



## RETAIL

# Lexington Exchange

Three Notch Road (MD Route 235) at Oak Crest Road  
California, MD 20619



NAIOP  
COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION  
NATIONAL  
DEVELOPER  
OF THE YEAR  
— 2018 —

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## About Lexington Exchange

- ▶ Outstanding new 140-acre mixed use business community located along Three Notch Road (Route 235) half of a mile from the intersection of Patuxent Beach Road (MD Route 4)
- ▶ Located at the crossroads of emerging shopping patterns and growing residential areas of California, Wildewood, Lexington Park, Leonardtown, and Solomon's Island in St. Mary's County
- ▶ Within close proximity of Patuxent Naval Air Station, which employs 20,000+ military and civilian personnel
- ▶ Excellent opportunities for anchor tenants, small shop space, defense-related flex/R&D, office space, and pad users



### Retail Buildings

#### 23344 Three Notch Road

Royal Farms	4,731 SF
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#### 23368 Three Notch Road

Chipotle	2,325 SF
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#### 44755 Oak Crest Road

Aldi	18,975 SF
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#### 44766 Oak Crest Road

100% LEASED	133,440 SF
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#### 44800 Oak Crest Road

RC Theatres	47,318 SF
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### Available Pad Sites

Pad A	2.01 Acres
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Pad D	1.50 Acres
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Pad E	1.77 Acres
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Pad F	1.04 Acres
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### Traffic Count (MDOT)

Three Notch Road (Route 235): 35,020 vehicles/day

Patuxent Beach Road (Route 4): 29,217 vehicles/day

### Demographics

	3 Miles	5 Miles	10 Miles
Population	23,913	47,391	109,094
Avg. Household Income	\$163,307	\$157,658	\$161,288

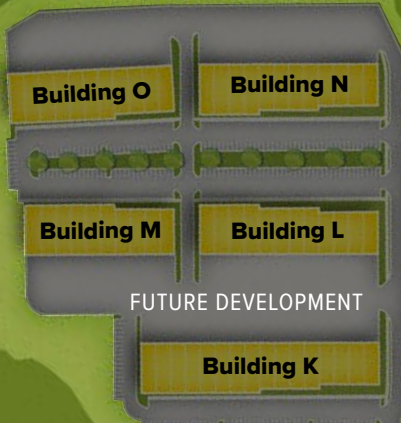
For more information on Lexington Exchange, visit: [sjpi.com/lexingtonexchange](http://sjpi.com/lexingtonexchange)





# Lexington Exchange

## SITE PLAN



OAK VIEW ROAD

TO PATUXENT NAVAL AIR STATION ➔

WILDEWOOD CENTER



BOLLYWOOD MASALA



THREE NOTCH ROAD

OAK CREST ROAD





**Distances to:**

Patuxent Naval Air Station .....	5 miles
Interstate 495 (Capital Beltway) .....	49 miles
Interstate 97 .....	58 miles
Annapolis, MD (Downtown) .....	62 miles
Washington, D.C. ....	62 miles
Interstate 95 .....	75 miles
BWI Airport .....	79 miles
Baltimore, MD (Downtown) .....	84 miles



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# Contact Us

For additional leasing information or to schedule a tour, contact:

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 St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and multifamily space nationwide.

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