



## 22861 Three Notch Road

California, Maryland 20619

### Property Highlights

- 8,900± SF retail space with existing drive-thru
- Neighboring tenant is NY Nails & Spa
- Multiple ingress and egress points
- Excellent frontage along Route 235 – over 60,000 vehicles per day (SHA)
- Near Super Walmart, Hobby Lobby, McDonalds, and many more amenities
- Great location between Route 4 and NAS Pax River
- PLEASE DO NOT DISTURB EXISTING TENANTS

### For More Information

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### Demographics

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,054	9,915	19,834
<b>Total Population</b>	5,220	25,487	50,948
<b>Average HH Income</b>	\$144,429	\$138,282	\$137,463



