

GROCERY
RETAIL
RESIDENTIAL
HOTEL
OFFICE

NOW LEASING PHASE II

JOIN:  honeygrow   



CONTACT US



Tracey Holehan

THolehan@ggcommercial.com

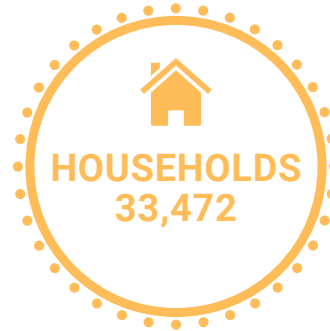
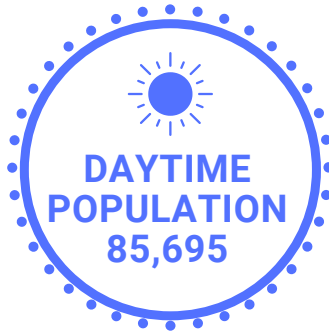
David Bookhout

DBookhout@ggcommercial.com



**WALDORF
STATION**

Mixed-use Center Seeking Grocery Anchored at
US Route 301 & US Route 5, Waldorf, MD



5-MILE RADIUS

THE OPPORTUNITY

- New mixed-use development on 150 acre site; phase I featuring hotel and 60,000 SF office building
- Anchor opportunity up to 150,000 SF
- Available space ideal for grocery, restaurant, fast food, bank, flex office, etc.
- OZs are an economic development tool designed to spur development and job creation in 589 designated areas in Maryland by providing tax benefits and incentives
- Significant growth pipeline: nearly 5,000 new residential units and 2,793,816 SF of office/industrial proposed and/or under construction coming to Waldorf

THE RIGHT SETTING

- Gateway to Charles County. Heavy traffic at major lighted intersection that sees more than 90,000 VPD. Access to new Western Parkway bypass.
- Proximate to St. Charles PUD, a phased area-wide development of 9,100 acres in five villages with 25,000 residential units, 35 acres of commercial development and a 215 acre business park remaining to be delivered in addition to the area's 5-mile growth pipeline.
- Population of 231,547 with an average household income of \$126,448 within 10 miles of the site
- Average person within 5 miles of the center will commute 60+ minutes to work





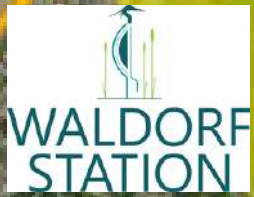
PHASE 3

MD ROUTE 5
(Extended)

WESTERN PKWY
(Extended)

PHASE 2

PHASE 1



WESTERN PKWY
18,000 VPD

MD ROUTE 301/ CRAIN HWY
56,402 VPD

MD ROUTE 5
36,160 VPD

St. Charles
Town Center



SITE PLAN

NOW OPEN!

THE IRONWOOD AT
WALDORF STATION
APARTMENTS

**LOT 6B
NOW LEASING**

CONSTRUCTION
STARTING 2026

**LOT 6A
OPENING 2026:**

honeygrow



**LOT 11A
NOW LEASING:**

PAD SITE AVAILABLE

SITE PLAN (WEST)



SUMMARY OF PROVISIONS

A	Retail=	+/-161,750 GSF
	Total parking=	975 PS
	Parking Ratio=	6.01 PS/1,000 GSF
B	Hotel=	+/-42,000 GSF/110 KEYS
	Total parking=	140 PS
	Parking Ratio=	1.2 PS/KEY
C	Retail=	+/-5,600 GSF
	Total parking=	77 PS
	Parking Ratio=	15.4 PS/1,000 GSF
D	Retail=	+/-15,700 GSF
	Total parking=	136 PS
	Parking Ratio=	9.0 PS/1,000 GSF

E	Retail=	+/-13,690 GSF
	Total parking=	103 PS
	Parking Ratio=	7.9 PS/1,000 GSF
F	Office=	+/-50,400 GSF
	Total parking=	162 PS
	Parking Ratio=	3.24 PS/1,000 GSF

ACCESS PLAN

1. Potential traffic signal triggered by traffic count
2. RI/RO
3. LI/RI/RO (No LO)
4. Potential traffic signal modified for 4-way movement
5. New traffic signal RO/LO/RI (No LI)
6. Additional SB lane along property frontage
7. New right only onto Western Parkway

SITE PLAN (WEST)



**LOT 6B CONSTRUCTION STARTING 2026
NOW LEASING**



ILLUSTRATIVE: LOT 6A

OPENING 2026

RETAIL PHASE I



ILLUSTRATIVE: LOT 6B

RETAIL PHASE II
PERSPECTIVE FROM MATTOWAMAN DRIVE
CONSTRUCTION STARTING 2026

SITE PLAN (EAST)



PHASE	UNITS	DELIVERY	COMPANY
PHASE I	302 (MULTI-FAMILY)	2025	GREENBERG GIBBONS/MCB REAL ESTATE
PHASE II	213 (TOWNHOUSES)	2026	STANLEY MARTIN
PHASE III	TBD (SENIOR LIVING OR RESI)	FUTURE	GRENEBERG GIBBONS
PHASE IV	253	FUTURE	GREENBERG GIBBONS

THE IRONWOOD AT
WALDORF STATION



SUPPORTIVE MARKET

MULTI-FAMILY/TOWNHOMES

PROJECT (3-MILE RADIUS)	TOTAL UNITS:	DELIVERY:	COMPANY:
★ WALDORF STATION PHASE 1	302 UNITS	2024	GREENBERG GIBBONS/BONAVENTURE
★ WALDORF STATION PHASE 2 & 3	496 UNITS	2025/2026	GREENBERG GIBBONS/BONAVENTURE
★ WALDORF STATION	215 UNITS	FUTURE	GREENBERG GIBBONS
1 HORIZON	1,099 UNITS	2024	BC
2 ALLORA CROSSING	243 UNITS	2022	TRAMMELL CROW RESIDENTIAL COMPANY
3 7751 MATAPEAKE	312 UNITS	2023	FAIRFIELD BUILDING COMPANY

TOTAL 3-MILE PIPELINE: 2,667 UNITS

MULTI-FAMILY/TOWNHOMES

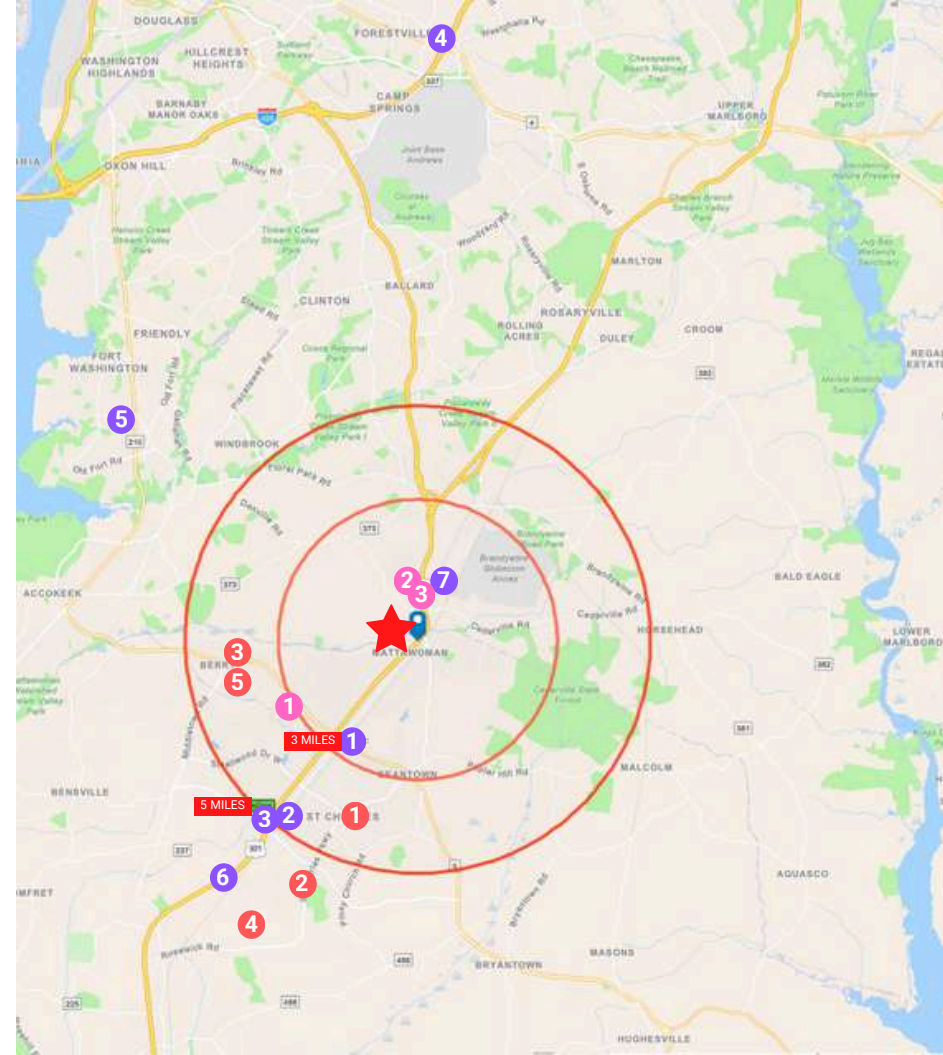
PROJECT (5-MILE+ RADIUS)	TOTAL UNITS:	DELIVERY:	COMPANY:
1 PINEY CHURCH	300 UNITS	2026	PERCONTEE INC.
2 VILLAGE OF PINEY REACH, NEIGHBORHOOD 3	600 UNITS	2025	LENNAR
3 SPRINGHAVEN WOODS II	58 UNITS	2023	BELK
4 ST CHARLES PUD	1,050 UNITS	2024	LENNAR
5 CHRISTOPHER POINTE CROSS	216	2023	RYAN HOMES

TOTAL 5-MILE PIPELINE: 2,224 UNITS

OFFICE/INDUSTRIAL

PROJECT	TOTAL SF:	DELIVERY:	COMPANY:
★ WALDORF STATION COMMERCIAL	500,000	2023	GREENBERG GIBBONS
1 LAKE ACTON	500,000	2023	CHANEY ENTERPRISES
2 4240 ALTAMONT	62,292	2023	MEDSTAR HEALTH
3 KAISER PERMANENTE WALDORF MEDICAL CENTER	100,000	2025	KAISER PERMANENTE
4 UM CAPITAL REGION MEDICAL CENTER (KAISER PERMANENTE)	200,000		UMMS
5 FORT WASHINGTON MEDICAL CENTER	500,000	2024	ADVENTIST HEALTHCARE
6 10725 DEMAR ROAD	130,000	2023	HELMSMAN PROPERTIES
7 16001 MATTAWOMAN DRIVE	801,524	2023	ELION PARTNERS

TOTAL PIPELINE: 2,793,816 SF



TOTAL GROWTH
COMING SOON

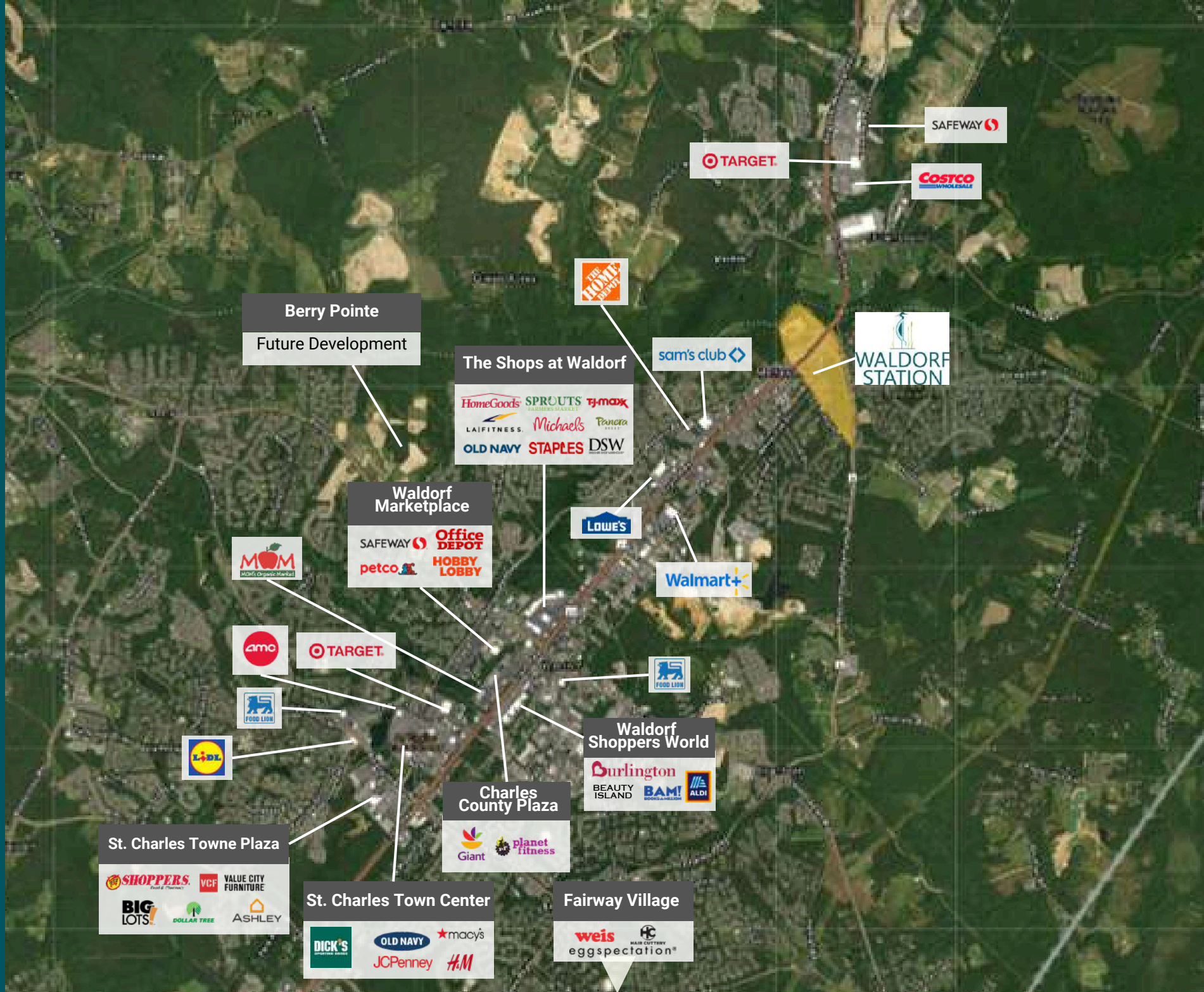


5K
MULTIFAMILY UNITS



2.8M
SQUARE FEET OF
OFFICE/INDUSTRIAL

MARKET MAP



SAFeway

TARGET

COSTCO WHOLESALE

THE HOME DEPOT

Berry Pointe
Future Development

The Shops at Waldorf

sam's club

WALDORF STATION

HomeGoods SPROUTS FARMERS MARKET tj-maxx
LAIFITNESS Michaels Panera
OLD NAVY STAPLES DSW

Waldorf Marketplace

LOWE'S

Walmart+

MOM Market Organic Market

SAFeway Office DEPOT
petco HOBBY LOBBY

amc

TARGET

FOOD LION

FOOD LION

LIDL

Waldorf Shoppers World

Burlington
BEAUTY ISLAND BAM! ALDI

Charles County Plaza

Giant planet fitness

St. Charles Towne Plaza

SHOPPERS Food & Pharmacy VCF VALUE CITY FURNITURE
BIG LOTS! DOLLAR TREE ASHLEY

St. Charles Town Center

DICK'S SPORTING GOODS OLD NAVY macys
JCPenney H&M

Fairway Village

weis MAIN COUNTRY eggspectation



GREENBERG GIBBONS

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INSPIRING EXPERIENCES
ENGAGING DESTINATIONS