

WESTLAKE SQUARE SHOPPING CENTER

3550 MIDDLETOWN ROAD, WALDORF, MD 20603

SERVING THE GROWING COMMUNITY OF ST. CHARLES

SPACE FOR LEASE IN NEW RETAIL CENTER WITH 7-ELEVEN & THE LEARNING EXPERIENCE

- Inline retail space now available
- Ideal for services and convenience tenants
- Strategically located at intersection of newly-expanded Middletown Road & Smallwood Drive
- Only center located on Middletown Road now accessible to growing number of daily commuters
- Adjacent to Westlake High School



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,252	38,309	84,182
Households	1,858	12,687	27,781
Average HH Income	\$110,664	\$108,237	\$100,489



CENTER FACTS

TYPE Neighborhood Retail Shopping Center

LOCATION

Middletown Road/Smallwood Drive in St. Charles/Waldorf, MD

SIZE 27,000 square feet

PARKING SPACES 174

ACCESS Easy access from Middletown Road and Smallwood Drive

SMART IDEAS. SENSIBLE SOLUTIONS.



COMPASS REAL ESTATE
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PATTI REYNOLDS 410.531.4809 | cell 443.838.8925 | preynolds@cre360.com | www.cre360.com

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Westlake Square is a new neighborhood retail center that will offer a combination of services and restaurants serving the growing community of St. Charles in Waldorf, Maryland. Situated ideally at the corner of newly-expanded Middletown Road and Smallwood Drive, this vibrant area is home to a growing base of shoppers and metropolitan commuters. As the only retail shopping center located on Middletown Road and convenient to adjacent Westlake High School, tenants will enjoy this premier location with years of solid growth planned. When completed, this center will feature a diverse tenant mix including restaurants and various retail goods and services. Join the growing community of tenants at Westlake Square!



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