

# WAUGH CHAPEL TOWN CENTER

Crain Hwy & Waugh Chapel Rd  
CROFTON, MD

streetsense.

4600 east west highway, suite 800, bethesda, md 20814

## NEW CONSTRUCTION CADDY-CORNER TO VILLAGE AT WAUGH CHAPEL

RETAIL/RESTAURANT SPACE & PAD SITES AVAILABLE



### SITE DETAILS

- Over 64,500 VPD via US-301/ MD Route 3/Crain Hwy with a direct site line
- Access to site via signalized intersection
- Delivery Q3 2012

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	6,093	47,587	93,605
MEDIAN HH INCOME	\$83,636	\$83,871	\$85,635
DAYTIME POPULATION	1,489	9,723	24,526

### MARKET SUMMARY

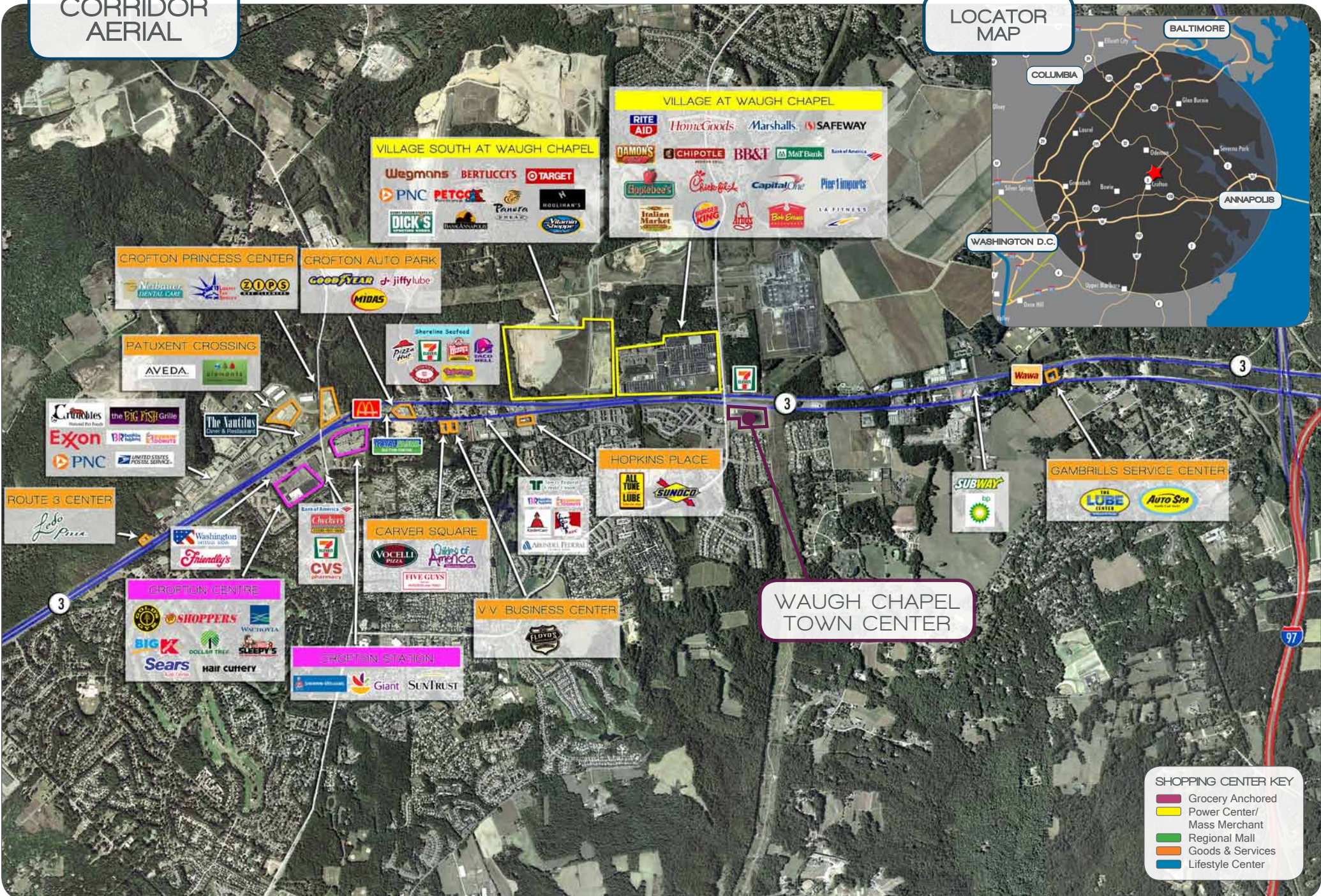
Crofton, MD is located approximately 30 miles northeast of Washington, DC and approximately 25 miles south of Baltimore, MD. In addition, this market is strategically positioned between Annapolis and Columbia, two of the most significant retail markets in the Baltimore/ Washington MSA.

The Crofton market is bisected by US 301/ Maryland Route 3/Crain Highway, which runs north-south between Maryland, Virginia and beyond. Crain Highway also functions as the primary north-south transportation link between I-97 to the north, carrying traffic between Annapolis and Baltimore, and US Route 50 to the south, carrying traffic between Annapolis and Washington, DC.

The Crofton retail corridor has continued to develop and increase in density and traffic. The market has evolved into a vibrant, dense and up-scale opportunity of considerable breadth, with robust economics and healthy physical site characteristics and positioning. In addition to its significant growth in the retail segment, the Crofton trade area also continues to experience an increase in residential growth and will directly benefit from the Base Re-Alignment and Closure (BRAC) initiative.

# CORRIDOR AERIAL

# LOCATOR MAP



**VILLAGE AT WAUGH CHAPEL**

RITE AID HomeGoods Marshalls SAFEWAY

DAMONS CHIPOTLE BB&T Met Bank Bank of America

Wegmans BERTUCCI'S TARGET

PNC PETCOE Panera HOULIHAN'S

DICK'S HANCAHSHUEP Victorian Sausage

Italian Market WURST KING ATOS BOB EVANS LA FITNESS

**VILLAGE SOUTH AT WAUGH CHAPEL**

Wegmans BERTUCCI'S TARGET

PNC PETCOE Panera HOULIHAN'S

DICK'S HANCAHSHUEP Victorian Sausage

**CROFTON PRINCESS CENTER**

Neibauer DENTAL CARE

**CROFTON AUTO PARK**

GOODYEAR jiffylube MIDAS

**PATUXENT CROSSING**

AVEDA

Curries the BIG FISH Grille

Exxon PNC UNITED STATES POSTAL SERVICE

**ROUTE 3 CENTER**

Ledo Pizza

Washington Mutual Bank

Friendly's

**CROFTON CENTRE**

SHOPPERS WWH-HUYLEA

BIG K DOLLAR TREE SLEEPY'S

Sears hair cuttery

**CROFTON STATION**

Swire-McWain Giant SUNTRUST

**CARVER SQUARE**

VOCELLI PIZZA Cities of America

FIVE GUYS

**V.V. BUSINESS CENTER**

FLOYDS

**HOPKINS PLACE**

ALL TUNE LUBE SUNOCO

**WAUGH CHAPEL TOWN CENTER**

**GAMBRILLS SERVICE CENTER**

THE LUBE CENTER Auto Spa

**SHOPPING CENTER KEY**

- Grocery Anchored
- Power Center/ Mass Merchant
- Regional Mall
- Goods & Services
- Lifestyle Center

CLOSE IN  
AERIAL

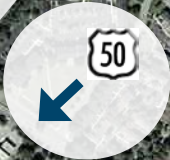
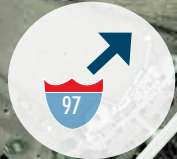
VILLAGE AT WAUGH CHAPEL



VILLAGE SOUTH AT  
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WAUGH CHAPEL  
TOWN CENTER



SITE PLAN

