

GROCERY RETAIL RESIDENTIAL HOTEL OFFICE

NOW LEASING PHASE II

JOIN:



honeygrow



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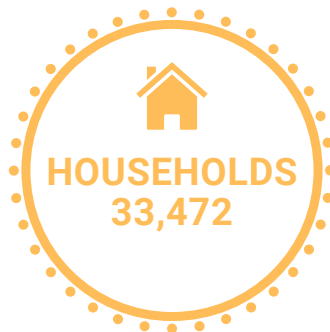
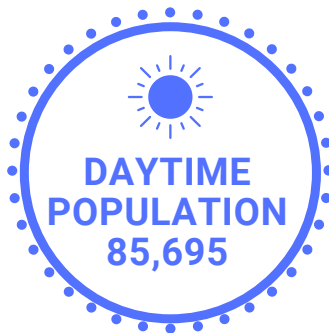
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**WALDORF
STATION**

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



5-MILE RADIUS

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.

THE OPPORTUNITY

- New mixed-use development on 150 acre site at the Gateway to Charles County.
 - Phase I featuring a 302-unit luxury apartment building, 30,190 SF of retail, and 213 Townhomes by Stanley Martin.
 - Phase II: Anchor opportunity up to 150,000 SF, additional retail and residential, hotel, office, & more.
- Available space ideal for grocery, restaurant, fast food, bank, flex office, etc.
- Located in an Opportunity Zone (OZ) which is 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 over 2.5M SF of office/industrial proposed and/or under construction coming to Waldorf.



**WESTERN PKWY
(Extended)
(est. completion 2027)
PHASE 3**



**PHASE 2
(COMPLETE)**



**PHASE 1
(COMPLETE)**



**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



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	Retail=	+/-16,400 GSF
	Total parking=	117 PS
	Parking Ratio=	7.1 PS/1,000 GSF

ACCESS PLAN

1. Potential traffic signal triggered by traffic count
2. RI/RO
3. LI/RI/RO (No LO)
4. Full Movement Intersection
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**



OPENING SPRING 2026

ILLUSTRATIVE: LOT 6A
RETAIL PHASE I



ILLUSTRATIVE: LOT 6B
RETAIL PHASE II
PERSPECTIVE FROM MATTOWAMAN DRIVE
CONSTRUCTION STARTING 2026



ILLUSTRATIVE: LOT 6A & 6B
PERSPECTIVE FROM ROUTE 301 AND 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 (RESIDENTIAL-LOT 10)	FUTURE	GRENEBERG GIBBONS
PHASE IV	+/- 250 (MULTI-FAMILY)*	FUTURE	GREENBERG GIBBONS

*Located on West side of Waldorf Station

THE IRONWOOD AT
WALDORF STATION



MULTI-FAMILY/TOWNHOMES

PROJECT (3-MILE RADIUS)	TOTAL UNITS:	DELIVERY:	COMPANY:
★ WALDORF STATION PHASE 1	302 UNITS	2025	GREENBERG GIBBONS/MCB
★ WALDORF STATION PHASE 2	283 UNITS	2028	GREENBERG GIBBONS/MCB
★ WALDORF STATION	213 UNITS	FUTURE	STANLEY MARTIN
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: 2,452 UNITS

MULTI-FAMILY/TOWNHOMES

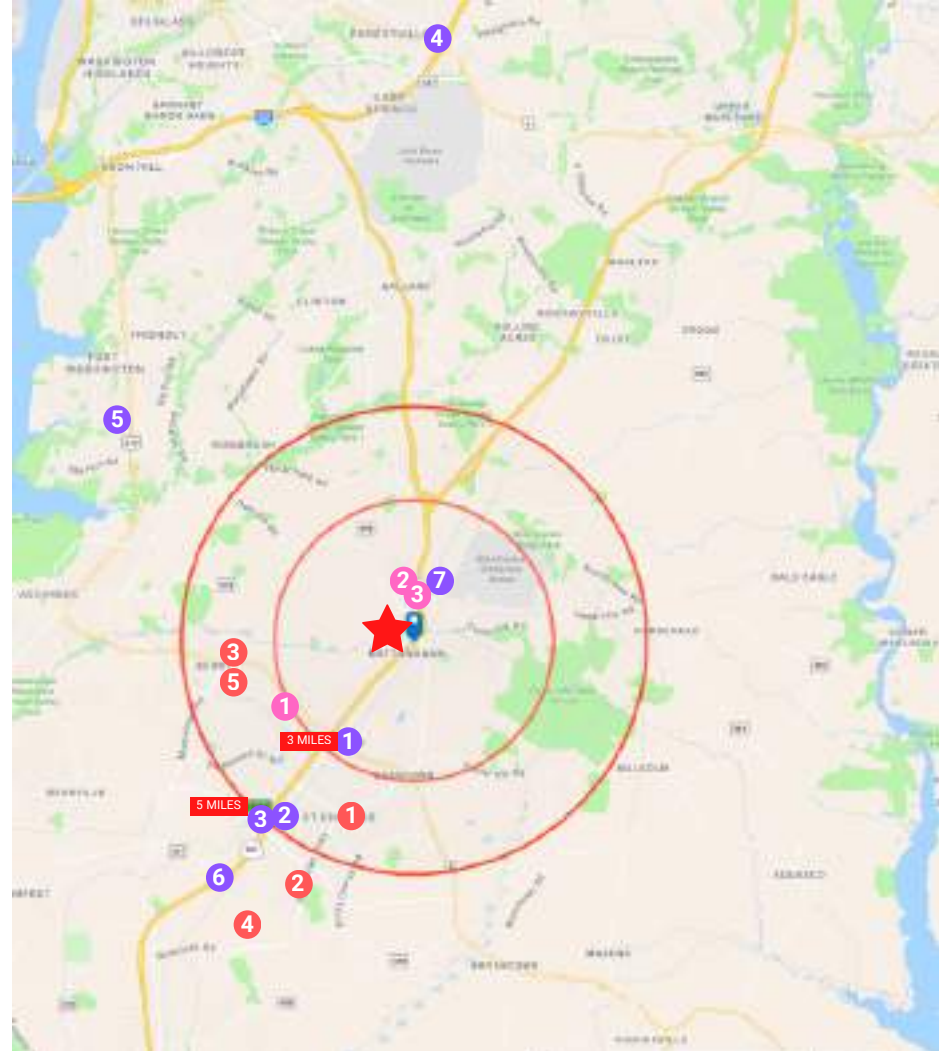
PROJECT (5-MILE+ RADIUS)	TOTAL UNITS:	DELIVERY:	COMPANY:
1 PINEY CHURCH	300 UNITS	2026	PERCONTEE INC.
2 VILLAGE OF PINEY REACH, NEIGHBORHOOD 3	600 UNITS	2025	LENNAR
3 SPRINGHAVEN WOODS II	58 UNITS	2023	BELK
4 ST CHARLES PUD	1,050 UNITS	2024	LENNAR
5 CHRISTOPHER POINTE CROSS	216	2023	RYAN HOMES

TOTAL 5-MILE PIPELINE: 2,224 UNITS

OFFICE/INDUSTRIAL

PROJECT	TOTAL SF:	DELIVERY:	COMPANY:
★ WALDORF STATION COMMERCIAL	500,000	2026-2030	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

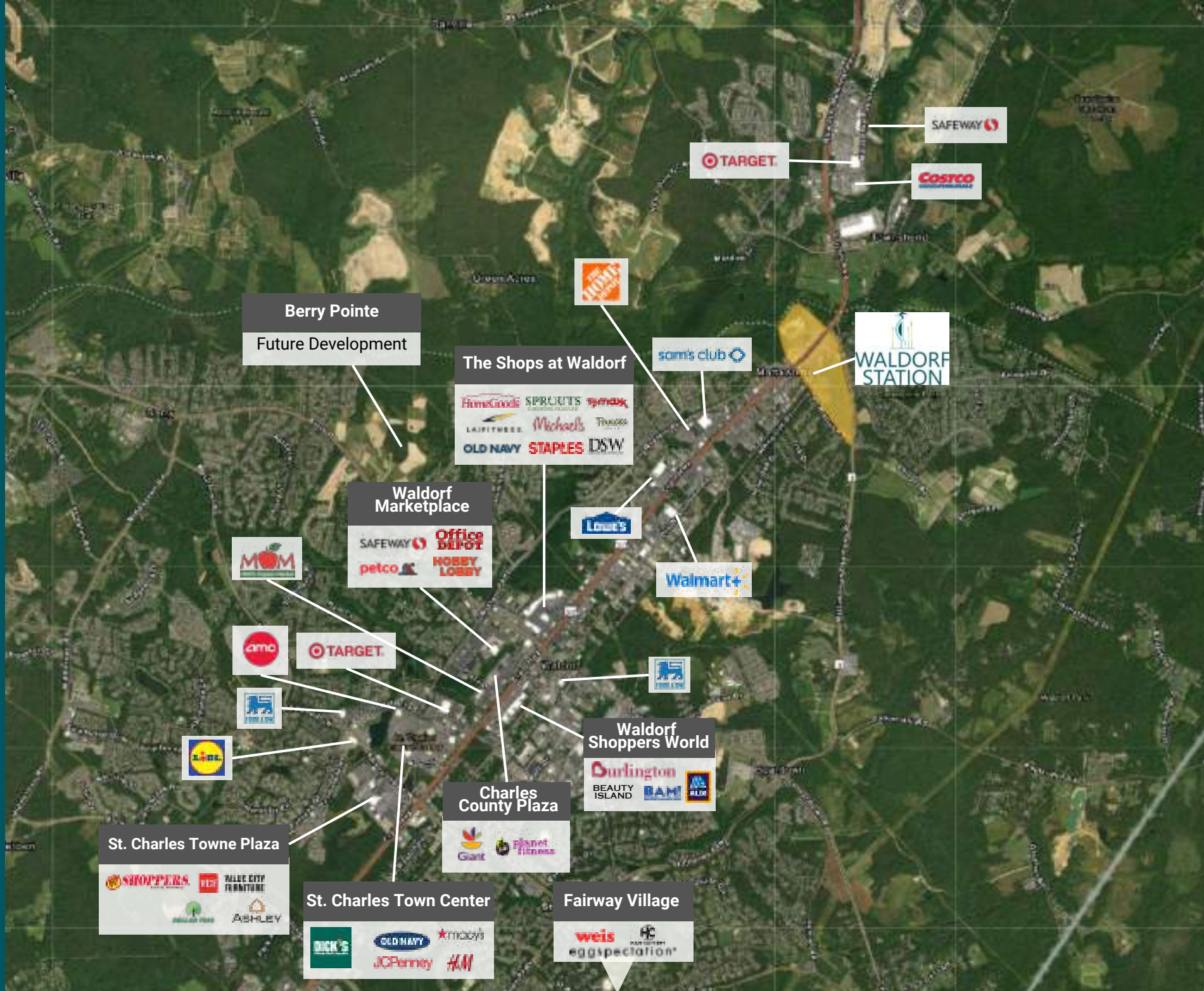


5K
MULTIFAMILY UNITS

2.8M
SQUARE FEET OF
OFFICE/INDUSTRIAL



MARKET MAP





GREENBERG GIBBONS

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INSPIRING EXPERIENCES
ENGAGING DESTINATIONS