

WESTLAKE SQUARE SHOPPING CENTER

3550 MIDDLETOWN ROAD, WALDORF, MD 20603

SERVING THE GROWING COMMUNITY OF ST. CHARLES



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

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

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



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,983	48,551	104,012
Households	3,485	16,787	36,988
Average HH Income	\$177,692	\$162,267	\$146,689



SMART IDEAS. SENSIBLE SOLUTIONS.



COMPASS REAL ESTATE
COMMERCIAL SALES & LEASING

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

WESTLAKE SQUARE SHOPPING CENTER

3550 MIDDLETOWN ROAD, WALDORF, MD 20603



Westlake Square is a neighborhood center that offers a combination of services and restaurants serving the growing community of St. Charles in Waldorf, Maryland. Situated ideally at the corner of 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 Middleton Road and convenient to adjacent Westlake High School, tenants will enjoy this premier location with years of solid growth planned. This center features a diverse tenant mix including restaurants and various retail goods and services. Join the growing community of tenants at Westlake Square!



SMART IDEAS. SENSIBLE SOLUTIONS.



COMPASS REAL ESTATE
COMMERCIAL SALES & LEASING

PATTI REYNOLDS 410.531.4809 | cell 443.838.8925 | preynolds@cre360.com
8480 Baltimore National Pike, Suite 415, Ellicott City, Maryland, 21043 | www.cre360.com



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein & make no warranty of any kind, express or implied, with respect to the property or any other matters.