

SOUTH PARK EAST

Commercial Sites Available

Retail, Fast Food, Restaurants, Hotels,

Shopping Center Chains & More!

Presented By

Joe Wustner

Re/Max One Commercial

(301) 752-5550

(443) 295-6123 broker



Lots from 1-10 Acres

FINISHED LOTS

**water, sewer, gas, storm water and
subgrades**

TRAFFIC COUNTS

	39,191 ADT
	53,010 ADT
	16,091 ADT

WESTLAKE VILLAGE

ST CHARLES TOWNE CENTER

JO Penney
sears
macys
DICK'S
SPORTS & OUTDOORS
OLD NAVY
AMC
H&M
KOHLS

ST CHARLES TOWNE PLAZA

K&G
VALUE CITY FURNITURE
BIG
LOTS
ASHLEY
FURNITURE
SHOPPERS
SUBWAY
DOLLAR TREE
Kumon
CamuStop

CARRABBA'S
ITALIAN GRILL
Carrabba's
ITALIAN GRILL

EXXON
AT&T

Olive Garden

MDOT
MICHIGAN DEPARTMENT
OF TRANSPORTATION

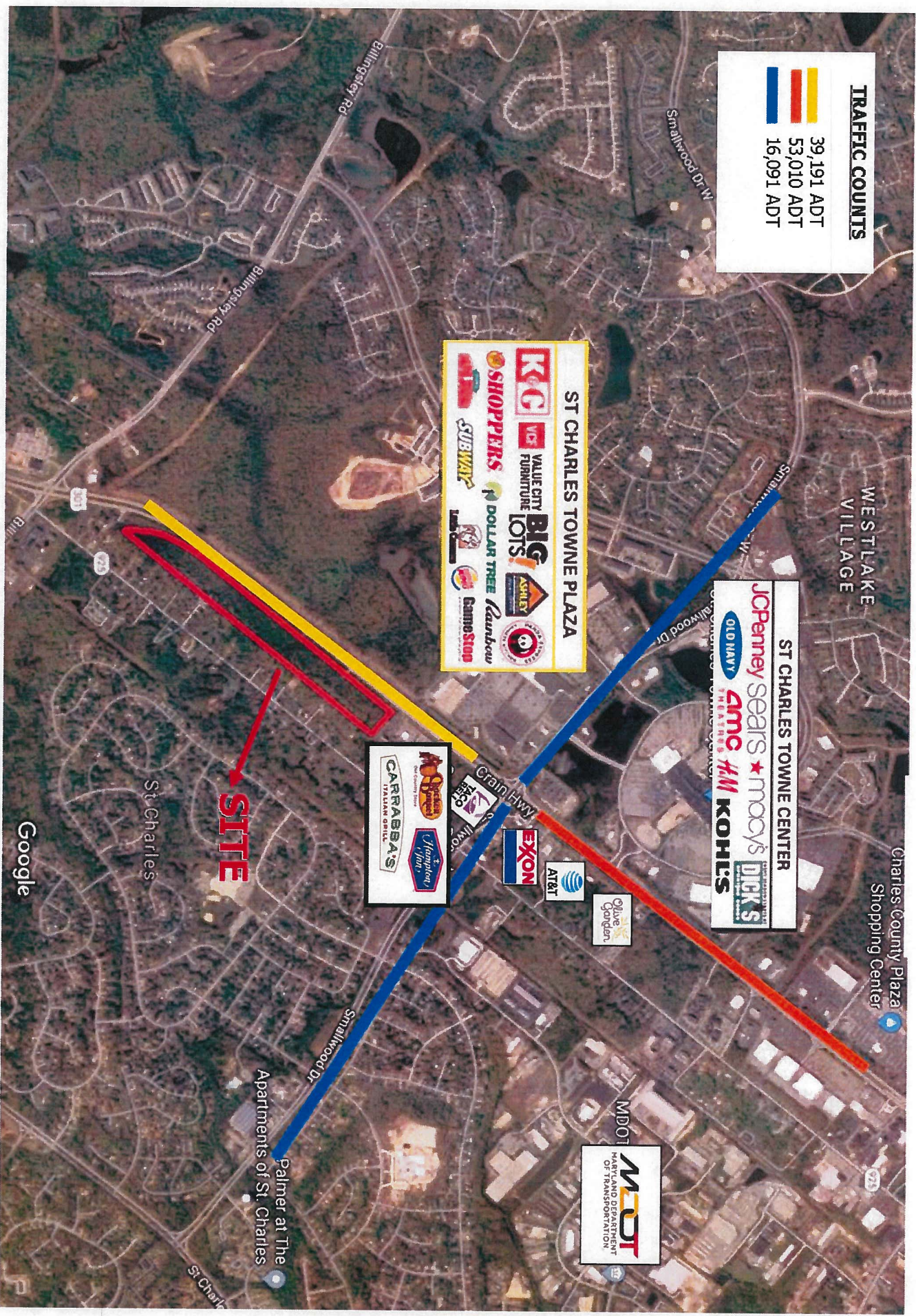
Charles County Plaza Shopping Center

Palmer at The Apartments of St. Charles

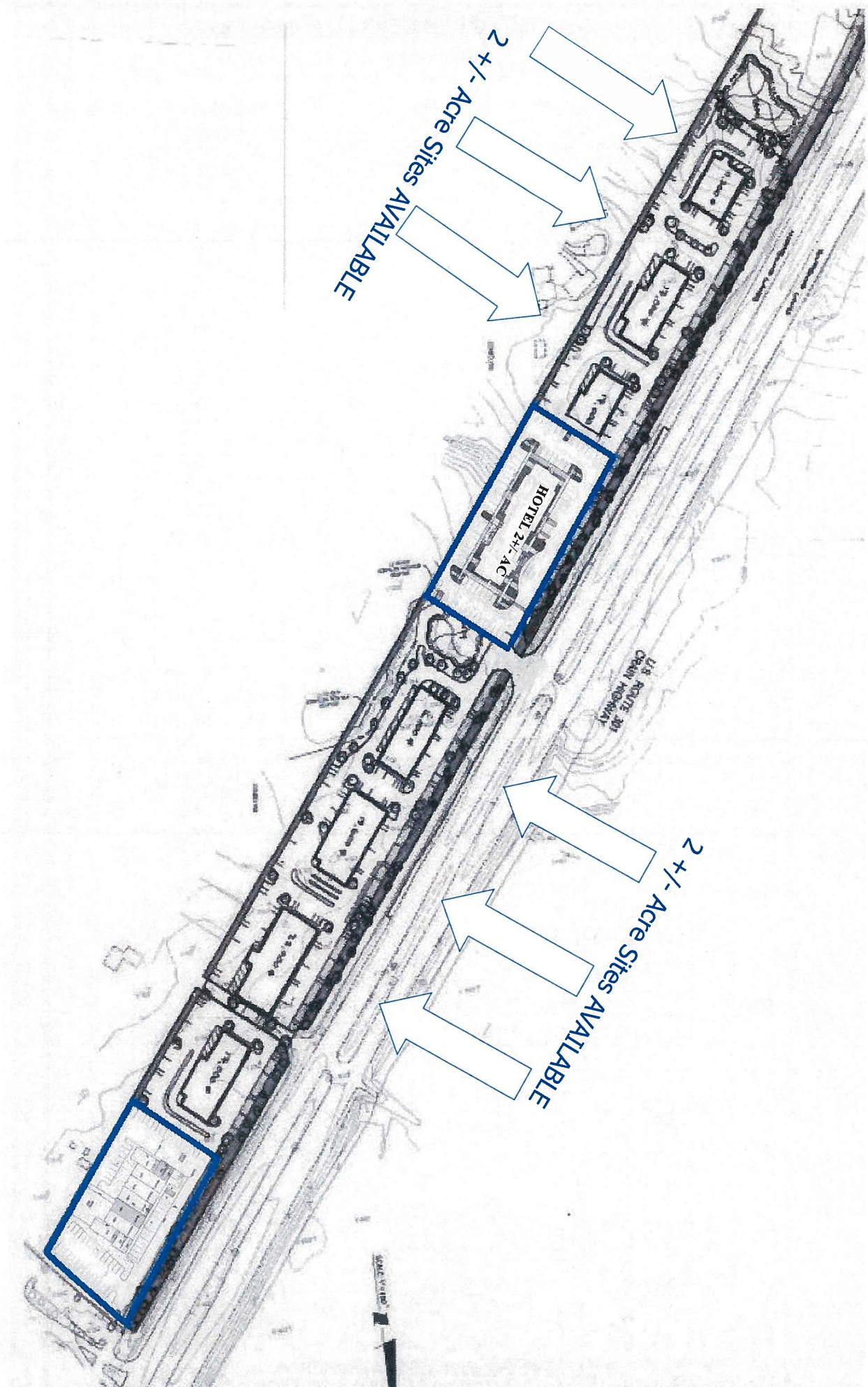
SITE

St Charles

Google







2 +/- Acre Sites AVAILABLE

HOTEL 24-AC

2 +/- Acre Sites AVAILABLE

U.S. ROUTE 301
OPEN HIGHWAY

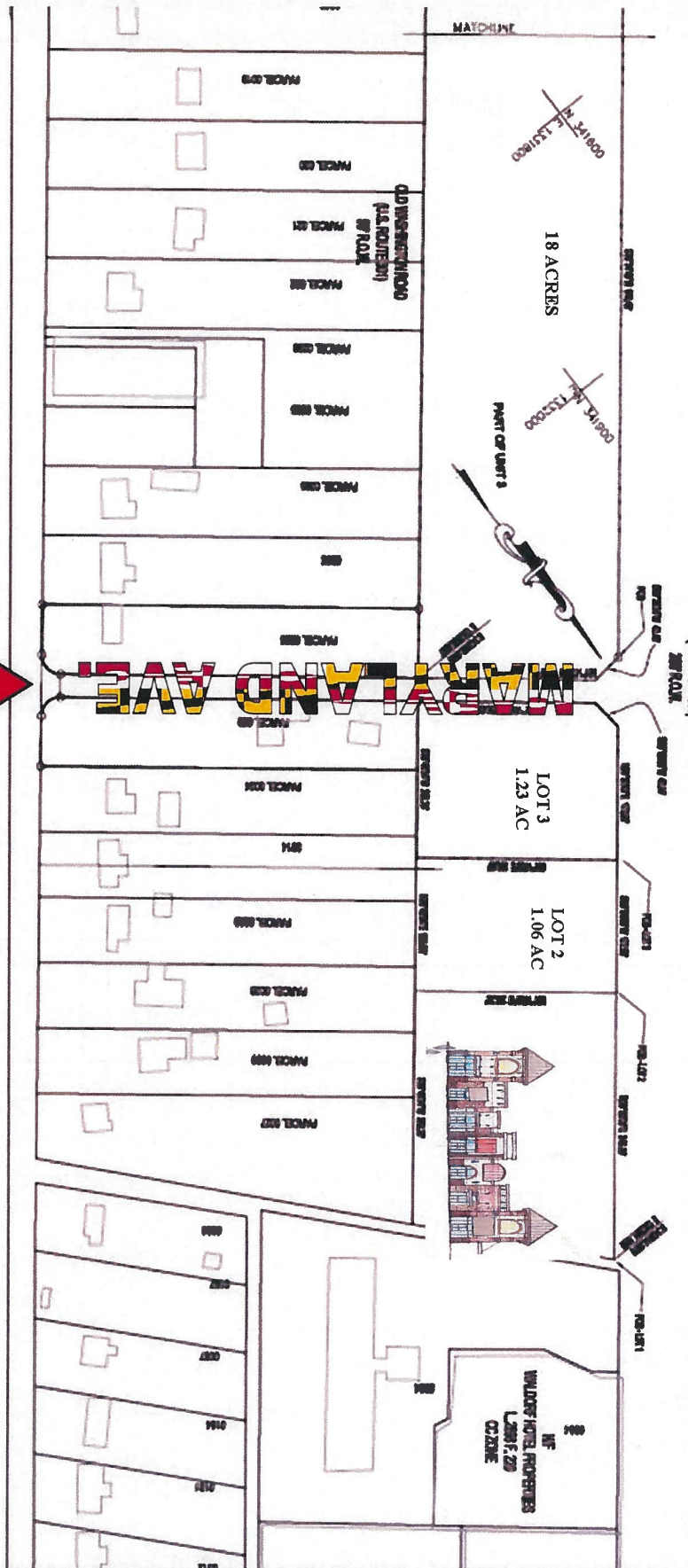
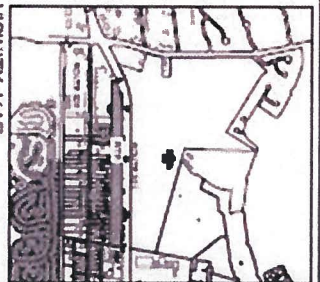
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15. AS CONDUCTED BY A1710302301 IS A CORRECT REPRESENTATION AND THAT THE UNIT'S AND COMMON ELEMENTS AS CONCENTRATED CAN BE DETERMINED THAT THIS IS A CONCOMITANT OF THAT PROPERTY AS CONCENTRATED FROM WILLIAM FINCH, BY DEED DATED NOVEMBER, 20TH AND RECORDED IN BOOK 1000, PAGE 150. IN THE CASE RECORDS OF CHARLES COUNTY, MARYLAND, THAT THE ACQUITTANCE OF THE ASSOCIATED LOAN OF MARYLAND, MARYLAND CONVENTION, ACT HAS BEEN COMPLETED WITH THAT THE LOCATIONS AND OWNERSHIP HAVE BEEN OBTAINED BY OCCUPANT FIELD PRACTICES.

RODOLPH J. PHELYMAN	DATE
PROFESSIONAL LAND SURVEYOR	
NO. REG. NO. 2141	
EXPIRES JAN. 1, 2018	



VICINITY MAP
SCALE: 1"=2000'



MARYLAND AVENUE WILL TAKE TRAFFIC FROM 301 N TO
OLD WASHINGTON ROAD (RT 925)

DATE RECEIVED _____ BY _____
UNION NO. _____ FCUD NO. _____

[illegible]

**TAX MAP 15 / GRID 13 / PARCEL 776
CONDOMINIUM FLAT
MORELAND PROPERTY**

LOCATED IN
8th ELECTION DISTRICT
CHARLES COUNTY, MARYLAND

Ronald Joseph Prettyman Sr.
Professional Land Surveyor

356 1/2 Army Navy Drive
Mehamsville, Maryland 20659
PHONE (301) 904-2935

DECLARANT:
 **Pilot Financial,**
Pilot Financial, LLC,
7200 Indian Summer Place,
Wilmington, Maryland 20683
Phone: (301) 802-6000

SCALE
1" = 50'

MANAGER:

DESIGN BY:	CHKD BY:
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COLMAN ST.	CHIC ST.
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SUPV	CHIEF	DATE
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RELATION NO.

2/2

QKD 37

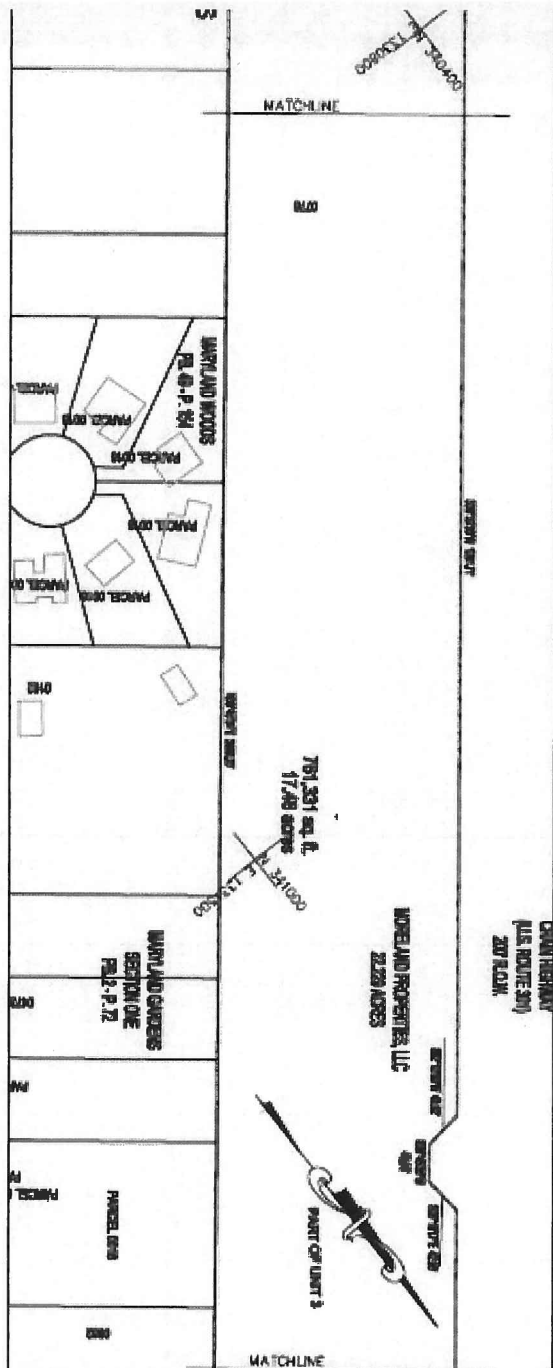
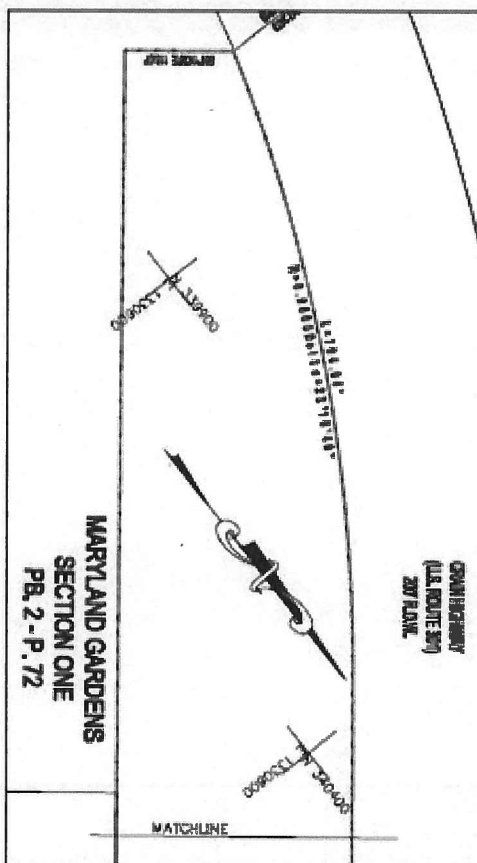
010 51

DATE _____

10.

NO.	DATE	CONSTRUCTION NUMBER
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I HEREBY CERTAIN TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN OF COMMUNISM, TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION OF MOREL AND PROSPERITY.

[illegible]

DATE RECORDED _____ BY _____
LIBER NO. _____ FOLIO NO. _____

TITLE
TAX MAP 15 / GRID 13 / PARCEL 776
CONDOMINIUM FLAT
MORELAND PROPERTY

LOCATED IN

Ronald Joseph Prettyman Sr.
Professional Land Surveyor

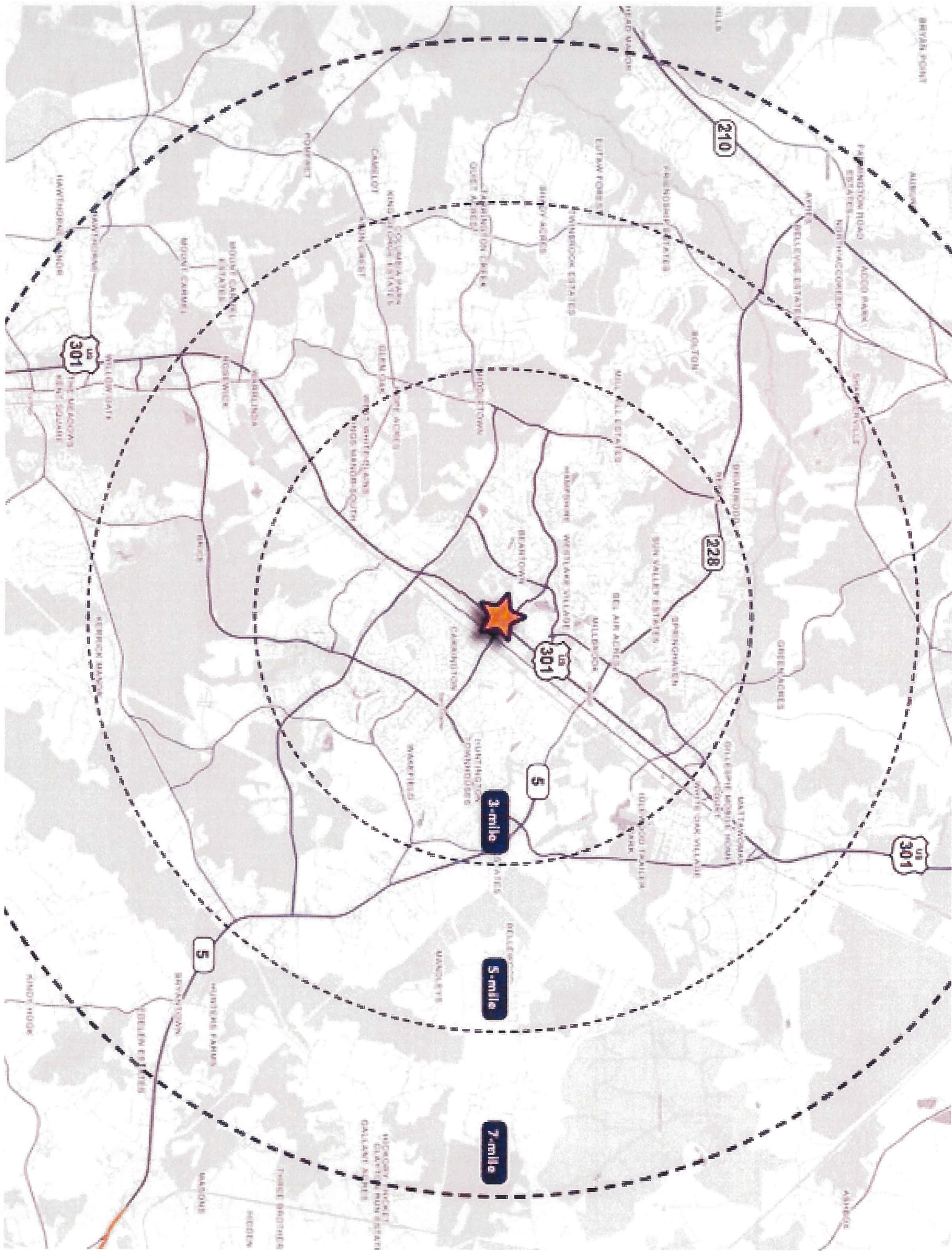
25696 Army Navy Drive
Mechanicville, Maryland 20659
P100N0101/0001-2013

DECLARANT:
Bil Finglin,
Pilot Financial, LLC,
7200 Indian Summer Place,
Wetmore, Maryland 20693
Phone: (301) 802-6000

SCALE

444450

SCREEN BY BRD	END BY BRD
SCREEN BY RJP	END BY RJP
SURV. CHIEF: RJP	DATE 11/15/73

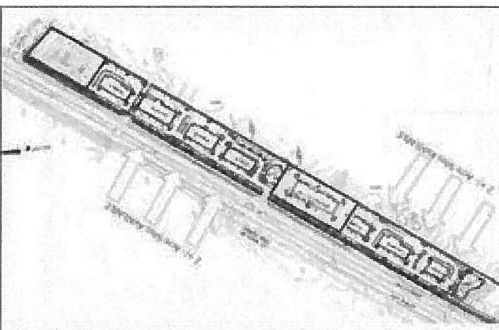


Consumer Spending Report

South Park East

11234 Crain Hwy, Waldorf, MD 20601

Building Type: Land
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: 0 SF
 % Leased: 0%
 Rent/SF/Yr: -



2018 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$29,177	\$244,985	\$690,857

Total Apparel	\$1,737	\$14,839	\$42,013
Women's Apparel	754	6,339	17,966
Men's Apparel	386	3,298	9,337
Girl's Apparel	120	1,047	2,952
Boy's Apparel	76	688	1,946
Infant Apparel	60	546	1,577
Footwear	341	2,920	8,236

Total Entertainment & Hobbies	\$2,138	\$18,248	\$52,095
Entertainment	513	3,647	10,141
Audio & Visual Equipment/Service	957	8,798	25,465
Reading Materials	96	781	2,231
Pets, Toys, & Hobbies	572	5,022	14,258
Personal Items	2,119	18,380	52,434

Total Food and Alcohol	\$6,586	\$58,259	\$166,299
Food At Home	3,382	30,443	86,868
Food Away From Home	2,783	24,286	69,413
Alcoholic Beverages	421	3,529	10,019

Total Household	\$4,451	\$38,480	\$109,380
House Maintenance & Repair	761	7,104	20,208
Household Equip & Furnishings	1,770	15,292	43,406
Household Operations	1,334	11,434	32,658
Housing Costs	585	4,650	13,108

Consumer Spending Report

South Park East

11234 Crain Hwy, Waldorf, MD 20601

2018 Annual Spending (000s)			
1 Mile	3 Mile	5 Mile	
\$8,727	\$68,055	\$187,630	
4,617	33,014	88,116	Vehicle Purchases
2,267	19,831	56,397	Gasoline
266	2,228	6,326	Vehicle Expenses
663	5,380	15,287	Transportation
915	7,601	21,503	Automotive Repair & Maintenance
\$1,222	\$10,794	\$30,709	Total Health Care
680	5,882	16,614	Medical Services
412	3,759	10,765	Prescription Drugs
130	1,153	3,330	Medical Supplies
\$2,197	\$17,930	\$50,298	Total Education/Day Care
1,448	11,881	33,265	Education
749	6,049	17,032	Fees & Admissions

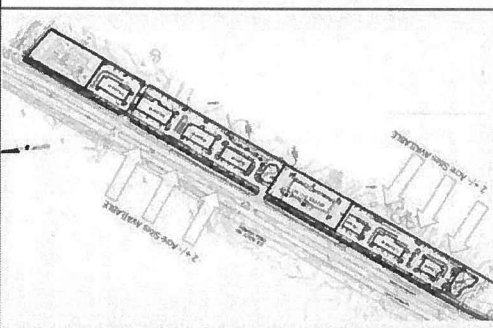
Demographic Detail Report

South Park East

11234 Crain Hwy, Waldorf, MD 20601

Building Type: Land
 Class: -
 RBA: -
 Typical Floor: -

Total Available: 0 SF
 % Leased: 0%
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
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Population	2023 Projection	2018 Estimate	2010 Census
	2,292	2,226	1,954
	20,994	20,550	18,928
	59,899	58,709	54,471
		2.03%	7.78%
		2.96%	13.92%
		2.16%	8.57%

2018 Population by Age	2,226	20,550	58,709
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Age 0 - 4	126	1,154	5.62%
Age 5 - 9	118	1,158	5.64%
Age 10 - 14	127	1,242	6.04%
Age 15 - 19	156	1,429	6.95%
Age 20 - 24	168	1,473	7.17%
Age 25 - 29	150	1,294	6.30%
Age 30 - 34	123	1,071	5.21%
Age 35 - 39	112	1,055	5.13%
Age 40 - 44	132	1,287	6.26%
Age 45 - 49	174	1,617	7.87%
Age 50 - 54	211	1,819	8.85%
Age 55 - 59	206	1,730	8.42%
Age 60 - 64	167	1,429	6.95%
Age 65 - 69	119	1,102	5.36%
Age 70 - 74	71	740	3.60%
Age 75 - 79	36	454	2.21%
Age 80 - 84	18	262	1.27%
Age 85+	13	236	1.15%
Age 65+	257	2,794	13.60%

Median Age	41.30	41.60	42.10
Average Age	38.80	39.30	40.00

Demographic Detail Report

South Park East 11234 Crain Hwy, Waldorf, MD 20601

Radius				5 Mile			
2018 Population By Race				20,550	3 Mile	58,709	5 Mile
White	323	14.51%	3,396	16.53%	9,628	16.40%	9,628
Black	1,775	79.74%	15,962	77.67%	45,842	78.08%	45,842
Am. Indian & Alaskan	15	0.67%	142	0.69%	325	0.55%	325
Asian	44	1.98%	450	2.19%	1,303	2.22%	1,303
Hawaiian & Pacific Island	3	0.13%	13	0.06%	47	0.08%	47
Other	66	2.96%	587	2.86%	1,563	2.66%	1,563
Population by Hispanic Origin				20,550	3 Mile	58,709	5 Mile
Non-Hispanic Origin	2,154	96.77%	19,534	95.06%	55,322	94.23%	55,322
Hispanic Origin	72	3.23%	1,017	4.95%	3,387	5.77%	3,387
2018 Median Age, Male				39.70	39.60	40.10	40.10
2018 Average Age, Male				38.10	38.10	38.70	38.70
2018 Median Age, Female				42.60	43.20	43.90	43.90
2018 Average Age, Female				39.50	40.30	41.10	41.10
2018 Population by Occupation				1,823	16,711	47,915	47,915
Classification				1,253	11,636	32,550	32,550
Civilian Employed	18	0.99%	493	2.95%	1,428	2.98%	1,428
Civilian Unemployed	533	29.24%	4,450	26.63%	13,602	28.39%	13,602
Civilian Non-Labor Force	19	1.04%	132	0.79%	335	0.70%	335
Households by Marital Status				477	4,020	10,777	10,777
Married	252	2,159	6,125	6,125	6,125	6,125	6,125
Married No Children	225	1,862	4,652	4,652	4,652	4,652	4,652
2018 Population by Education				1,624	14,757	42,787	42,787
Some High School, No Diploma	81	4.99%	811	5.50%	3,018	7.05%	3,018
High School Grad (Incl Equivalency)	296	18.23%	3,644	24.69%	11,296	26.40%	11,296
Some College, No Degree	529	32.57%	4,896	33.18%	13,265	31.00%	13,265
Associate Degree	93	5.73%	662	4.49%	1,950	4.56%	1,950
Bachelor Degree	270	16.63%	3,112	21.09%	7,978	18.65%	7,978
Advanced Degree	355	21.86%	1,632	11.06%	5,280	12.34%	5,280

Demographic Detail Report

South Park East

11234 Crain Hwy, Waldorf, MD 20601

Radius			
5 Mile	3 Mile	1 Mile	
2018 Population by Occupation			
1,455 2.24%	468 2.04%	39 1.59%	Real Estate & Finance
18,867 29.01%	6,683 29.10%	773 31.47%	Professional & Management
7,611 11.70%	2,638 11.49%	256 10.42%	Public Administration
6,588 10.13%	2,407 10.48%	294 11.97%	Education & Health
5,189 7.98%	1,805 7.86%	153 6.23%	Services
561 0.86%	211 0.92%	49 2.00%	Information
8,379 12.88%	3,154 13.73%	339 13.80%	Sales
3,654 5.62%	837 3.64%	60 2.44%	Transportation
2,939 4.52%	1,397 6.08%	226 9.20%	Retail
296 0.46%	83 0.36%	1 0.04%	Wholesale
807 1.24%	345 1.50%	53 2.16%	Manufacturing
2,648 4.07%	975 4.25%	102 4.15%	Production
2,200 3.38%	656 2.86%	20 0.81%	Construction
2,318 3.56%	843 3.67%	33 1.34%	Utilities
60 0.09%	13 0.06%	0 0.00%	Agriculture & Mining
54 0.08%	28 0.12%	0 0.00%	Farming, Fishing, Forestry
1,410 2.17%	424 1.85%	58 2.36%	Other Services
2018 Worker Travel Time to Job			
31,958	11,388	1,231	
9,008 28.19%	3,194 28.05%	365 29.65%	<30 Minutes
15,182 47.51%	5,420 47.59%	640 51.99%	30-60 Minutes
7,768 24.31%	2,774 24.36%	226 18.36%	60+ Minutes
2010 Households by HH Size			
18,758	6,285	606	
3,772 20.11%	1,046 16.64%	60 9.90%	1-Person Households
5,489 29.26%	1,784 28.39%	154 25.41%	2-Person Households
3,758 20.03%	1,314 20.91%	144 23.76%	3-Person Households
3,065 16.34%	1,166 18.55%	144 23.76%	4-Person Households
1,530 8.16%	580 9.23%	64 10.56%	5-Person Households
655 3.49%	237 3.77%	27 4.46%	6-Person Households
489 2.61%	158 2.51%	13 2.15%	7 or more Person Households
2018 Average Household Size			
2.90	3.00	3.20	
Households			
20,583	6,958	709	2023 Projection
20,179	6,813	689	2018 Estimate
18,758	6,285	604	2010 Census
2.00%	2.13%	2.90%	Growth 2018 - 2023
7.58%	8.40%	14.07%	Growth 2010 - 2018

Demographic Detail Report

South Park East

11234 Crain Hwy, Waldorf, MD 20601

Radius			
5 Mile	3 Mile	1 Mile	2018 Households by HH Income
20,180	6,811	687	<\$25,000
1,109 5.50%	315 4.62%	32 4.66%	\$25,000 - \$50,000
1,562 7.74%	464 6.81%	14 2.04%	\$50,000 - \$75,000
2,499 12.38%	836 12.27%	68 9.90%	\$75,000 - \$100,000
3,196 15.84%	1,020 14.98%	50 7.28%	\$100,000 - \$125,000
3,072 15.22%	955 14.02%	47 6.84%	\$125,000 - \$150,000
2,492 12.35%	886 13.01%	119 17.32%	\$150,000 - \$200,000
3,163 15.67%	1,175 17.25%	169 24.60%	\$200,000+
3,087 15.30%	1,160 17.03%	188 27.37%	
\$134,308	\$140,644	\$173,182	2018 Avg Household Income
\$114,029	\$120,169	\$153,994	2018 Med Household Income
20,180	6,813	689	2018 Occupied Housing
17,789 88.15%	6,223 91.34%	649 94.19%	Owner Occupied
2,391 11.85%	590 8.66%	40 5.81%	Renter Occupied
20,206	6,902	701	2010 Housing Units
19,332 95.67%	6,796 98.46%	701 100.00%	1 Unit
44 0.22%	5 0.07%	0 0.00%	2 - 4 Units
397 1.96%	22 0.32%	0 0.00%	5 - 19 Units
433 2.14%	79 1.14%	0 0.00%	20+ Units
17,789	6,223	648	2018 Housing Value
378 2.12%	70 1.12%	3 0.46%	<\$100,000
1,302 7.32%	328 5.27%	14 2.16%	\$100,000 - \$200,000
6,250 35.13%	2,043 32.83%	182 28.09%	\$200,000 - \$300,000
5,758 32.37%	2,276 36.57%	199 30.71%	\$300,000 - \$400,000
2,606 14.65%	978 15.72%	211 32.56%	\$400,000 - \$500,000
1,337 7.52%	500 8.03%	39 6.02%	\$500,000 - \$1,000,000
158 0.89%	28 0.45%	0 0.00%	\$1,000,000+
\$316,750	\$329,459	\$362,813	2018 Median Home Value
20,633	6,961	701	2018 Housing Units by Yr Built
1,096 5.31%	409 5.88%	74 10.56%	Built 2010+
3,340 16.19%	1,258 18.07%	33 4.71%	Built 2000 - 2010
5,008 24.27%	1,659 23.83%	414 59.06%	Built 1990 - 1999
3,349 16.23%	1,040 14.94%	83 11.84%	Built 1980 - 1989
3,561 17.26%	1,410 20.26%	55 7.85%	Built 1970 - 1979
2,699 13.08%	701 10.07%	12 1.71%	Built 1960 - 1969
790 3.83%	222 3.19%	13 1.85%	Built 1950 - 1959
790 3.83%	262 3.76%	17 2.43%	Built <1949
1986	1988	1993	2018 Median Year Built

Demographic Summary Report

South Park East

11234 Crain Hwy, Waldorf, MD 20601

Building Type: Land

Total Available: 0 SF

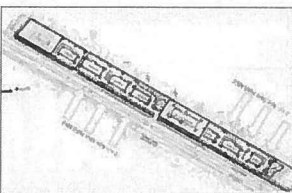
Class: -

% Leased: 0%

RBA: -

Rent/SF/Yr: -

Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
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Population	2,292	20,994	59,899
2023 Projection	2,226	20,550	58,709
2018 Estimate	1,954	18,928	54,471
2010 Census	2,96%	2.16%	2.03%
Growth 2018 - 2023	13.92%	8.57%	7.78%
Growth 2010 - 2018	72	1,017	3,386
2018 Population	2,226	20,550	58,709

White	323	3,396	9,628
Black	1,775	15,962	45,842
Am. Indian & Alaskan	15	142	325
Asian	44	450	1,303
Hawaiian & Pacific Island	3	13	47
Other	66	587	1,563
U.S. Armed Forces	20	137	344

Households	709	6,958	20,583
2023 Projection	689	6,813	20,179
2018 Estimate	604	6,285	18,758
2010 Census	2.90%	2.13%	2.00%
Growth 2018 - 2023	14.07%	8.40%	7.58%
Owner Occupied	649	6,223	17,789
Renter Occupied	40	590	2,391
2018 Med Household Income	\$153,994	\$120,169	\$114,029
2018 Avg Household Income	\$173,182	\$140,644	\$134,308

Income: <\$25,000	32	315	1,109
Income: \$25,000 - \$50,000	14	464	1,562
Income: \$50,000 - \$75,000	68	836	2,499
Income: \$75,000 - \$100,000	50	1,020	3,196
Income: \$100,000 - \$125,000	47	955	3,072
Income: \$125,000 - \$150,000	119	886	2,492
Income: \$150,000 - \$200,000	169	1,175	3,163
Income: \$200,000+	188	1,160	3,087