



# 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.

CLIP & CARE

Black Swan

KATZ BRGR  
FRESH EATS



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**



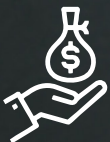
HOUSEHOLDS

**61,568**



MEDIAN  
HOUSEHOLD INCOME

**\$116,296**



PER CAPITA INCOME

**\$47,977**



\*5 minute drive time

**ST. CHARLES TOWNE MALL**

TARGET  
 DICK'S SPORTING GOODS  
 Red Lobster  
 GameStop  
 AMC THEATRES

Walmart  
 sam's club  
 LOWE'S  
 COSTCO

HomeGoods  
 five BELOW  
 Panera BREAD  
 PETSMART

**ST. CHARLES TOWNE PLAZA**

CRAFTY CRAB SEAFOOD  
 Dollar Tree  
 BIG LOTS!

planet fitness  
 Giant  
 CHIPOTLE

tropical SMOOTHIE CAFE  
 DOLLAR GENERAL

**SMALLWOOD VILLAGE CENTER**

SAFEWAY  
 FAMILY DOLLAR

**SHOPS AT FAIRWAY VILLAGE**

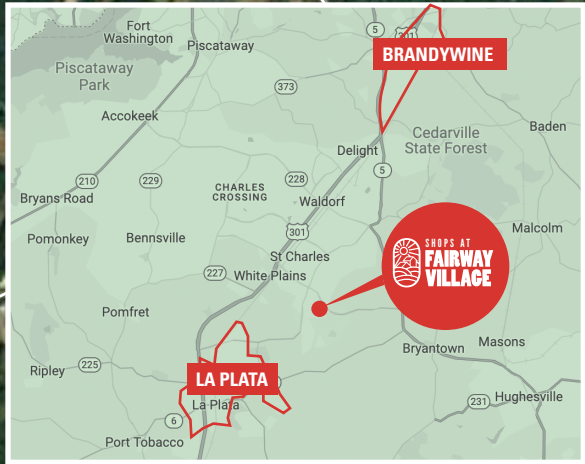
*Lebo PIZZA*

*THE PRIME STREET GRILLE*

ELEVEN

**ROSEWICK CROSSING**

Giant  
 WELLS FARGO  
 LOWE'S



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

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

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

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

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

ALDI

Walmart  
 weis FAMILY DOLLAR

**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)	

# 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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