



SHOPS AT FAIRWAY VILLAGE

RETAIL SHOPS & PAD SITES

1130 Billingsley Rd | Waldorf, MD 20602



SHOPS AT FAIRWAY VILLAGE

Introducing The Shops at Fairway Village: a refreshing alternative to the realm of nearby retail offerings. Located just 23 miles south of Washington, D.C., and nestled between the St. Charles Parkway and Billingsley Road, which sees over 55,000 cars daily, The Shops at Fairway Village offers an elegant, one-stop, pedestrian-friendly experience — an alternative to the scattered, “in and out” retail options along the 301 corridor. Scheduled for spring 2026 delivery, The Shops at Fairway Village offers consumers an unmatched and enjoyable shopping experience.



Just minutes from the busy 301 corridor, The Shops at Fairway Villages offers an unmatched, relaxing retail experience.

Anchored by Weis grocery, this vibrant retail center offers 120,000 SF of retail — the perfect location for a mix of shopping, dining, and fitness/self-care retailers.

A captive trade area of 171,355 people within one of the United States' top 40 wealthiest counties.

Charles County has witnessed a 11.4% population growth since 2010.

DEMOGRAPHICS*

SERVING AN AFFLUENT RESIDENTIAL POCKET



POPULATION

171,355



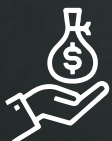
HOUSEHOLDS

61,568



MEDIAN
HOUSEHOLD INCOME

\$116,296



PER CAPITA INCOME

\$47,977



*5 minute drive time

ST. CHARLES TOWNE MALL

ST. CHARLES TOWNE PLAZA

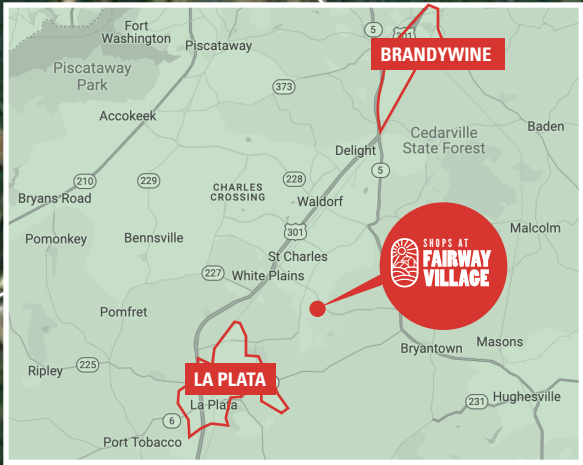
SMALLWOOD VILLAGE CENTER

SHOPS AT FAIRWAY VILLAGE

Lebo PIZZA

THE PRIME STREET GRILLE

ROSEWICK CROSSING



MAIN RETAILERS IN CHARLES COUNTY:

Target (1)	Best Buy (1)	Sam's (1)
Starbucks (3)	Chipotle (3)	Panera (1)
Walmart (2)	Panda Express (2)	Kohl's (1)
Giant Food (3)	Wawa (3)	MOM'S (1)
Safeway (3)	Costco (1)	

BERRY ROAD
36,000 (+/-) VEHICLES PER DAY

SMALLWOOD DRIVE
15,644 (+/-) VEHICLES PER DAY

BILLINGSLEY ROAD
15,116 (+/-) VEHICLES PER DAY

ROUTE 301
37,178 (+/-) VEHICLES PER DAY

ST. CHARLES PKWY
18,515 (+/-) VEHICLES PER DAY

RETAIL SHOPS AND PADSITES





At the heart of a wealthy, captive residential pocket, The Shops at Fairway Village offers a distinct retail experience away from the surrounding hectic, fractured shopping and dining options. Become part of a modern, dynamic retail experience catering to an affluent local customer base craving a destination where convenience meets sophistication.

stylebodies

Truly One-stop Shopping: From To-Do Lists to Date Nights and Everything in Between.





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