

# FOR LEASE

Charles County, Maryland

# FREESTANDING RESTAURANT BUILDING

2355 CRAIN HIGHWAY | WALDORF, MARYLAND 20601

## BUILDING SIZE

5,200 sf

## LOT SIZE

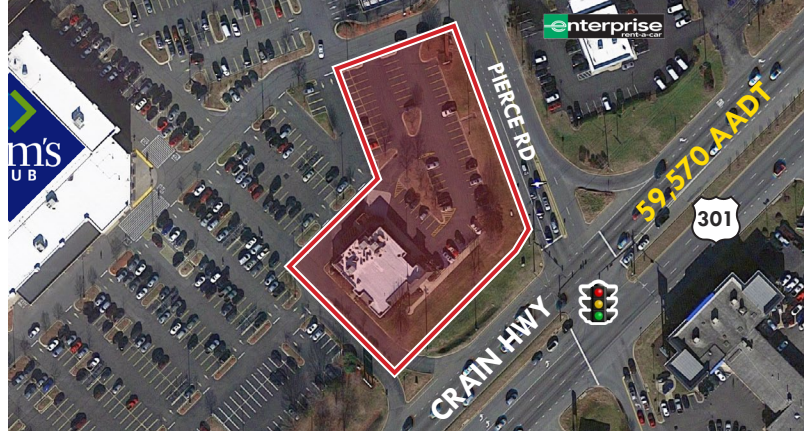
1.412 Acres

## ZONING

CC (Community Commercial)

## HIGHLIGHTS

- ▶ Freestanding restaurant building (formerly Bob Evans)
- ▶ Prime location at signalized intersection and entrance to Sam's Club
- ▶ Direct exposure to Crain Hwy (MD Route 3): 59,570 AADT
- ▶ Ample surface parking
- ▶ Nearby retailers include Sam's Club, The Home Depot, La-Z-Boy, Lowe's Home Improvement, AMF and Walmart
- ▶ Nearby restaurants include Burger King, IHOP, Taco Bell, KFC, McDonald's, Golden Corral, Denny's, Outback Steakhouse, Chili's, Red Robin and more!



**Mike Ruocco** | Vice President

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Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

**John Harrington** | Senior Vice President & Principal

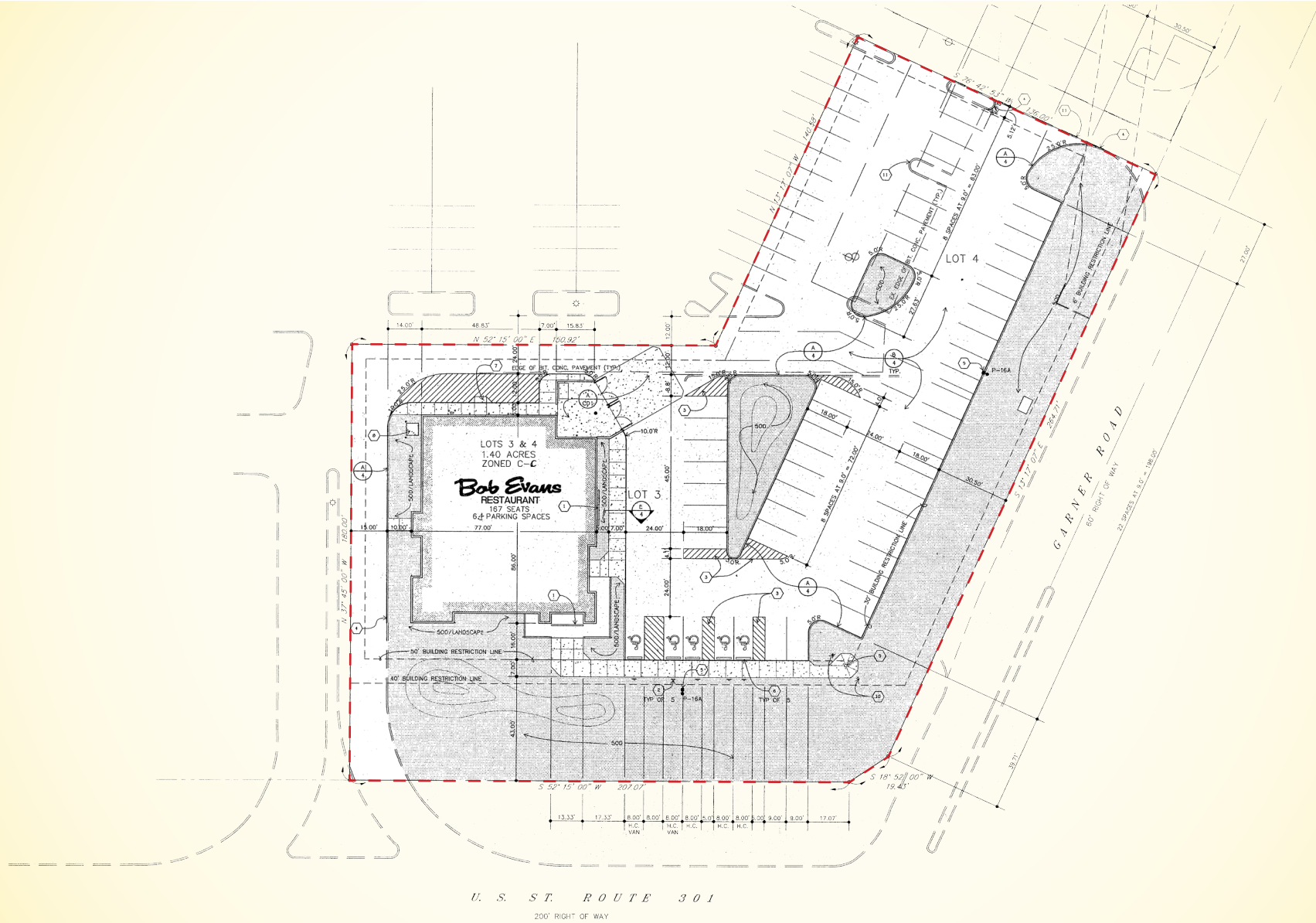
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# SITE PLAN

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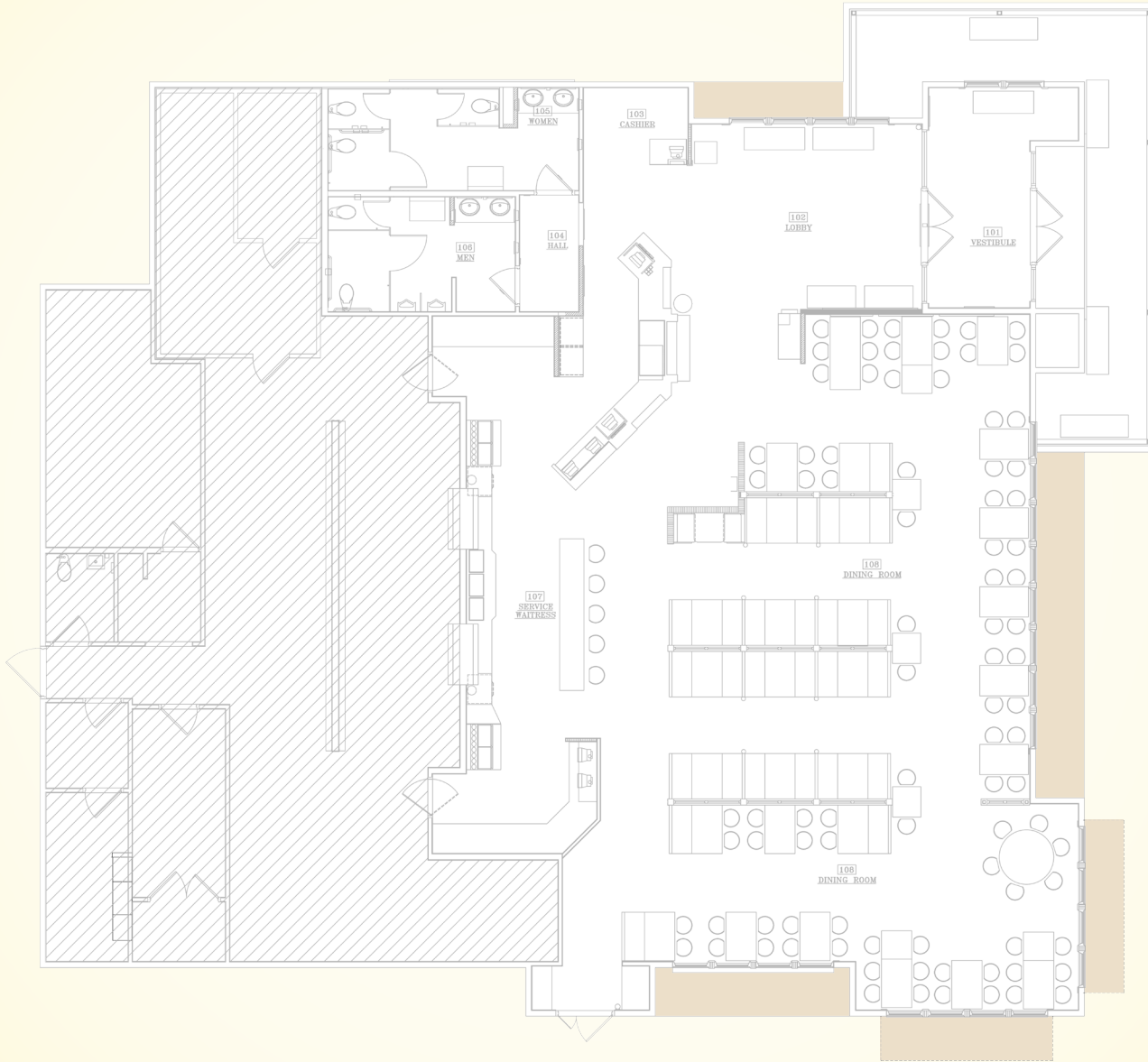


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# FLOOR PLAN

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# FOR LEASE

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# BIRDSEYE

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# TRADE AREA

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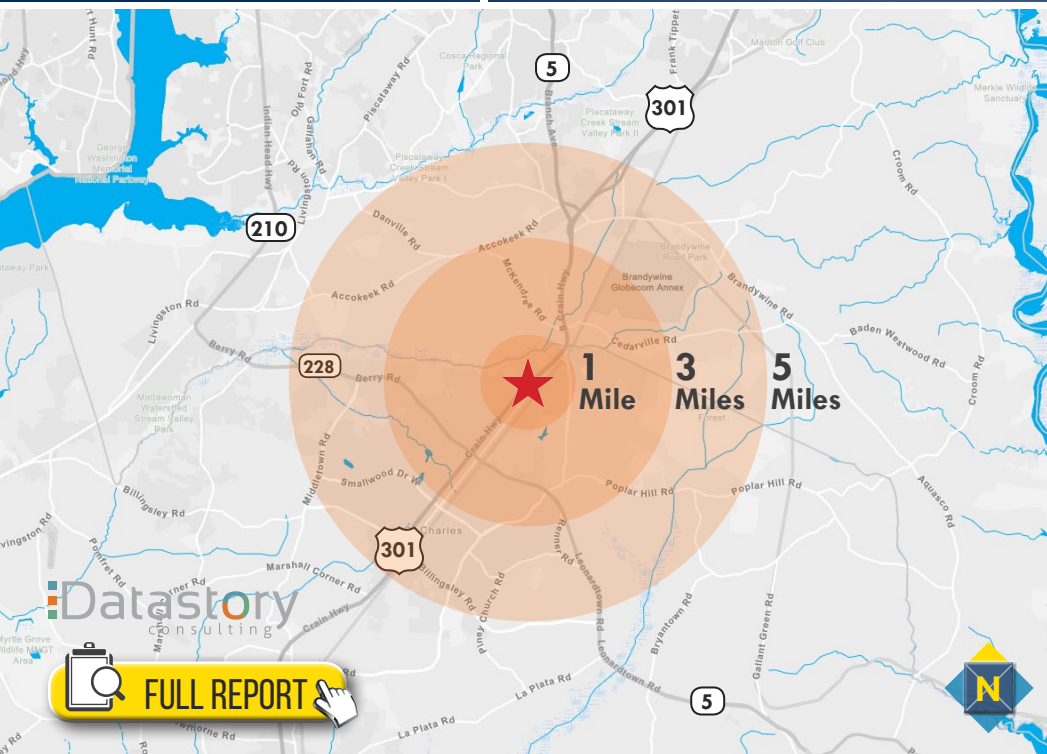
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# LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
6,235 1 MILE	2,281 1 MILE	2.73 1 MILE	34.4 1 MILE
33,451 3 MILES	11,859 3 MILES	2.82 3 MILES	35.7 3 MILES
84,087 5 MILES	29,505 5 MILES	2.84 5 MILES	35.7 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$80,419 1 MILE	65.4% 1 MILE	94.2% 1 MILE	5,855 1 MILE
\$101,693 3 MILES	62.2% 3 MILES	94.6% 3 MILES	33,781 3 MILES
\$105,468 5 MILES	63.5% 5 MILES	94.9% 5 MILES	66,511 5 MILES

**31%**  
SOCCER MOMS  
2 MILES

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Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

**2.96**  
AVERAGE HH SIZE

**36.6**  
MEDIAN AGE

**\$84,000**  
MEDIAN HH INCOME

**18%**  
PLEASANTVILLE  
2 MILES

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Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

**2.86**  
AVERAGE HH SIZE

**41.9**  
MEDIAN AGE

**\$85,000**  
MEDIAN HH INCOME

**16%**  
BRIGHT YOUNG PROFESSIONALS  
2 MILES

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These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

**2.40**  
AVERAGE HH SIZE

**32.2**  
MEDIAN AGE

**\$50,000**  
MEDIAN HH INCOME

**13%**  
HOME IMPROVEMENT  
2 MILES

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These married-couple families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

**2.86**  
AVERAGE HH SIZE

**37.0**  
MEDIAN AGE

**\$67,000**  
MEDIAN HH INCOME