

**FOR LEASE** Available TBD



# East Run

Great Mills Road & Chancellors Run Road, Lexington Park, MD 20653

## Overview

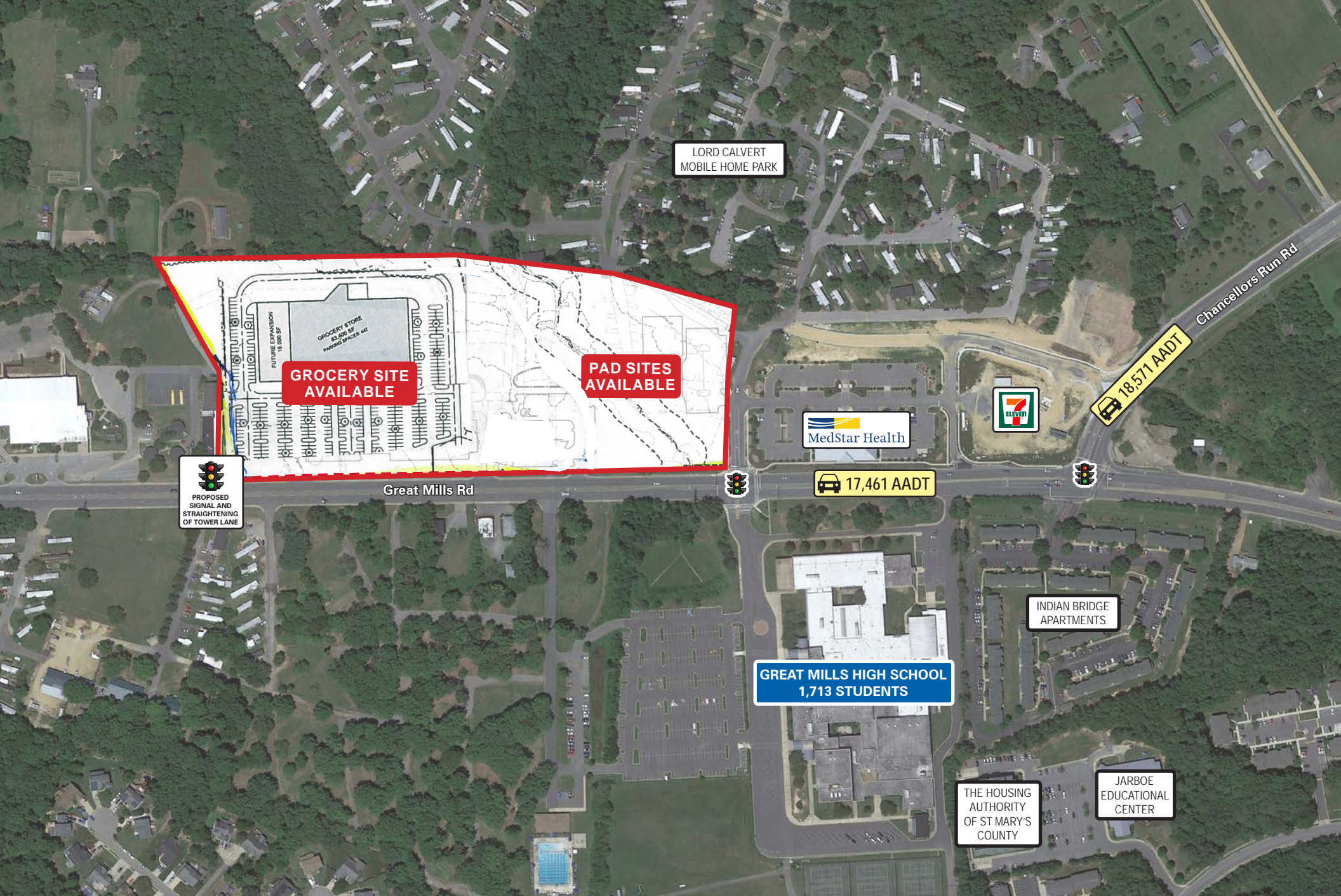
Commercial pad sites available in proposed 17-acre development. Situated at the busy, signalized intersection of Chancellors Run Road and Great Mills Road in St Marys County. Sites are adjacent to recently completed office building anchored by Medstar Health and a new 7-Eleven Convenience store. The property is across the street from Great Mills High school (1,713 students) and in close proximity to the Patuxent River Naval Air Station (20,000+ employees). Utilities are at the site.

## Quick Facts

- Availability** TBD
- Size** Pad sites (±17 acre development area)
- Rental Rate** TBD
- Net Charges** TBD
- Zoning** MXH (High Intensity Mixed Use)

| 2023 Demographics  | 1 mile                                 | 3 miles                                    | 5 miles          |
|--------------------|--|--|------------------|
| POPULATION         | <b>4,564</b>                           | <b>27,860</b>                              | <b>45,999</b>    |
| HOUSEHOLDS         | <b>1,701</b>                           | <b>10,816</b>                              | <b>18,055</b>    |
| AVG. HH INCOME     | <b>\$112,900</b>                       | <b>\$111,161</b>                           | <b>\$122,061</b> |
| DAYTIME POPULATION | <b>2,520</b>                           | <b>38,330</b>                              | <b>51,487</b>    |
| TRAFFIC COUNT      | <b>17,461 AADT</b><br>(Great Mills Rd) | <b>18,571 AADT</b><br>(Chancellors Run Rd) |                  |






LORD CALVERT  
MOBILE HOME PARK

**GROCERY SITE  
AVAILABLE**

**PAD SITES  
AVAILABLE**

  
PROPOSED  
SIGNAL AND  
STRAIGHTENING  
OF TOWER LANE

Great Mills Rd

 17,461 AADT

 18,571 AADT

Chancellors Run Rd

MedStar Health



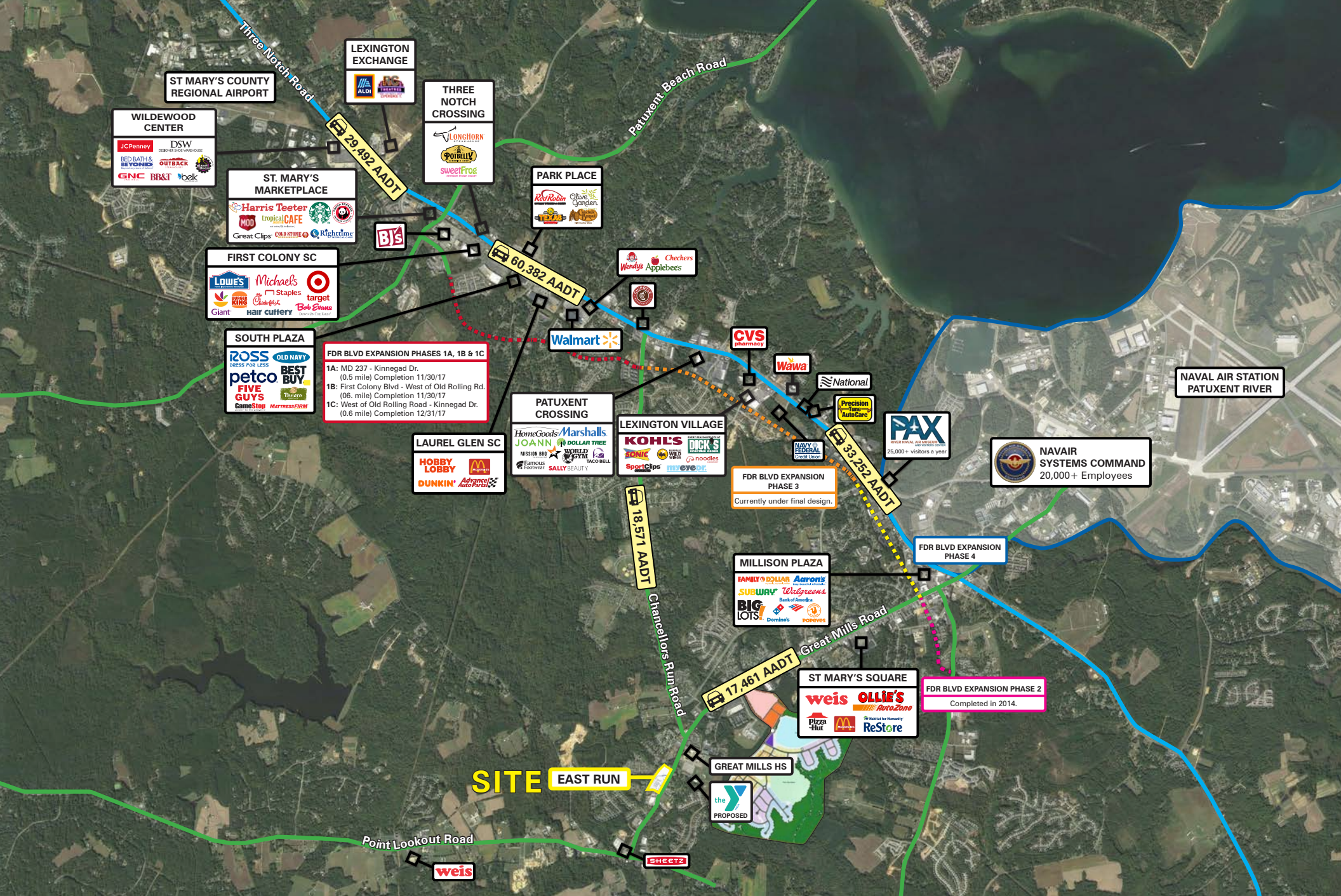
**GREAT MILLS HIGH SCHOOL  
1,713 STUDENTS**

INDIAN BRIDGE  
APARTMENTS

THE HOUSING  
AUTHORITY  
OF ST MARY'S  
COUNTY

JARBOE  
EDUCATIONAL  
CENTER









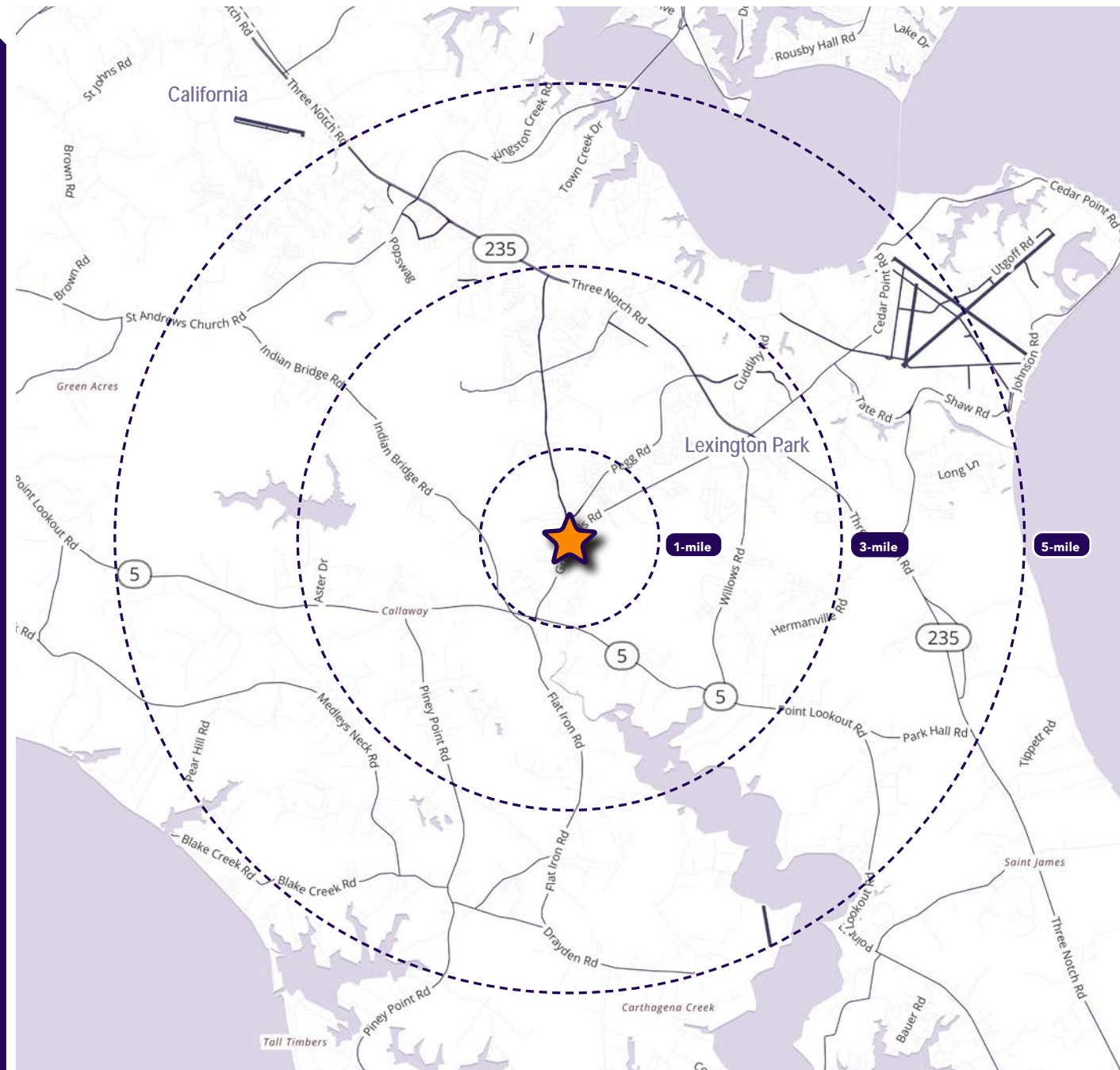
# Interested? Contact:

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