



**GROCERY
RETAIL
RESIDENTIAL
HOTEL
OFFICE**

NOW LEASING

**WALDORF
STATION**



CONTACT US



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



5-MILE RADIUS

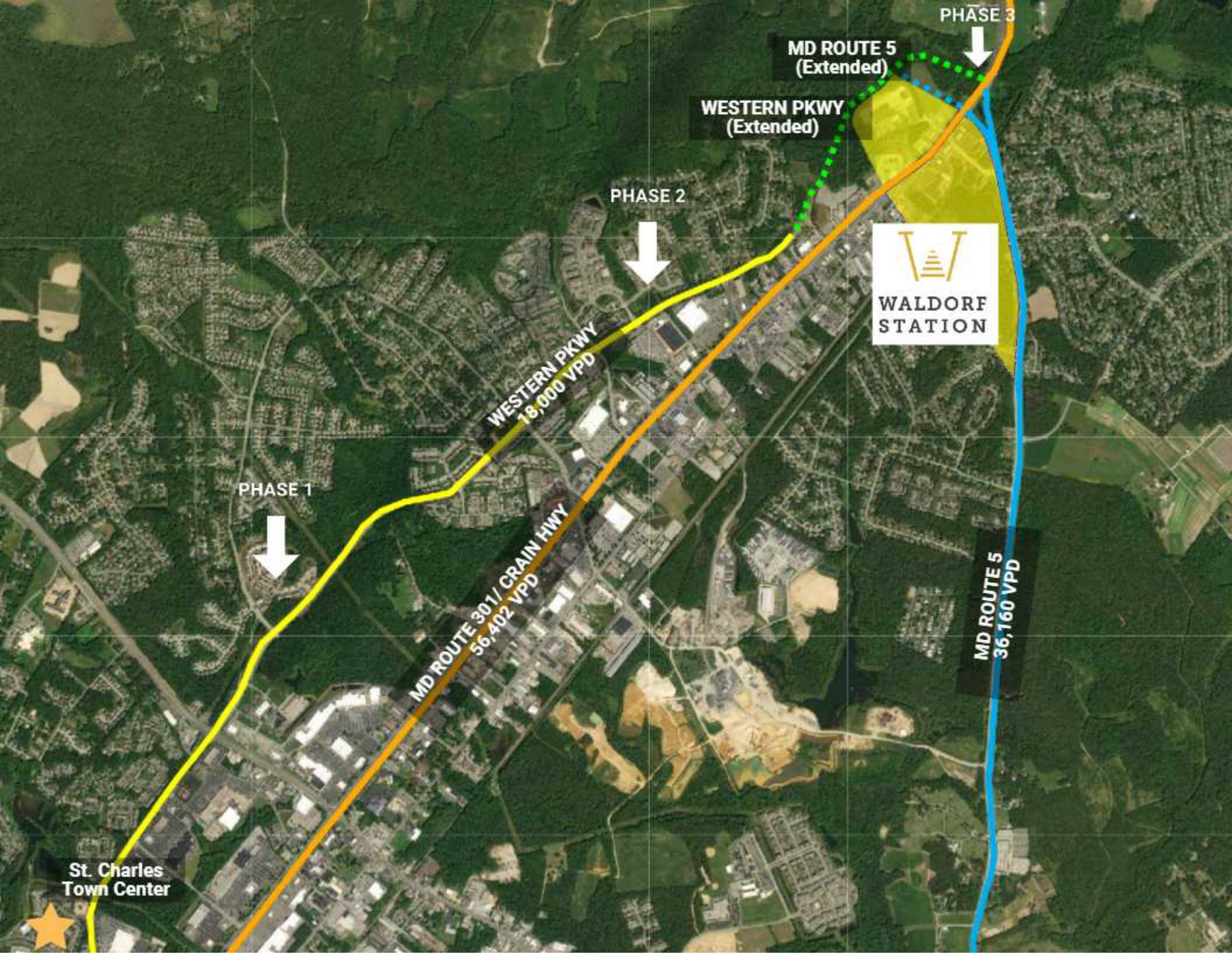
THE OPPORTUNITY

- 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


WALDORF
STATION

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







PROPOSED
OFFICE
RENDERING



SITE PLAN (WEST)



SUMMARY OF PROVISIONS

A	Retail=	+/-117,800 GSF
	Total parking=	918 PS
	Parking Ratio=	5.9 PS/1,000 GSF
B	Hotel=	+/-42,000 GSF/110 KEYS
	Total parking=	147 PS
	Parking Ratio=	1.2 PS/KEY
C	Retail=	+/-5,600 GSF
	Total parking=	66 PS
	Parking Ratio=	13.2 PS/1,000 GSF
D	Retail=	+/-15,700 GSF
	Total parking=	136 PS
	Parking Ratio=	7.4 PS/1,000 GSF

E	Retail=	+/-13,690 GSF
	Total parking=	169 PS
	Parking Ratio=	14.0 PS/1,000 GSF
F	Office=	+/-50,400 GSF
	Total parking=	158 PS
	Parking Ratio=	3.9 PS/1,000 GSF
G	Office=	+/-50,400 GSF
	Total parking=	151 PS
	Parking Ratio=	3.3 PS/1,000 GSF

ACCESS PLAN

1. Potential traffic signal triggered by traffic count
2. New traffic signal RI/RO/LI (No LO)
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

LOT E OPTIONS



OPTION A
10,690 SF
(COMBINED)

OPTION B
1,540 SF-4,265SF
(DEMISED)



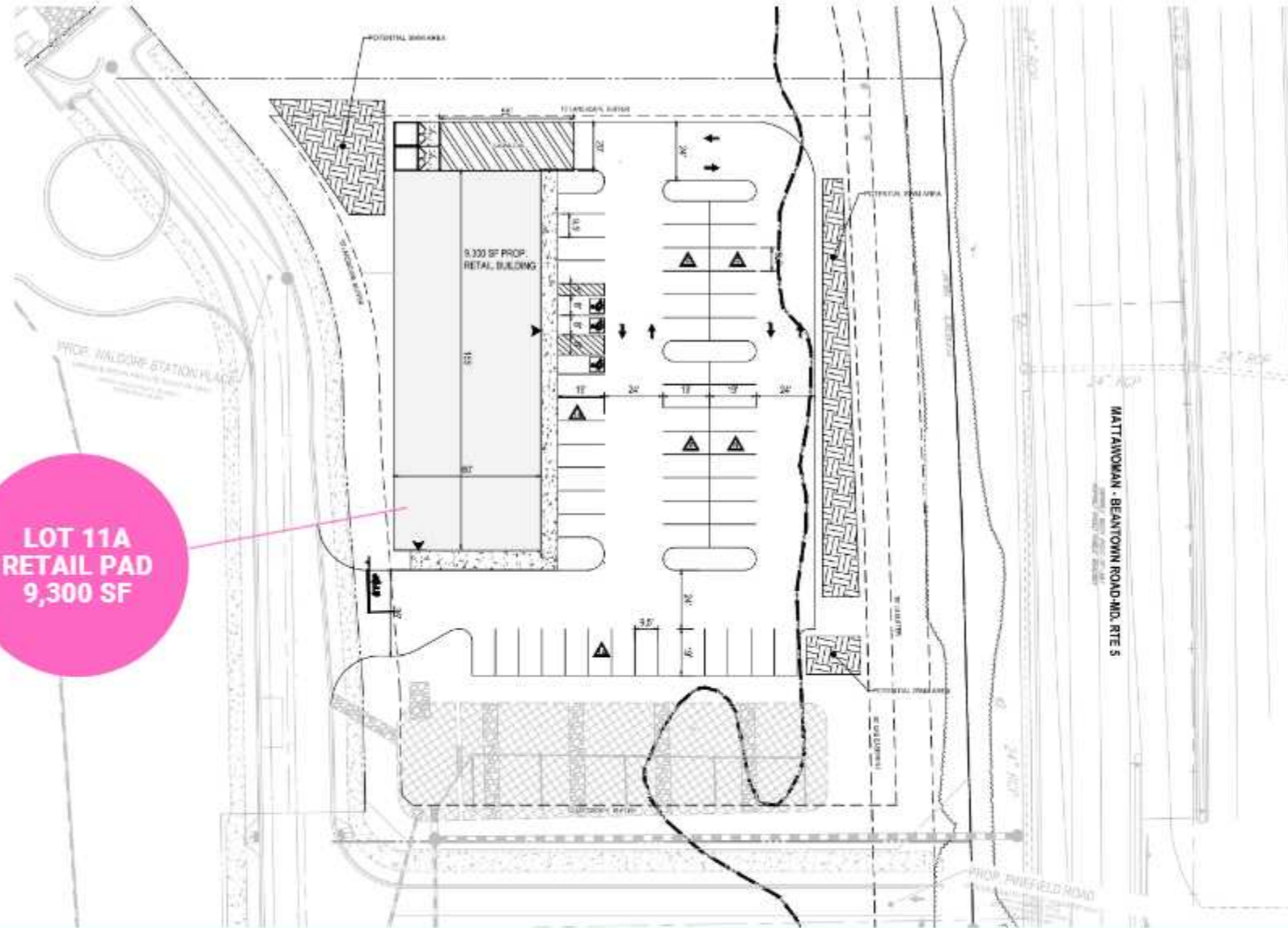
SITE PLAN (EAST)



DISTRICT	DEVELOPER	DESCRIPTION	UNITS	ACREAGE	
LOT 11A	Bonaventure	Apartments	300 MFD	11.3	SEE NEXT PAGE FOR ENLARGED LOD
	Stanley Martin	Townhomes	225 TH	31.0	
LOT 10A	Greenberg Gibbons	Commercial	9,300 SF	2.0	
		Commercial	Gas Station	1.9	
	Bonaventure	Assisted Living	100-120 Beds	5.8	

LOT 11A LOD

LOT 11A
RETAIL PAD
9,300 SF



PARKING COUNT

Required Parking = 47 (Assuming General Retail @ 5 Spaces/1,000SF)

Total Proposed Parking = 56

- ADA Parking Spaces = 2
- Standard Parking Spaces = 53

Note: Per Charles County Zoning Ordinance Any Parking Stall Over the Minimum Requirement Must Be Permeable Pavement.
*Other General Notes Apply.

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	2022	FAIRFIELD BUILDING COMPANY

TOTAL 3-MILE PIPELINE: 2,667 UNITS

MULTI-FAMILY/TOWNHOMES

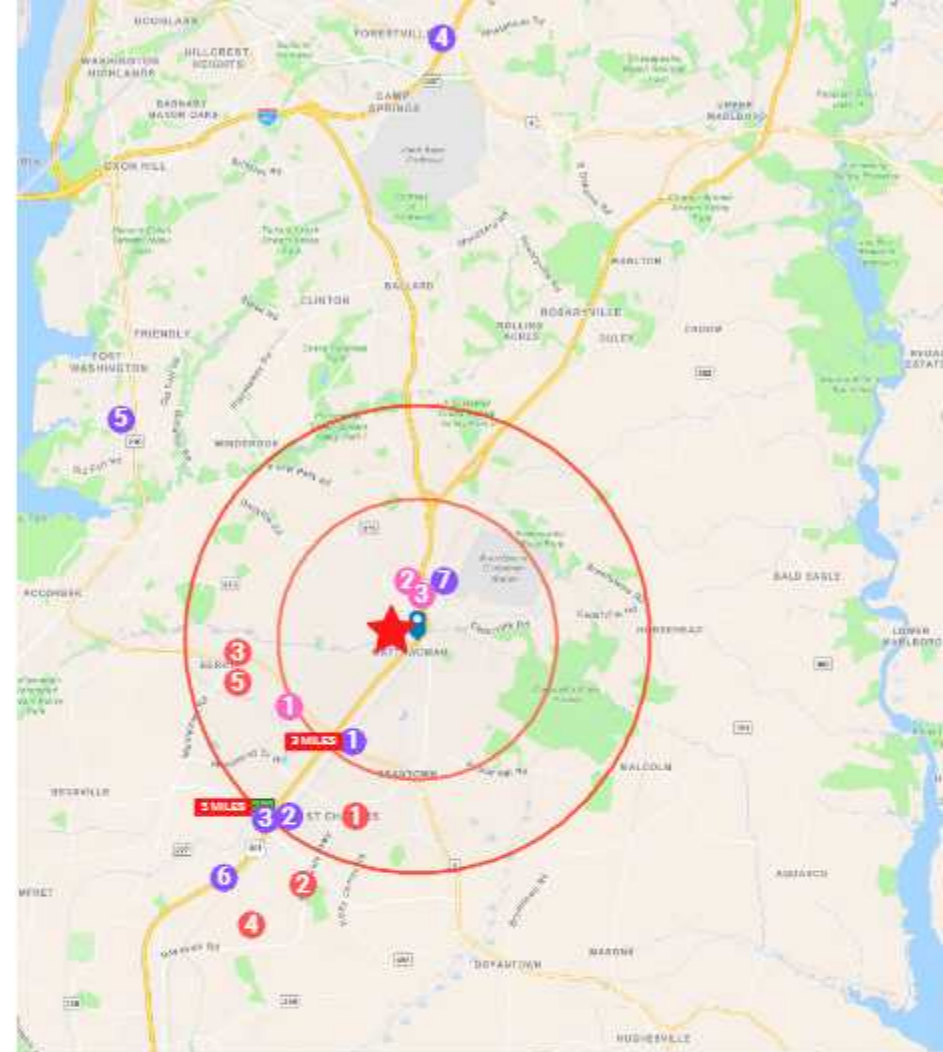
PROJECT (5-MILE+ RADIUS)	TOTAL UNITS:	DELIVERY:	COMPANY:
1 PINEY CHURCH	300 UNITS	2026	PERCONTEE INC.
2 VILLAGE OF PINEY REACH, NEIGHBORHOOD 3	600 UNITS	2025	LENNAR
3 SPRINGHAVEN WOODS II	58 UNITS	2023	BELK
4 ST CHARLES PUD	1,050 UNITS	2024	LENNAR
5 CHRISTOPHER POINTE CROSS	216	2023	RYAN HOMES

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	901,524	2023	ELION PARTNERS

TOTAL PIPELINE: 2,793,816 SF



**TOTAL GROWTH
COMING SOON**



5K

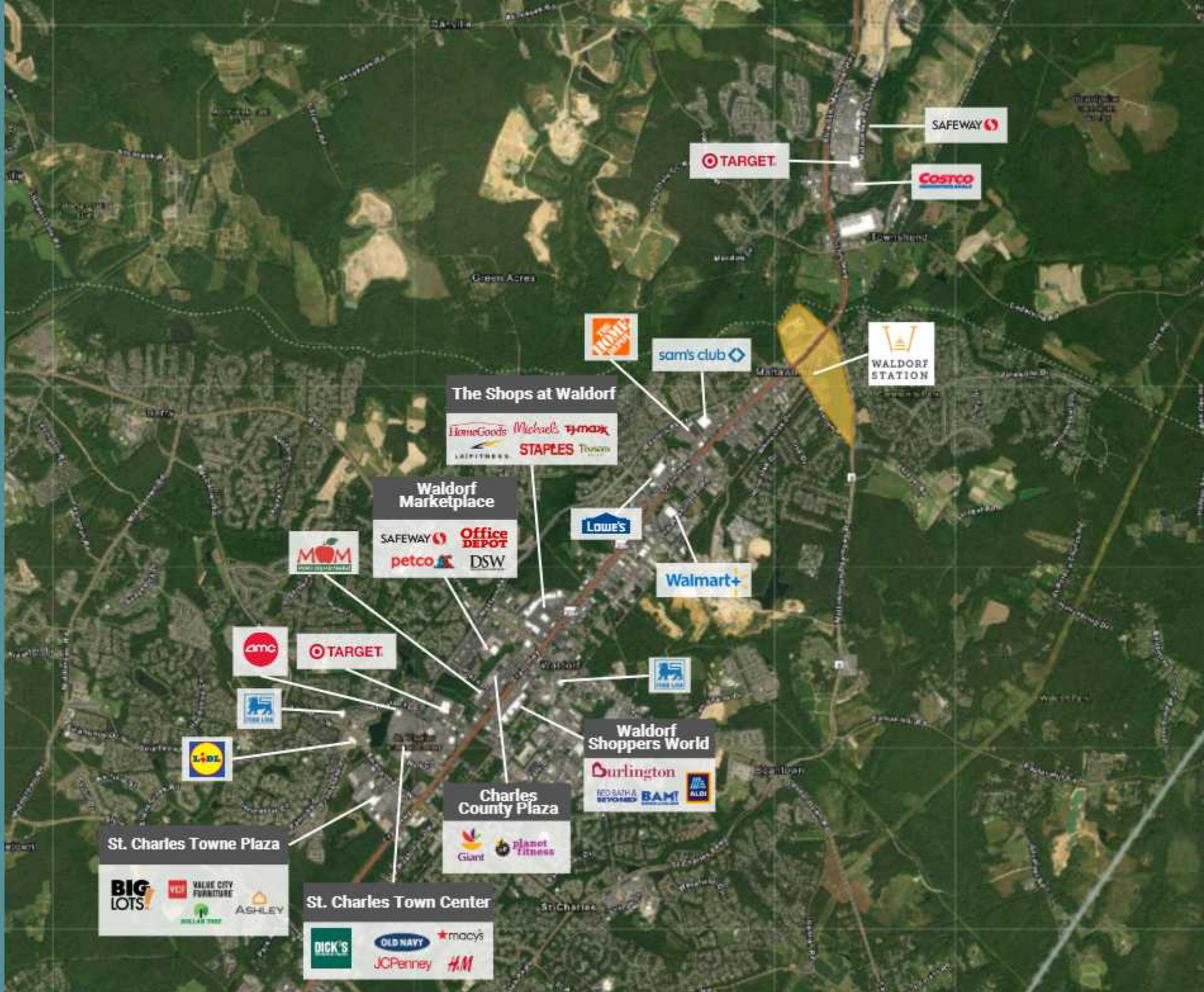
MULTIFAMILY UNITS

2.8M

SQUARE FEET OF
OFFICE/INDUSTRIAL



MARKET MAP





GREENBERG GIBBONS

www.ggcommercial.com

INSPIRING EXPERIENCES
ENGAGING DESTINATIONS