

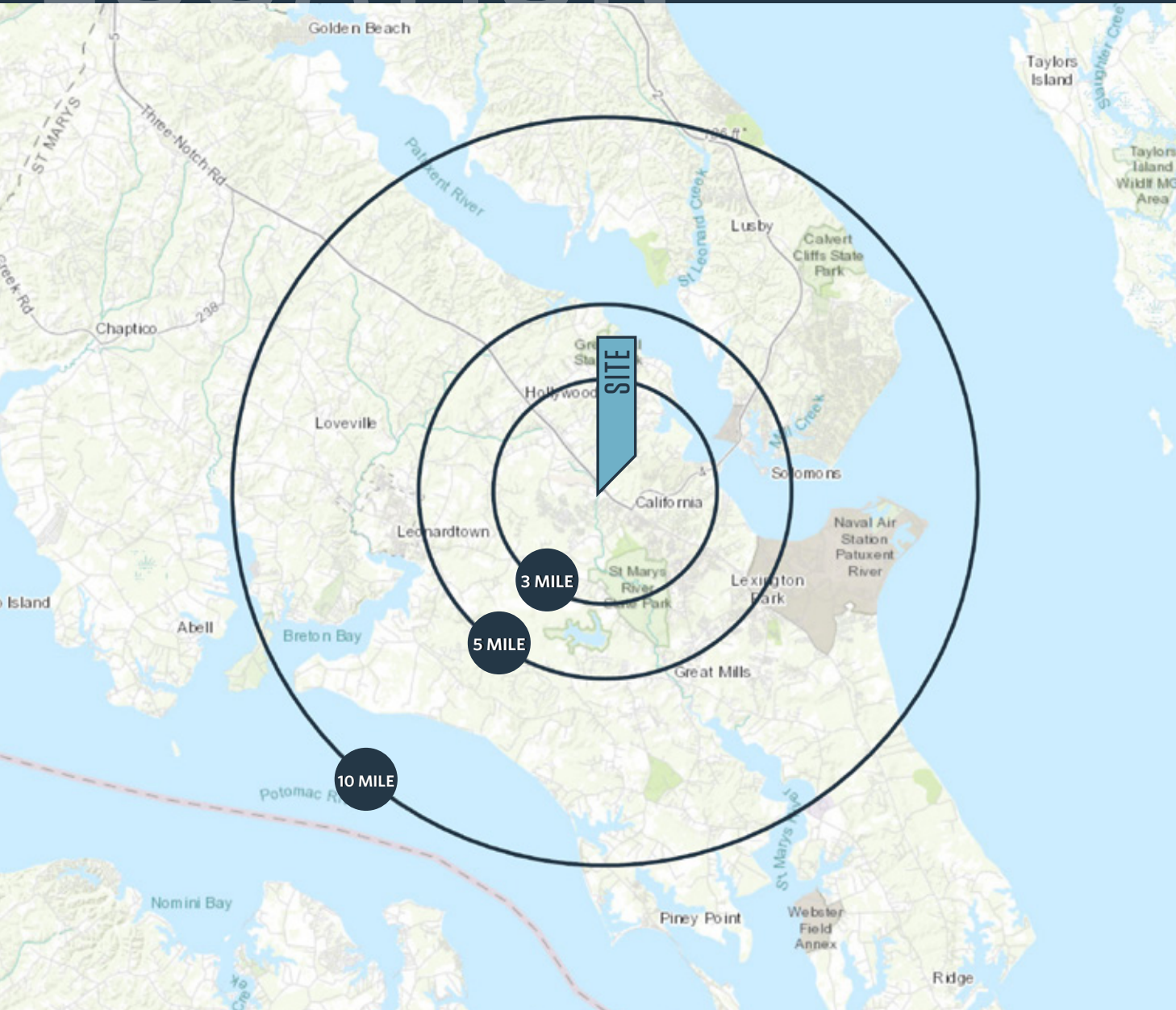




# LOCATION

## WILDEWOOD CENTER

23415 THREE NOTCH ROAD, CALIFORNIA, MD 20619



### RETAIL SPACE AVAILABLE:

- New Pad Site Available
- 1,800-5,827 SF small shop space available.
- NNN estimate \$3.43 PSF.
- 300,000 SF Regional Center with approximately 1,700+ parking spaces.
- Easily accessible from all of St Mary's, Calvert and Charles Counties as well as close to the Patuxent River Naval AirStation and the Regional Airport.

### DEMOGRAPHICS | 2025:

| 3-MILE             | 5-MILE    | 10-MILE   |
|--------------------|-----------|-----------|
| Population         |           |           |
| 22,533             | 44,918    | 109,219   |
| Daytime Population |           |           |
| 23,058             | 43,877    | 106,046   |
| Households         |           |           |
| 8,505              | 17,135    | 40,796    |
| Average HH Income  |           |           |
| \$139,908          | \$134,960 | \$135,104 |

### TRAFFIC COUNT | 2024:

|                  |            |
|------------------|------------|
| Three Notch Road | 31,581 ADT |
|------------------|------------|

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# SITE PLAN

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| UNIT      | TENANT                            | SQ FT  |
|-----------|-----------------------------------|--------|
| 2001-2    | VACANT                            | 3,258  |
| 2003      | ORTHODONTICS                      | 2,148  |
| 2004-5    | VACANT                            | 3,353  |
| 2006      | LENDMARK FINANCIAL                | 2,132  |
| 2007      | VACANT                            | 2,925  |
| 2008      | SHIPPING STORE                    | 1,523  |
| 2009      | H&R BLOCK                         | 1,334  |
| 2010      | AT LEASE                          | 23,400 |
| 2011      | VACANT                            | 1,818  |
| 2012      | VACANT                            | 1,800  |
| 2013      | VACANT                            | 2,209  |
| 2014      | CLEANERS                          | 2,318  |
| 2015      | WINE & SPIRITS                    | 2,363  |
| 2016      | JAPANESE STEAKHOUSE               | 6,864  |
| 2017-9    | BLACK BELT ACADEMY                | 6,327  |
| 2020      | JUST BETWEEN KIDS                 | 1,800  |
| 2021      | HUNTINGTON LEARNING               | 1,915  |
| 2022 - 24 | MY GYM                            | 3,499  |
| 2025      | KITCHEN/BATH DESIGNS              | 6,828  |
| 2026      | SOUTHERN MD ORTHOPEDIC - EXPANDED | 8,492  |
| 2031      | PASTRY SHOP                       | 2,250  |
| 2032      | VACANT                            | 2,700  |
| 2033      | FULL CIRCLE SALON                 | 1,700  |
| 2033B     | INK WIZARD                        | 1,700  |
| 2034      | ZEN NAILS                         | 1,800  |
| 2035-8    | ULTA                              | 9,902  |
| 2039      | HANDS OF GOLD SPA                 | 1,800  |
| 2040      | GENERAL NUTRITION                 | 1,800  |
| 2041      | OLD LINE CYCLES                   | 2,633  |
| 2042-6    | PLANET FITNESS                    | 18,405 |
| 2047      | BELK                              | 58,322 |
| 2050-2    | MEDSTAR MEDICAL                   | 7,200  |
| 2053      | VACANT                            | 2,284  |
| 2054      | SOUTHERN MD FOOT & ANKLE          | 2,800  |
| 2060      | TIA'S CANTINA                     | 2,480  |
| 2062      | OUTBACK STEAKHOUSE                | 6,514  |
| 2063      | GREEN TURTLE                      | 6,734  |
| PAD 1A    | DOMINOS                           | 1,349  |
| PAD 1B    | AMERICA'S BEST WINGS              | 1,500  |
| PAD 1C    | VISION WORKS                      | 2,800  |
| 2064      | DSW SHOE                          | 8,488  |
| 2065      | JC PENNY                          | 54,180 |



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# AERIAL

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