

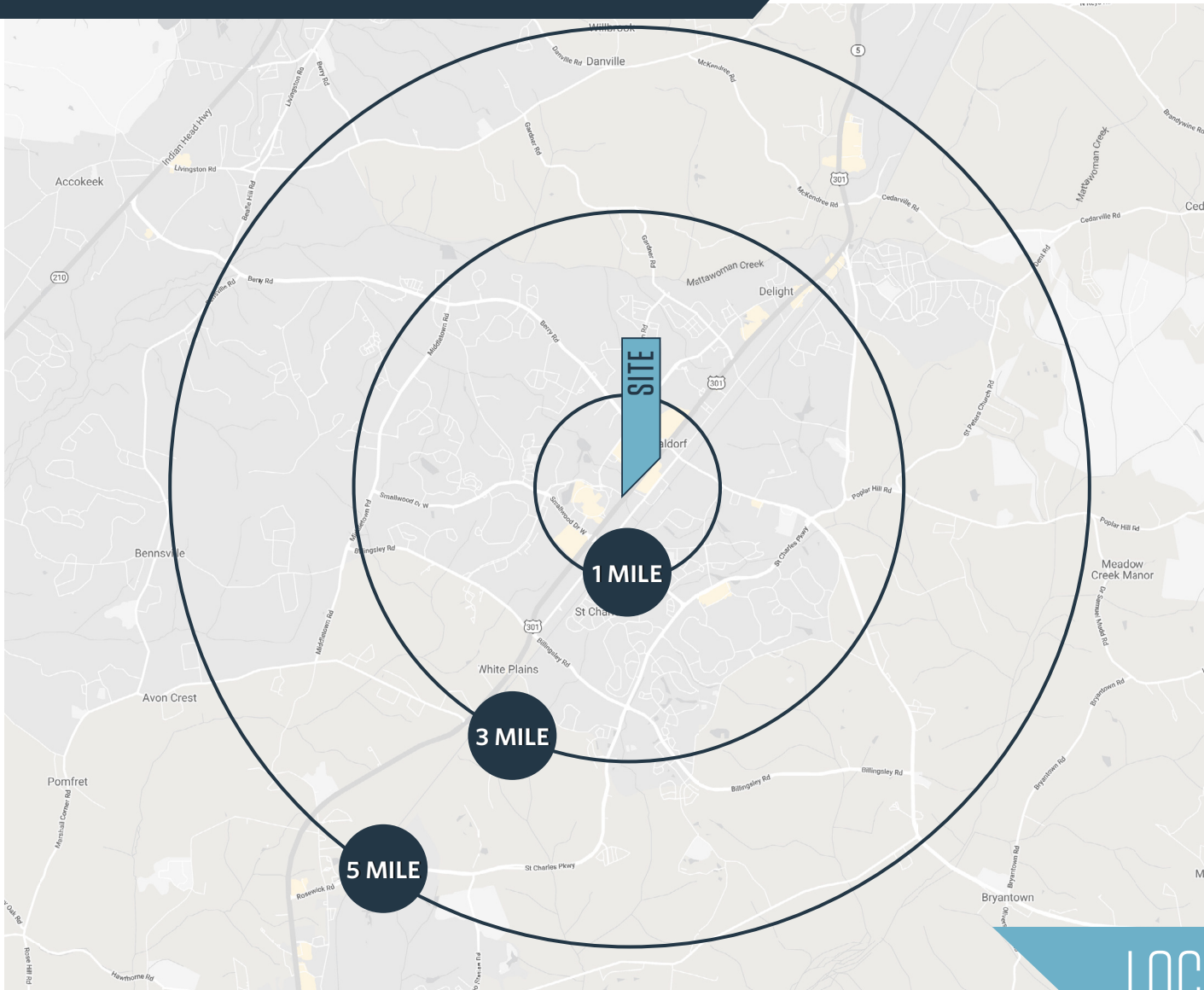
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AVAILABLE SPACE

Rare opportunity for sale or to lease a free standing building in highly affluent Waldorf, MD.

DEMOGRAPHICS | 2019:

1-MILE	3-MILE	5-MILE
Population		
6,371	67,112	94,239
Daytime Population		
13,520	67,112	94,239
Households		
2,283	23,772	33,119
Average HH Income		
\$105,115	\$103,174	\$112,889

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Crain Hwy	55,221 ADT
St. Patricks Dr	17,766 ADT

LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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