ST. CHARLES TOWNE CENTER

A SIMON MALL

WALDORF (METRO WASHINGTON, D.C.), MARYLAND

A GROWING DESTINATION

Located in Charles County, St. Charles Towne Center serves an affluent, fast-growing market in Southern Maryland, outside of Washington D.C.

- St. Charles Towne Center is the only enclosed center in the area and the most visited destination in Charles County, Maryland.
- Average household income within a 10 mile radius of the center exceeds $113,000.
- St. Charles Towne Center benefits from a large trade area, which covers all of Charles and St. Mary's Counties as well as southern Prince George's County and northern King George County in Virginia.
- The trade area surrounding St. Charles Towne Center includes numerous education and healthcare institutions in addition to a growing number of military offices and facilities.

AN INVITING STYLE

St. Charles Towne Center welcomes shoppers with the best shopping, dining, and entertainment.

- The center features more than 130 stores offering many sought-after brands.
- Numerous enhancements were recently made to the center, including new carpeting, new soft seating areas, and complimentary device charging stations.
- St. Charles Towne Center also offers many family amenities, including a carousel, children's play area, nursing mother's lounge, family restroom, and more.
- Shoppers looking for quick bites will find popular options, such as Chick-fil-A, Ruby Thai Kitchen, and Charleys Philly Steaks.
- AMC Loews St. Charles Towne Center 9, on the mall's perimeter, offers shoppers the added convenience of a movie before or after shopping.

BY THE NUMBERS

Anchored by Five Major Retailers
Dick's Sporting Goods, Macy's, Macy's Home Store, JCPenney, Kohl's

Square Footage
St. Charles Towne Center spans 980,000 square feet.

Two Levels
Boasting more than 130 stores.

Restaurants
15 quick-service eateries and a 400-seat food court.

Entertainment
AMC Loews St. Charles Towne Center 9

IN GOOD COMPANY

Distinctive. Classic. Chic.
Many fine brands have chosen St. Charles Towne Center as their preferred location in Charles County, Maryland.

- Build-A-Bear Workshop
- The Children's Place
- Express Factory
- Finish Line
- Kay Jewelers
- Lids
- New York & Company
- Yankee Candle

Bath&BodyWorks

CHAMPS SPORTS WHERE SPORT LIVES

H&M

OLD NAVY

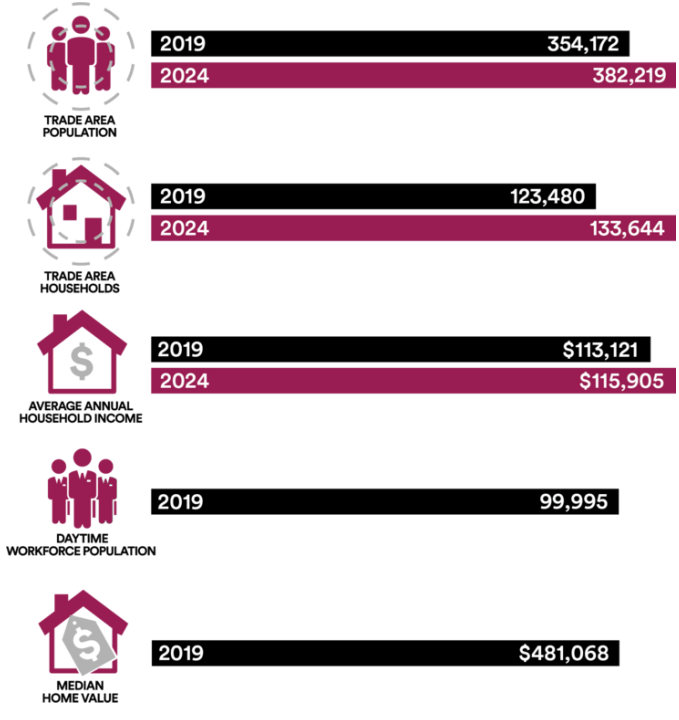
STARBUCKS COFFEE

VICTORIA'S SECRET

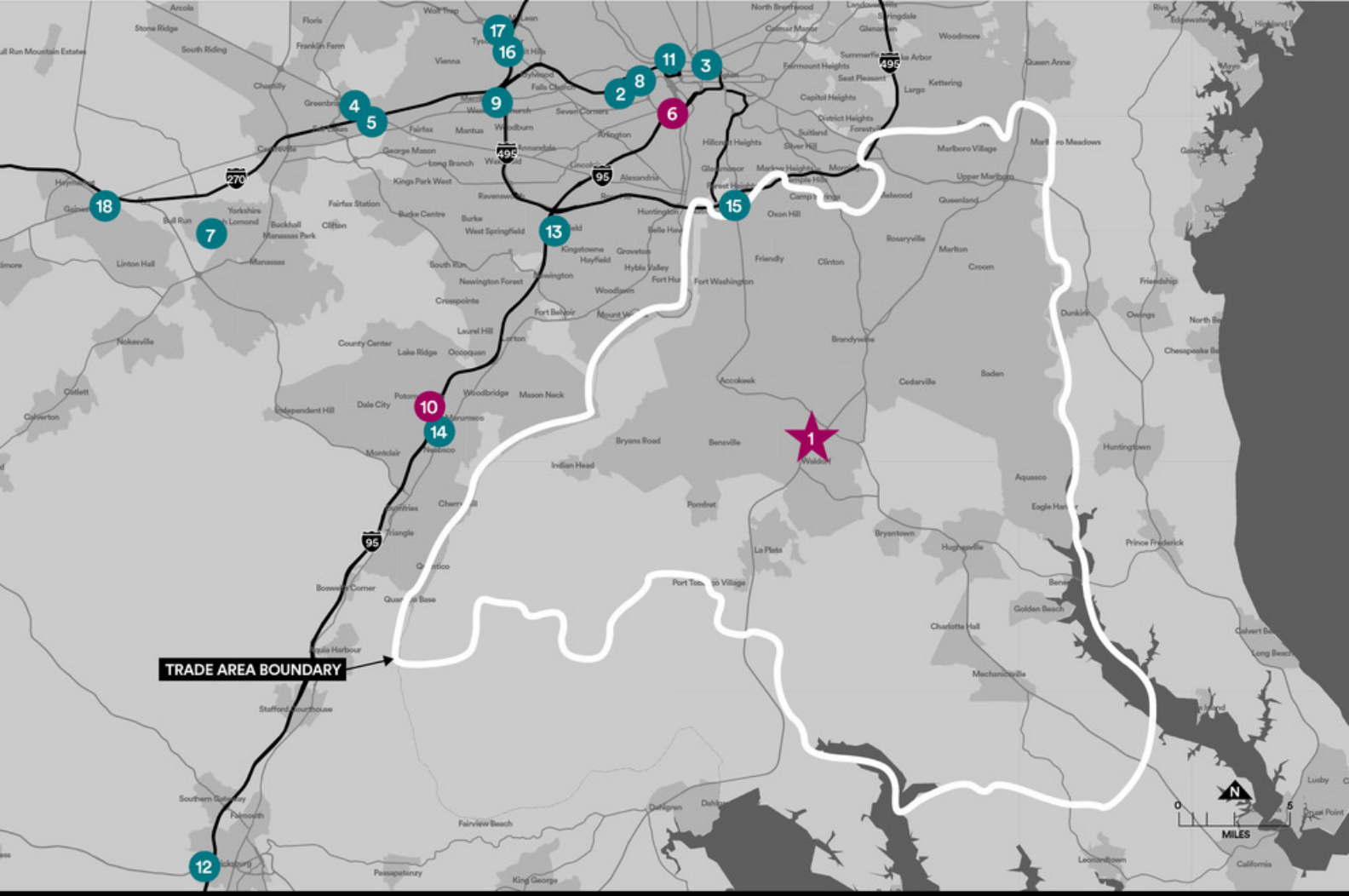
POSITIONED TO SUCCEED

St. Charles Towne Center is located in Waldorf, Maryland, 29 miles south of Washington, D.C.

- The center is located 15 miles south of Beltway Exit 7A in Charles County.
- The property is strategically positioned along Route 301 South (Blue Star Memorial Highway) at the intersection of Small wood Drive.
- Route 301 is the only major corridor running south from Washington, D.C., and is the only road to the south that crosses the Potomac River with access to Virginia.



Information as of 5/1/20. Source: SPG Research; trade area demographic information per STI: PopStats (2019).

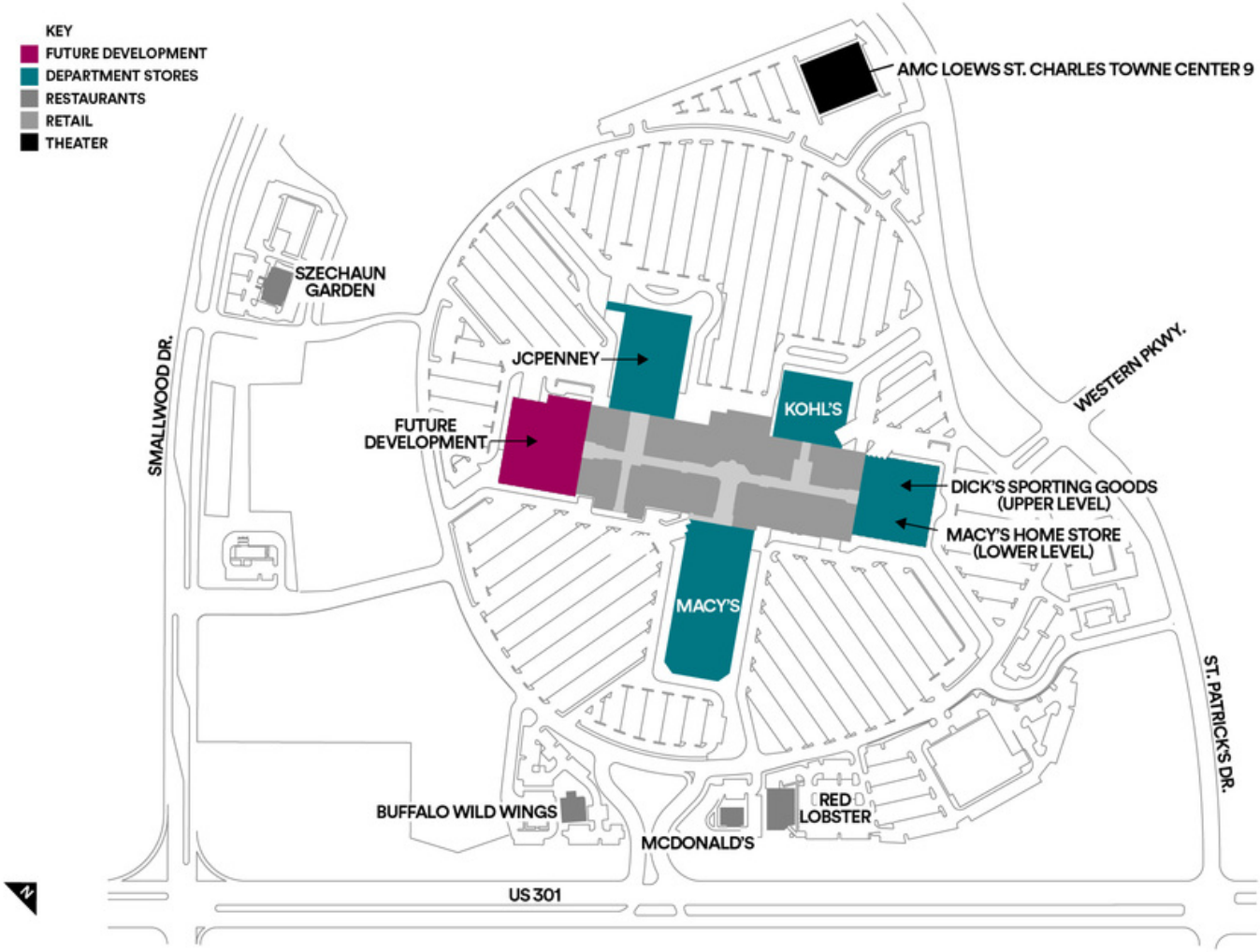


TRADE AREA & SURROUNDING CENTERS

★ ● Simon Centers
● Other Centers

1 St. Charles Towne Center
2 Ballston Common Mall
3 CityCenterDC
4 Fair Oaks Mall
5 Fairfax Corner
6 The Fashion Centre at Pentagon
7 Manassas Mall
8 Market Common Clarendon
9 Mosaic District
10 Potomac Mills
11 The Shops At Georgetown Park
12 Spotsylvania Towne Centre
13 Springfield Town Center
14 Stonebridge at Potomac Center
15 Tanger National Harbor
16 Tysons Corner Center
17 Tysons Galleria
18 Virginia Gateway

AERIAL OVERVIEW


KEY
FUTURE DEVELOPMENT
DEPARTMENT STORES
RESTAURANTS
RETAIL
THEATER
AMC LOEWS ST. CHARLES TOWNE CENTER 9
SZECHAUN GARDEN
SMALLWOOD DR.
JCPENNEY
KOHL'S
FUTURE DEVELOPMENT
WESTERN PKWY.
DICK'S SPORTING GOODS (UPPER LEVEL)
MACY'S HOME STORE (LOWER LEVEL)
MACY'S
ST. PATRICK'S DR.
BUFFALO WILD WINGS
MCDONALD'S
RED LOBSTER
US 301

SITE PLAN

UNIQUE OPPORTUNITY

St. Charles Towne Center presents a unique opportunity for your brand.

Please contact the following leasing professional for more information.

Julia Elleman
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julia.elleman@simon.com

SIMON®

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