

The Shops At Waldorf Center

Waldorf, MD

Route 301 & Route 228 (Berry Road)

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AREA DEMOGRAPHICS

	5 mile	10 mile	15 mile
Population	78,884	178,659	507,130
Average HH Income	\$90,620	\$99,748	\$98,925
Daytime Population	30,392	59,010	185,083
Education (some college or higher)	62.6%	62.1%	62.9%

Source: 2000 Census, 2010 estimates with 2015 projections

For More Information:

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Madison Retail Group
www.MadisonRetailGroup.com

THE PROJECT

- 473,970 square feet at existing site
- 110,500 square feet at expansion area
- 584,470 total square footage

ANCHOR TENANTS: Babies R US; Michael's Arts & Crafts, The Room Store; CVS; Staples; Ross Dress for Less; PetSmart; Christmas Tree Shops and HH GREG

TRAFFIC COUNTS: 61,444 cars per day on Route 301
39,870 cars per day on Route 228



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The Shops at Waldorf Center Waldorf, MD

Madison Retail Group is pleased to present The Shops at Waldorf Center (formerly the Festival at Waldorf) located in the heart of Waldorf, Maryland. The Shops at Waldorf Center is ideally situated at the major intersection of Route 301 (Crain Highway) and Route 228 (Berry Road), delivering a daily average traffic count in excess of 61,000 vehicles. This 584,470 square foot shopping center, is anchored by Babies R Us, Michael's Arts & Crafts, The Room Store, CVS, Staples, Ross Dress for Less, PetSmart, Christmas Tree Shops and HH Gregg. With solid demographics and strong co-tenancy, The Shops at Waldorf Center offers retailers a prime location with excellent sales potential.

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