

RENOVATED 22,000 SF RETAIL FOR SALE OR LEASE

## 22654 THREE NOTCH RD

Lexington Park, MD 20653

Large, Dedicated Pylon Sign



### LISTING DATA

**AVAILABLE SF:** 22,000 SF

### PRICING

**LEASE RATE:** \$18.50/SF NNN

### PROPERTY INFORMATION

**COUNTY:** St Marys

**MARKET:** Washington DC

**SUBMARKET:** St Mary's County

### BUILDING DATA

**TOTAL BUILDING SF:** 22,000 SF

**YEAR BUILT:** 1968

**YEAR RENOVATED:** 2024

**ZONING:** CMX

### PROPERTY OVERVIEW

This 22,000 SF former bowling center, on 1.24 acres, is being transformed back into a fresh, clean vanilla box. Landlord has replaced the roof and façade and is planning improvements to the parking lot. It features an enormous, dedicated pylon sign with tremendous visibility from Three Notch Road, one of the core retail arteries in southern Maryland, carrying nearly 38,000 cars per day. The site is located just over a mile north of the main gate at the Patuxent Naval Air Station. The space sets up well for fitness or entertainment uses as well as showroom space or a variety of retail or service uses.

### PROPERTY HIGHLIGHTS

- 37,772 Cars per Day on Three Notch Road
- New Storefront
- Large, Dedicated Pylon Sign
- Excellent visibility and abundant parking

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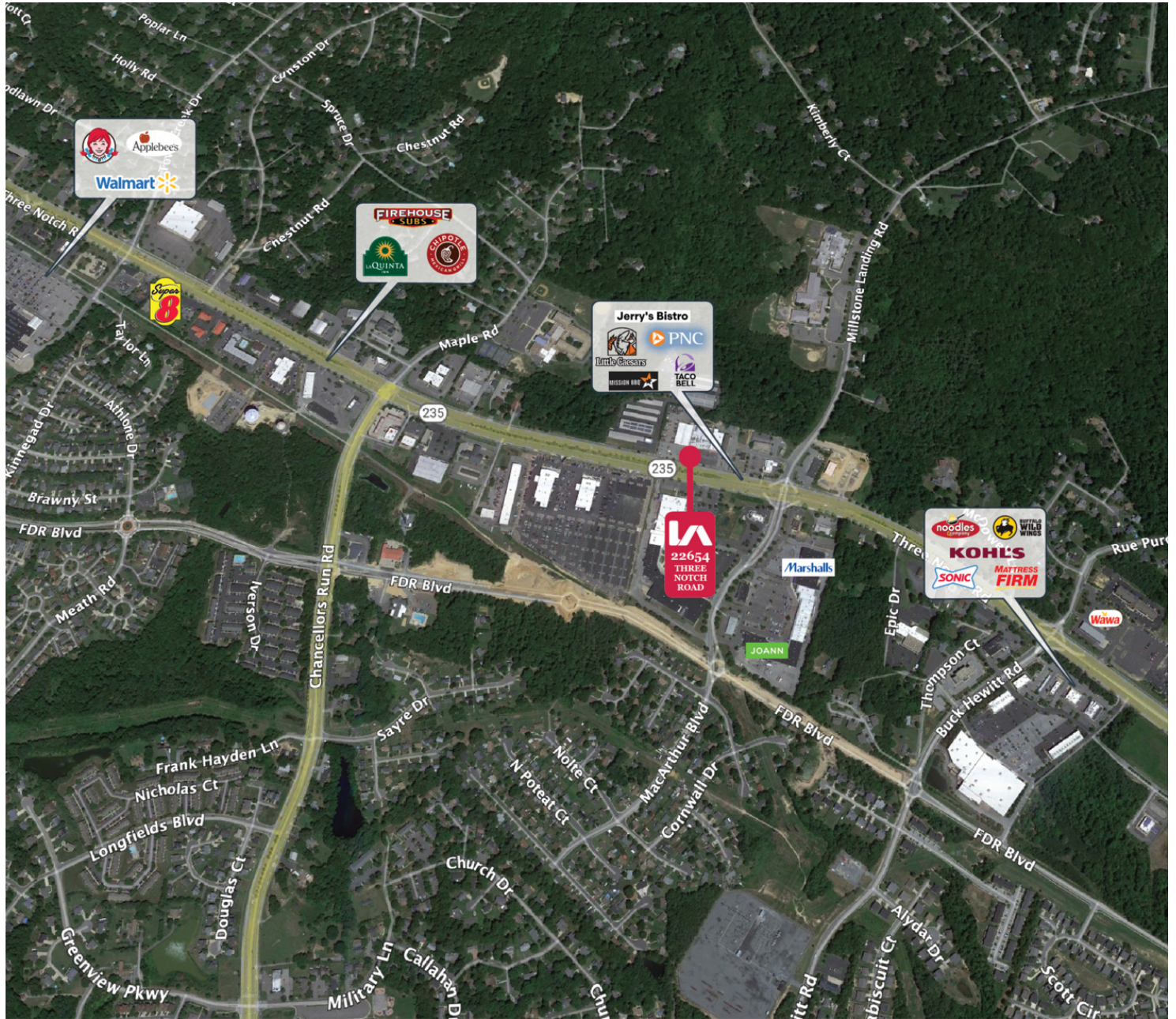
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COMMERCIAL REAL ESTATE SERVICES



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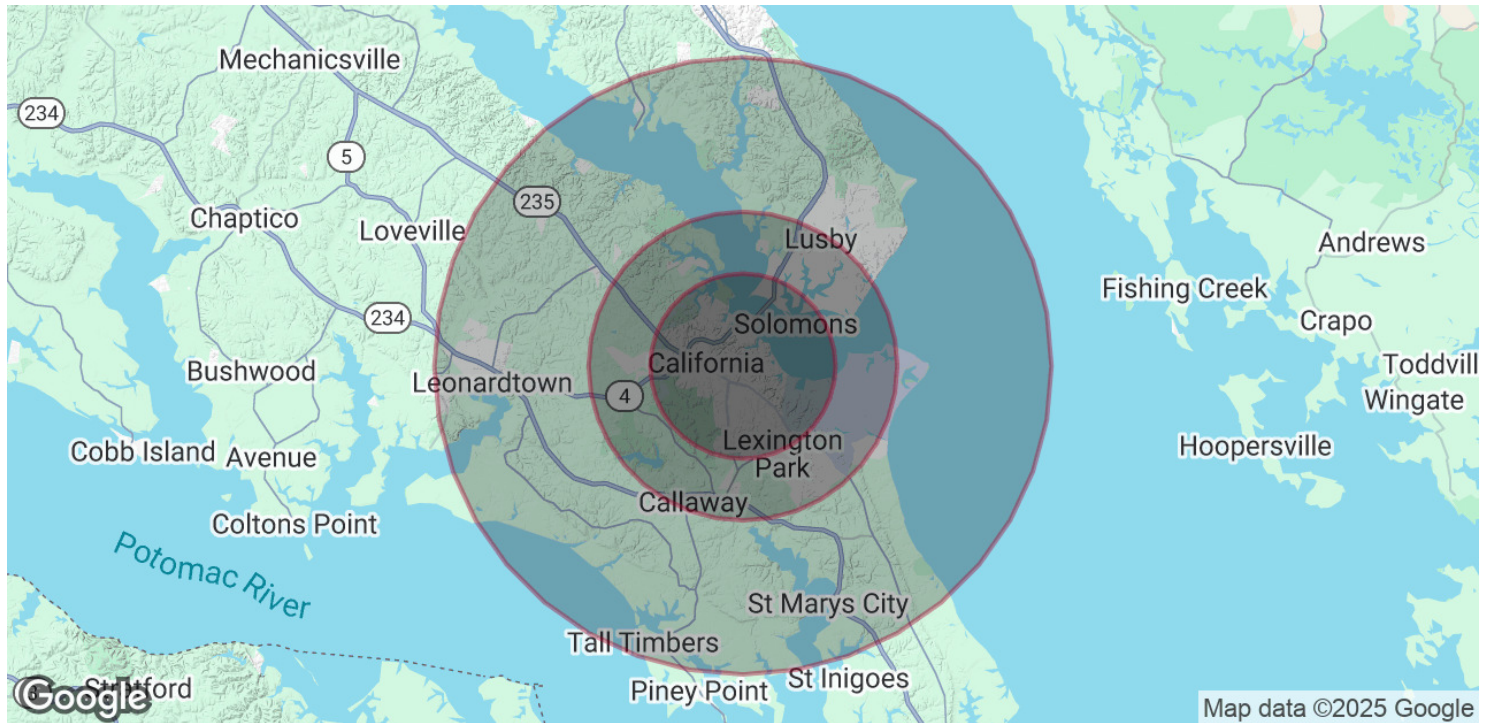
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### POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	23,878	55,889	103,560
Daytime Population	13,958	33,549	46,311

### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	9,583	21,829	38,779
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$129,012	\$138,400	\$146,831
Average House Value	\$377,667	\$406,136	\$426,213

Demographics data derived from AlphaMap

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