

Smallwood Village Center

173,090 SF

Waldorf, MD

SAUL CENTERS, INC.

7501 Wisconsin Avenue
Suite 1500
Bethesda, Maryland
20814-6522
(301) 986-6200
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Tenant List		
1	SAFEWAY	55,362 SF
2	LIQUOR STORE	3,317 SF
3	TEXAS RIBS & BBQ	2,477 SF
4	TEXAS RIBS CARRYOUT	820 SF
5	VILLAGE CLEANERS	1,574 SF
6	DR. GARG, DDS-LOVE MY DENTIST	1,540 SF
7	DOLLAR PLUS	2,277 SF
8	HAIRQUARTERS	1,053 SF
9	AVAILABLE	2,053 SF
10	INTELWORK COLLEGE	1,141 SF
11	INTELWORK COLLEGE	2,174 SF
12	INTELWORK COLLEGE	1,225 SF
13	INTERSTATE GENERAL	23,508 SF
14	DR. GEISERT (CHIRO)	517 SF
15	CLASSIC IMAGE SALON & SPA	4,678 SF
16	AVAILABLE	1,667 SF
17	AVAILABLE	1,667 SF
18	AVAILABLE	1,667 SF
19	AVAILABLE	1,821 SF
20	SUBWAY	1,112 SF
21	Smallwood Barber Shop	1,112 SF
22	OUZO'S BRICK OVEN PIZZA	1,083 SF
23	CVS	10,000 SF
24	GOLDEN GATE RESTAURANT	3,067 SF
25	PERFECT NAILS	959 SF
26	AVAILABLE	2,245 SF
27	FEDERAL CREDIT UNION	2,936 SF
28	AVAILABLE	4,966 SF
29	FAMILY DOLLAR	8,555 SF
30	AVAILABLE	1,326 SF
31	DR. DIMITRI, DDS	1,083 SF
32	AVAILABLE	8,000 SF
33	AVAILABLE	1,525 SF
34	AVAILABLE	6,181 SF
35	AVAILABLE	8,602 SF
TOTAL		173,090 SF



4475 Regency Place
Suite 101
White Plains, MD 20695
301-632-6320 (o) 301-632-6323 (f)

Traffic Counts:

St. Charles Hwy: 17,882 +/- ADT

Smallwood Dr: 14,442 +/- ADT

Demographics:

Population:

1 mile 16,413
3 miles 44,468
5 miles 74,917

Average Household Income:

1 mile \$65,600
3 miles \$78,536
5 miles \$85,756

SMALLWOOD VILLAGE CENTER



Smallwood Village Center is a 172,834 square foot neighborhood shopping center located within the St. Charles planned community in Waldorf, Charles County, Maryland. Smallwood Village Center is located near the intersection of St. Charles Parkway and Smallwood Drive. The center is anchored by a Safeway grocery store and a CVS pharmacy. Located approximately 20 miles south of Washington, DC, Waldorf is the major center of population, employment and commerce both in Charles County and in Southern Maryland. Waldorf's planned community, St. Charles, is a large mixed-use Planned Unit Development covering over 37% of Waldorf. Smallwood Village Center is in the midst of a mature and densely developed residential area, and is removed from the Route 301 corridor where most of Waldorf's commercially-zoned property is located.

Shasho.com
CONSULTING, P.A.
COMMERCIAL REAL ESTATE



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