

# Location. Location. Location.



Waldorf's Walmart Store  
located on Acton Lane



From THIS to THIS? **WHY?**

One of the most immediate arguments provoked by the Walmart Supercenter planned for Waldorf Station is why do we need this type of Big Box store at this location?

Waldorf already has a Walmart. Located on the corner of Old Washington Road and Acton Lane, the 23-year-old, 114,000 square foot building sits on a 15-acre site of, with its ring of mature trees, some of the nicest parking in town during summer months.

But if Walmart has its way, the company will repeat what it has done hundreds of times before: "upgrade" the existing store by abandoning it to fates unknown and relocating to a Supercenter a mile up the road. In this particular case, it would be two miles, at Waldorf Station. The last thing this neglected part of Old Washington Road needs is yet another empty commercial building bearing a For Lease sign. In a town with hundreds of square feet of unleased and unsold retail space readily available, competition is fierce.

Successfully finding a new tenant for an aging, empty Walmart building would not be easily or quickly done.

If Waldorf is to share the same destiny as over 3,000 other towns in America and have a Supercenter, it would make sense to take the Smart Growth approach. Use what you already have and build a multi-level store on the footprint of the original.

It's not like the present location does not have available room to grow. Not only is the Acton Lane Walmart on a good sized site but there's a five-acre adjacent vacant lot just waiting for the opportunity to be put to good use. And it happens to be for sale.

This would be a win for the county and a win for us taxpayers. Redevelopment saves money because it uses the roads, electrical, water, and sewer lines already there. This means new infrastructure does not need to be built. And, if planned and built right, an out-of-date Walmart would be replaced with a new one that is more fitting to the county's future vision for our town of Waldorf.