

THREE NOTCH PLACE

Three Notch Rd and Sotterly Rd, Hollywood, MD 20636
St. Mary's County



RETAIL FOR LEASE

NEARBY RETAILERS:



- Proposed retail center with pad sites , build-to-suit opportunities, and anchor space in an underserved market
- Excellent visibility and traffic counts (28,763 ADT)
- Proposed traffic light directly across from the Hollywood Firehouse
- Zoning: TMX ([Link to Zoning Table](#))

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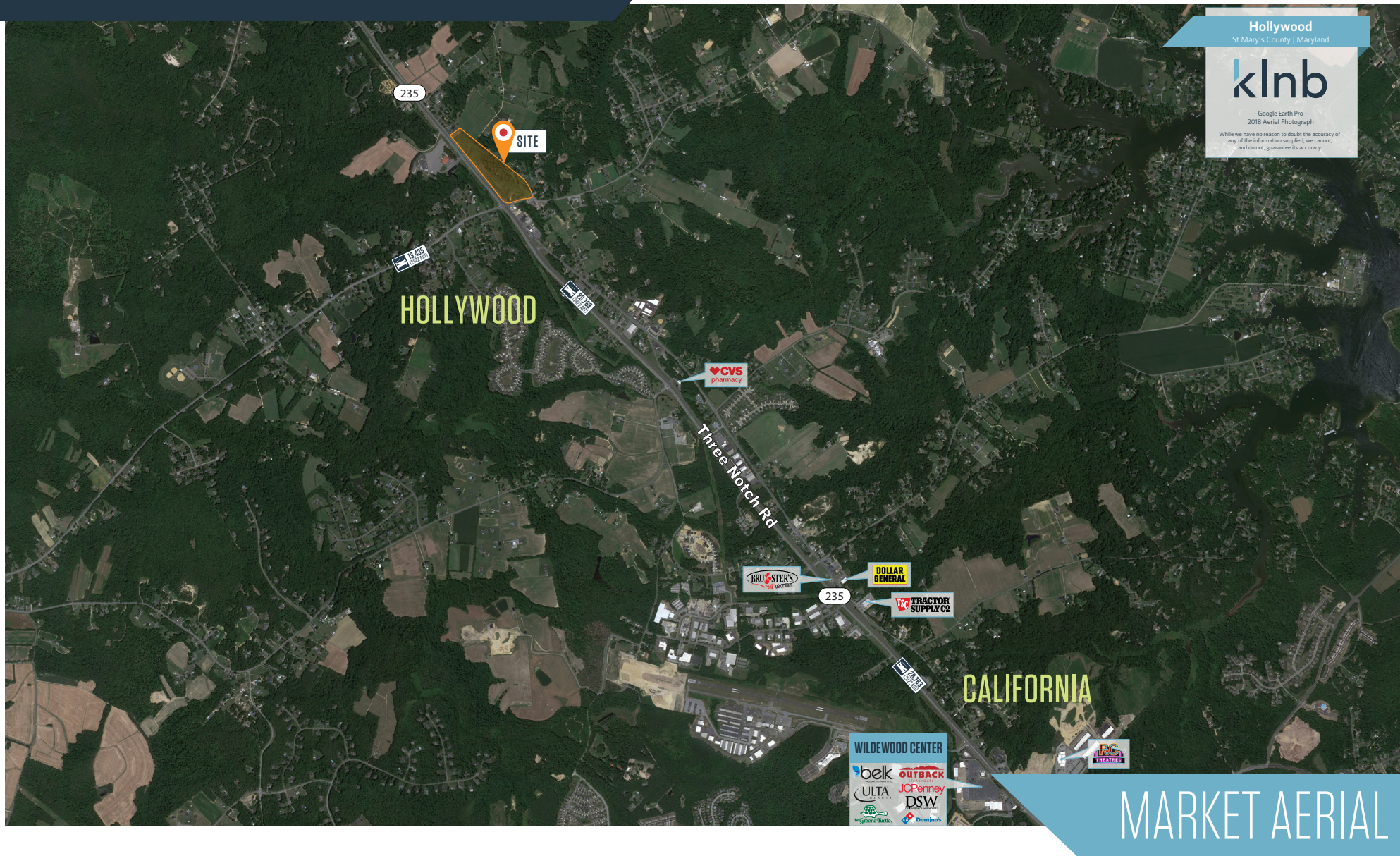
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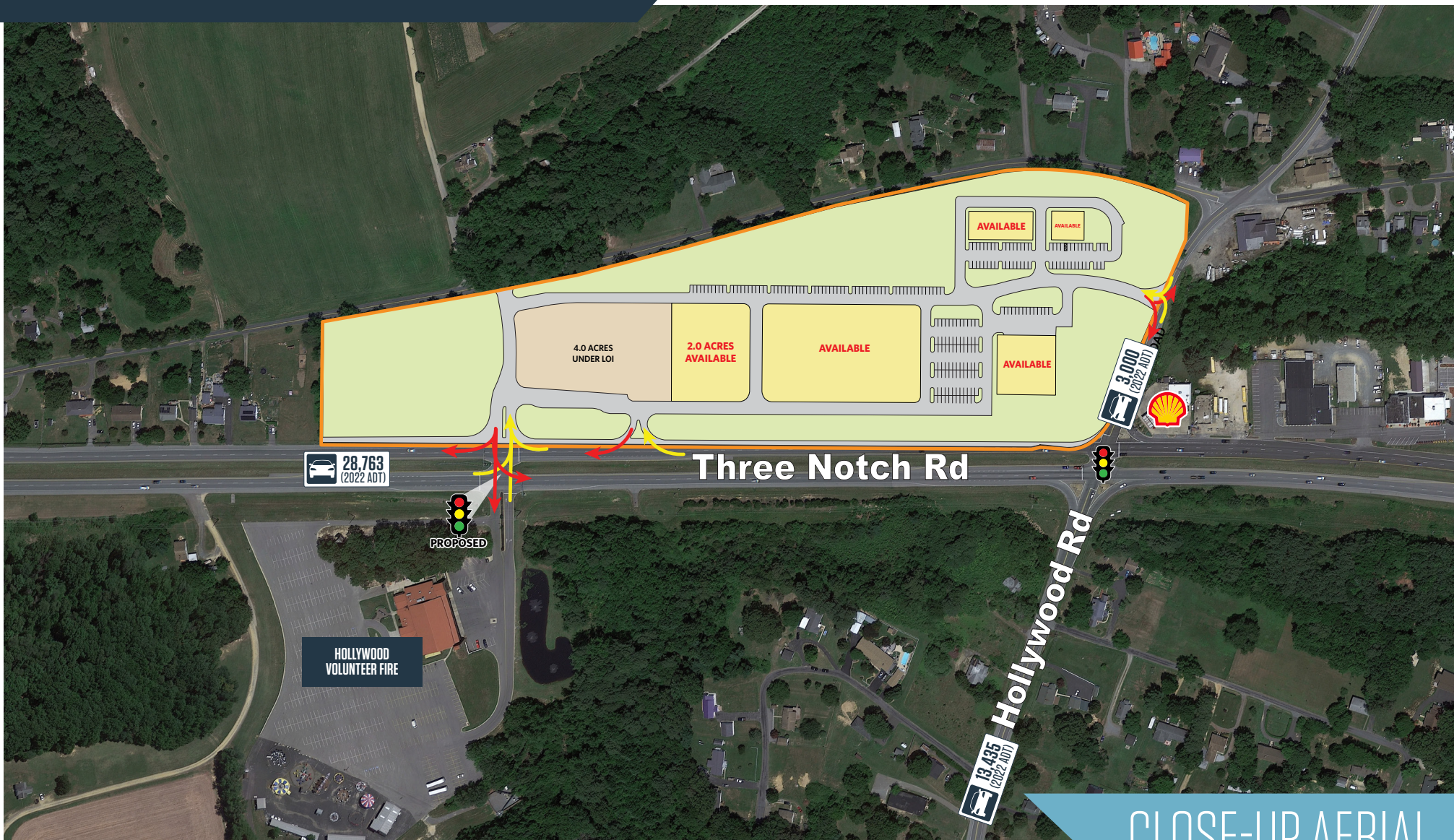
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CLOSE-UP AERIAL

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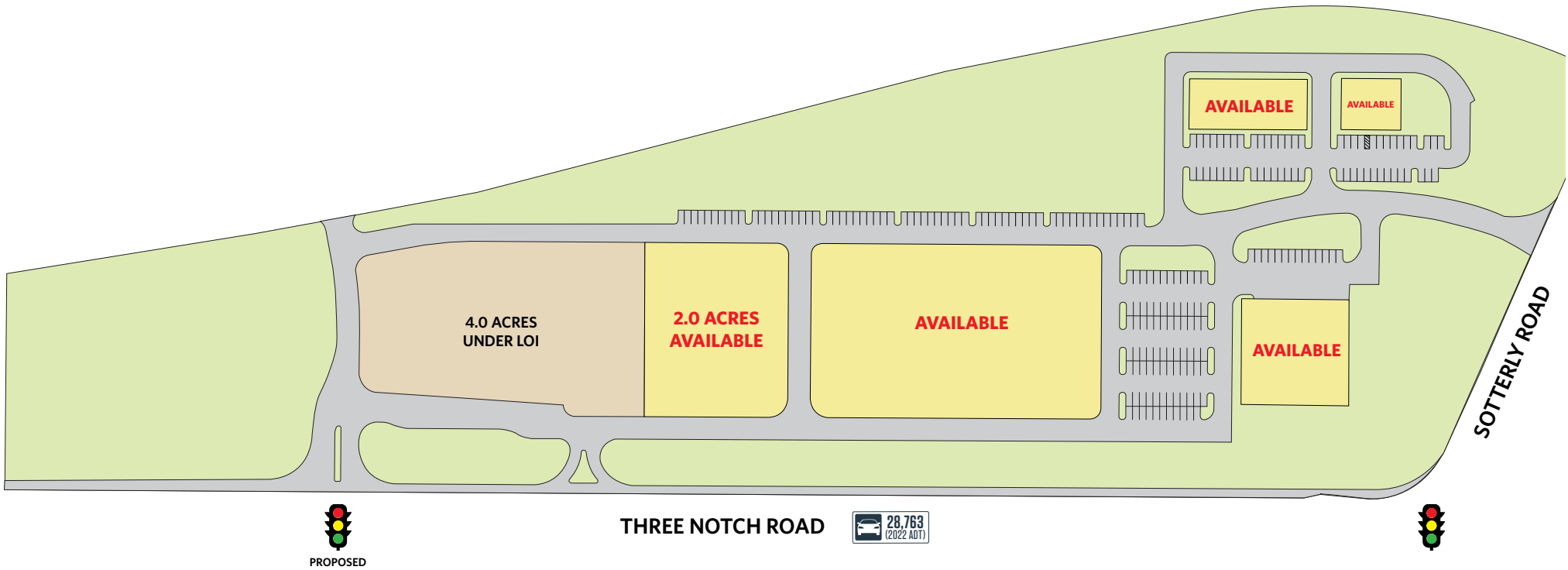
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THREE NOTCH ROAD



SOTTERLY ROAD

KEY	
	AVAILABLE
	UNDER LOI

SITE PLAN

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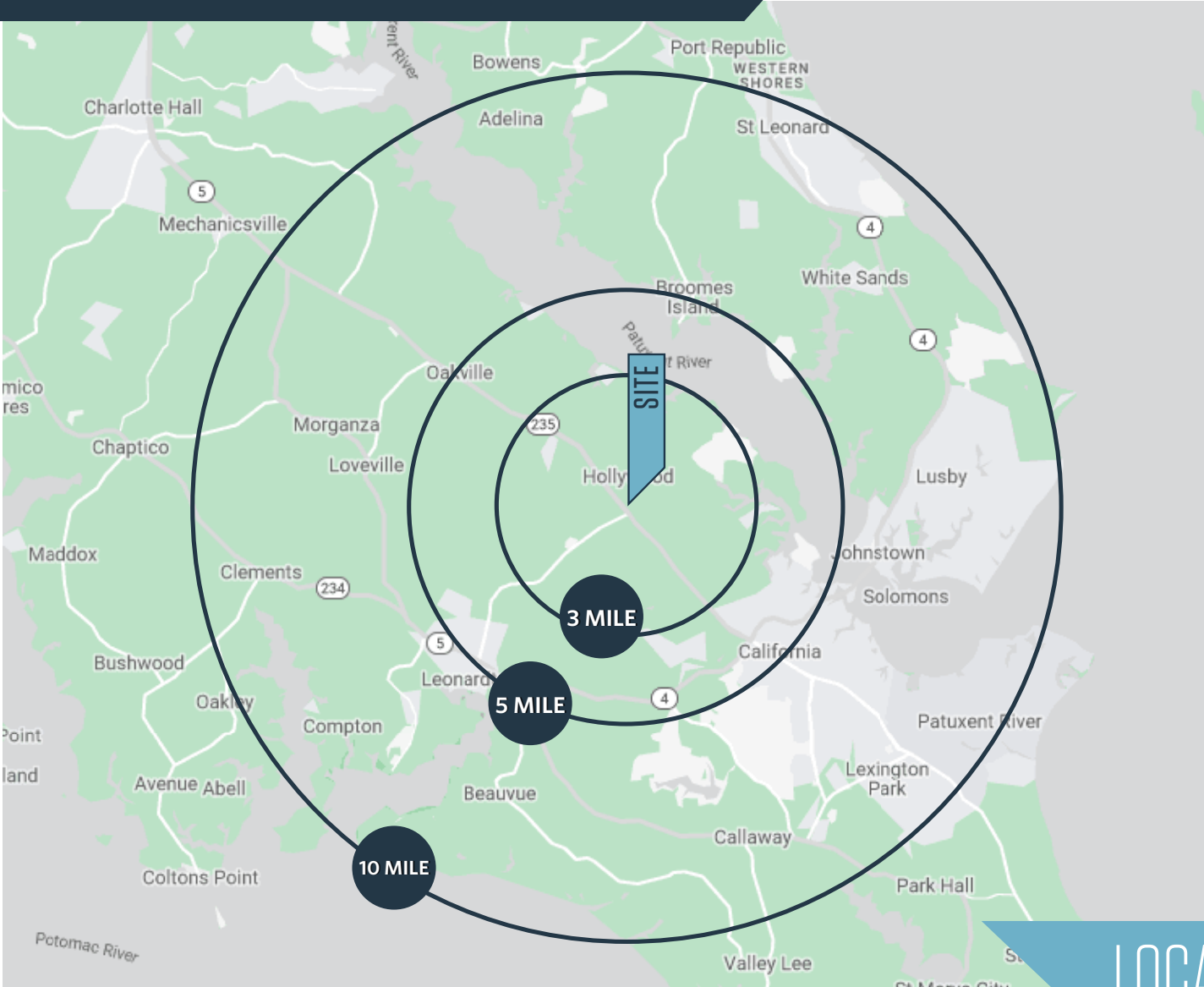
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DEMOGRAPHICS | 2023:

3-MILE	5-MILE	10-MILE
Population		
9,682	28,789	108,929
Daytime Population		
3,532	15,477	40,905
Households		
3,418	10,644	40,706
Average HH Income		
\$166,684	\$154,400	\$145,345

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Three Notch Rd	28,763 ADT
Hollywood Rd	13,435 ADT

LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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