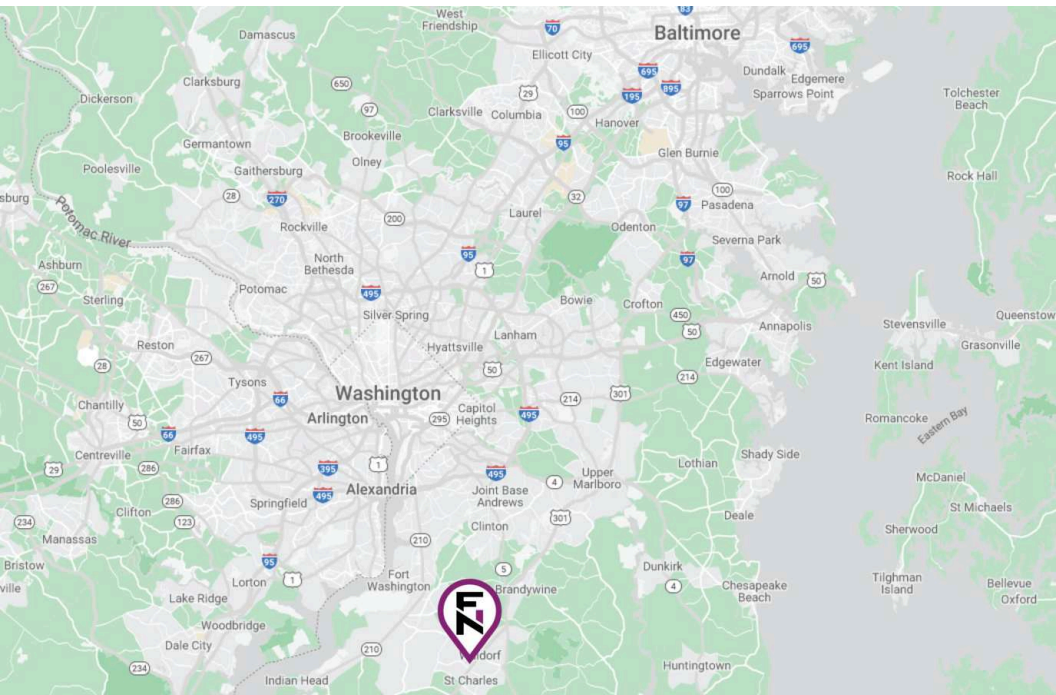


WALDORF MARKETPLACE




2990-3088 Waldorf Marketplace, Waldorf, MD 20603



HIGHLIGHTS

COUNTY Charles County
GLA 359,484
ACRES 27.4
PARKING 1,914

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|---|-----------|-----------|-----------|
|  | 6,472 | 71,997 | 100,917 |
|  | 2,395 | 26,101 | 36,260 |
|  | \$123,157 | \$136,088 | \$143,634 |

PROPERTY FEATURES

- Waldorf Market Place is a 359,484 square foot shopping center located in Waldorf, MD anchored by a 58,092 square-foot Safeway grocery store.
- In addition to Safeway, Waldorf Market Place features a high-quality tenant roster including Hobby Lobby, Super Beauty, Petco, Starbucks, Wells Fargo, Red Robin, TGI Fridays and Famous Dave's.
- The property is situated in a densely populated retail corridor approximately 28-miles south of Washington, DC, situated at the intersection along Western Parkway and Berry Road which sees combined traffic of over 55,000 vehicles per day.
- Waldorf Marketplace serves a highly affluent demographic. Within a 3-mile radius of the property, the population is over 70,000 people and the average household income is over \$114,000.



PROPERTY WEBSITE

Candace Gschwind | 513-292-2652 | cgschwind@fnrpusa.com **INVESTOR RELATIONS** | (855) 622-3677 | ir@fnrpusa.com

fnrpusa.com

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■ AVAILABLE □ AVAILABLE SOON ■ LEASED □ NAP (NOT A PART)

| SUITE | TENANT NAME | SF |
|--------------|---------------------------|---------------|
| 2990 | TGI Friday's | 5,803 |
| 2992/2992A | Fusion Dental | 9,311 |
| 3000 | Available | 3,784 |
| 3001 | Super Beauty | 22,492 |
| 3002 | Mariner Finance | 1,950 |
| 3006 | America's Best | 3,023 |
| 3009 | Hobby Lobby | 53,000 |
| 3010 | Fiesta Tex Mex | 3,959 |
| 3016 | T Pot | 7,454 |
| 3017 | Available | 21,085 |
| 3020B | Available | 8,000 |
| 3021 | Available | 7,666 |
| 3025 | Bath & Body Works | 3,640 |
| 3028/3020A | World Class Barbers | 1,946 |
| 3029 | JW Jewelers | 1,086 |
| 3035 | Crunch Fitness | 22,100 |
| 3045 | Hair Cuttery | 1,500 |
| 3046 | Famous Dave's | 6,954 |
| 3047/3049 | The Wine Shoppe | 3,900 |
| 3050 | Wells Fargo | 4,500 |
| 3051 | Safeway | 58,092 |
| 3053 | Starbucks | 1,600 |
| 3054 | Navy Federal Credit Union | 4,010 |
| 3054B | Hot Chickn Kitchn | 1,790 |
| 3055 | Noodles & Company | 2,550 |
| 3056 | Palm Beach Tan | 3,400 |
| 3058 | Pho D'Lite | 2,562 |
| 3059 | BonChon | 3,136 |
| 3060/3064 | MedStar Promptcare | 10,250 |
| 3063 | Cold Stone Creamery | 1,350 |
| 3065 | T-Mobile | 1,600 |
| 3067 | GameStop | 1,750 |
| 3069 | Three Brothers Pizza | 4,055 |
| 3072 | Red Robin | 6,351 |
| 3073 | Escape Nails & Spa | 4,000 |
| 3076 | Chico's | 2,800 |
| 3077 | Petco | 13,800 |
| 3078 | Available | 5,000 |
| 3079 | Price Busters | 17,000 |
| 3080 | Weinstein Eye | 3,000 |
| 3082 | Shabach Yoga | 1,724 |
| 3084 | Maryland Orthopaedics | 4,011 |
| 3088 | Jared Jewelers | 6,300 |



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