

LAKE ACTON BUSINESS PARK

MATTAWOMAN BEANTOWN RD & ACTON LANE
WALDORF, MD 20601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$36,000.00 - 60,000.00 Acre/yr (NNN)
Available SF:	±100 Acres
Ground Lease	\$36,000 - \$60,000/yr
Zoning:	BP, Business park
Market:	Charles
Submarket:	Waldorf
Best use:	Auto Parking / Storage / Flex / Distribution / Data & Retail Center / C-store / Fast Food



PRESENTED BY:

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TYLER WOOD

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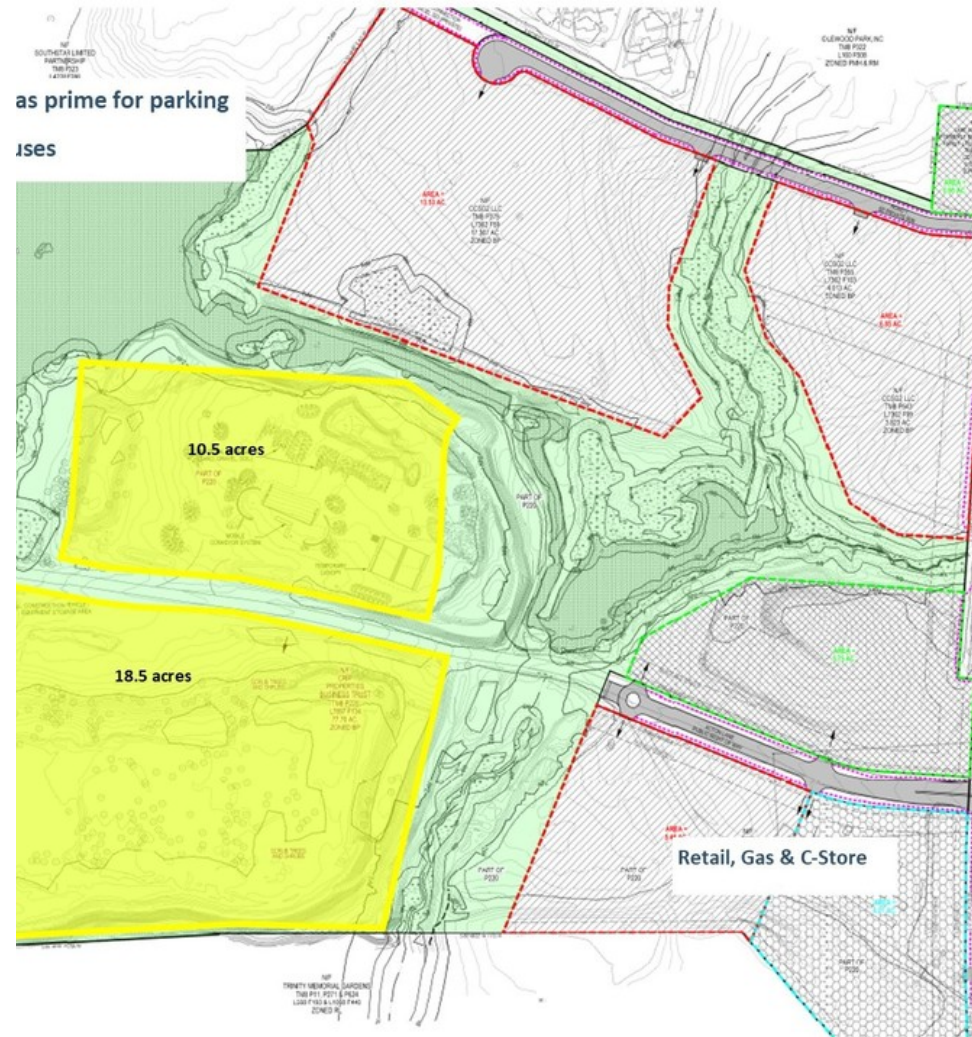
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ADDITIONAL PHOTOS



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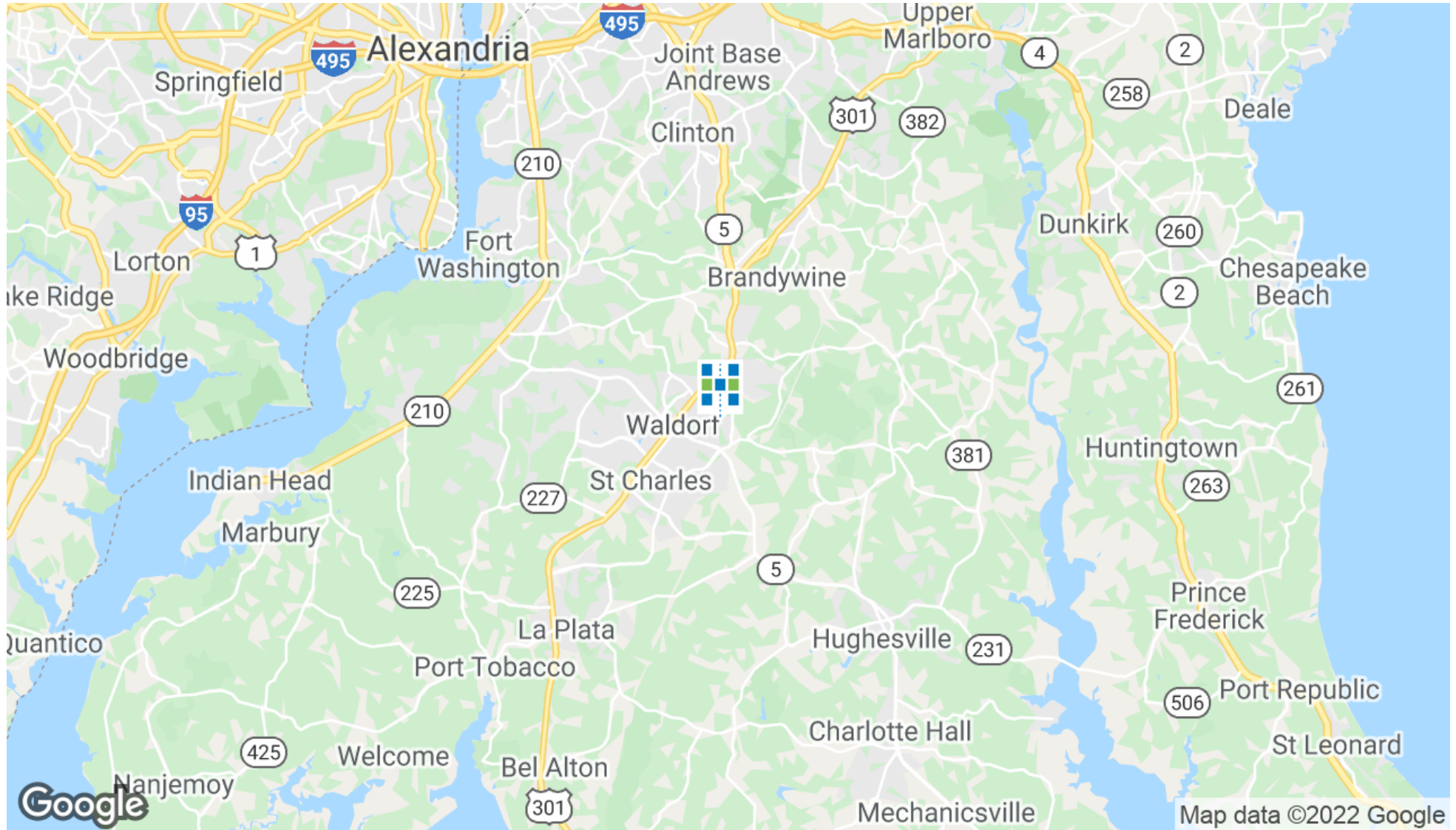
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LOCATION MAP



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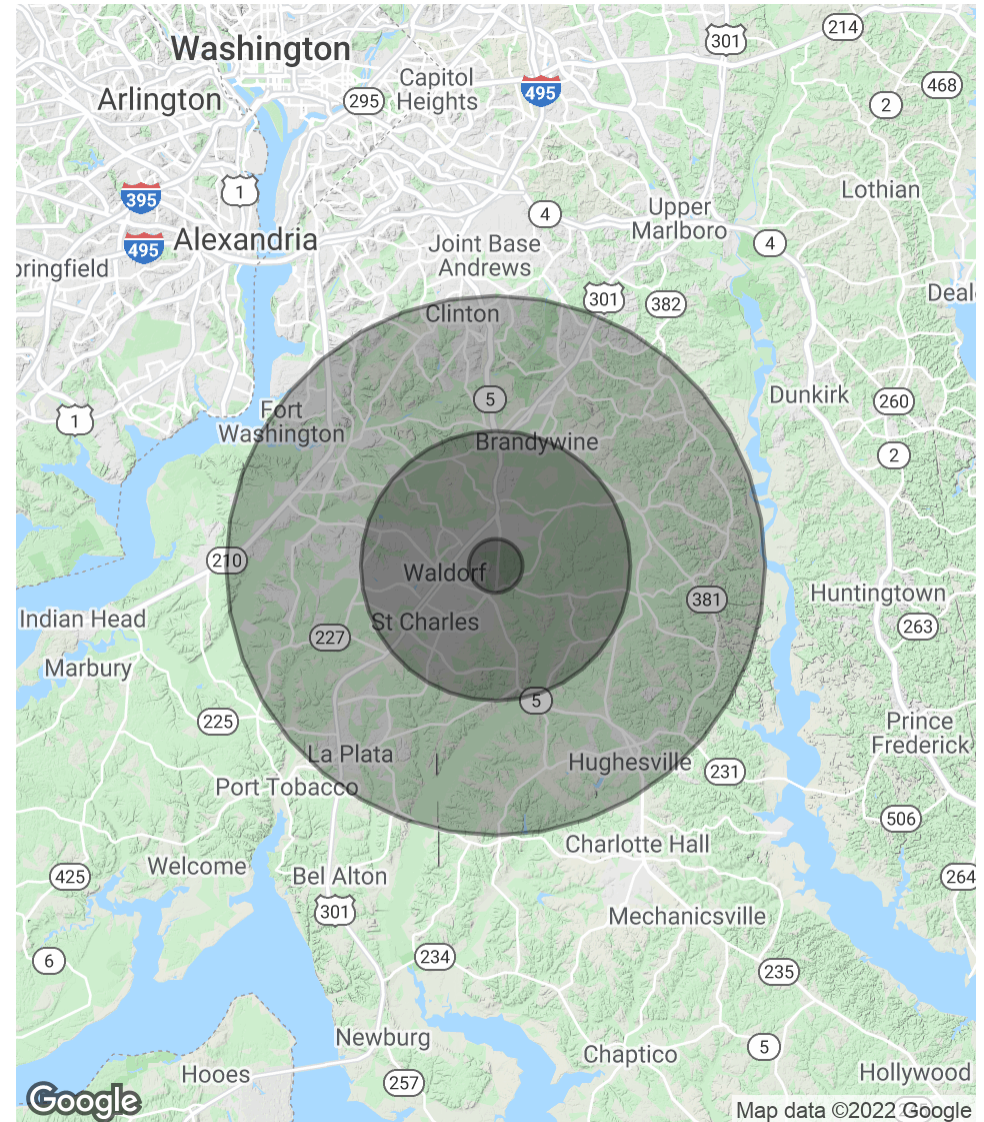


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	897	70,656	189,389
Average age	31.6	34.0	36.9
Average age (Male)	30.9	33.0	36.1
Average age (Female)	33.8	34.9	37.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	308	25,011	64,423
# of persons per HH	2.9	2.8	2.9
Average HH income	\$82,499	\$90,014	\$104,270
Average house value		\$339,816	\$398,098

* Demographic data derived from 2010 US Census



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