



Lexington Exchange

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



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
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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

Below, from top to bottom: flex/R&D buildings now under construction; potential big box site with visibility from MD Route 235



Retail Buildings

44755 Oak Crest Drive

Aldi	18,975 SF
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44800 Oak Crest Drive

RC Theatres	47,318 SF
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Available Pad Sites

Pad A	2.01 Acres
Pad B	1.89 Acres
Pad C	2.73 Acres
Pad D	1.50 Acres
Pad E	1.77 Acres
Pad F	1.04 Acres

Flex/R&D Buildings

23566 Oak View Drive	28,560 SF
23567 Oak View Drive	45,120 SF
23619 Oak View Drive	45,120 SF

Flex/R&D Specifications

Suite Sizes	2,500 up to 59,640 SF
Ceiling Height	18 ft. clear height
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Loading	Drive-in & dock loading
Zoning	MXM



For more information on Lexington Exchange, visit: sjpi.com/lexingtonexchange



Lexington Exchange

SITE PLAN

Traffic Count (MDOT)

Three Notch Road (Route 235): 31,170 vehicles/day

Patuxent Beach Road (Route 4): 29,912 vehicles/day

Demographics

	3 Miles	5 Miles	10 Miles
Population	21,473	44,544	107,307
Avg. Household Income	\$129,207	\$124,207	\$113,146



MARYLAND
235

THREE NOTCH ROAD

OAK CREST DRIVE

TO PATUXENT NAVAL AIR STATION ➔

WILDEWOOD CENTER

belk JCPenney ULTA DSW
DESIGNER SHOE WAREHOUSE®

OUTBACK HUNTINGTON STEAKHOUSE LEARNING CENTER OKAOA
Japanese Seafood and Steak House

GNC BED BATH & BEYOND planet fitness TRUIST ULTRA CLEAN
CLEANERS
ZEN NAILS & SPA

H&R BLOCK WILDEWOOD PASTRY SHOP Visionworks



Distances to:

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

Contact Us

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

RETAIL LEASING:

Bill Holzman Vice President, Retail Leasing

bholzman@sjpi.com | 410.369.1240

FLEX/R&D LEASING:

Michael White

Leasing
Representative

mwhite@sjpi.com
410.369.1295

Matt Lenihan

Senior Vice President,
Leasing

mlehan@sjpi.com
410.369.1202

Corporate Headquarters:

2560 Lord Baltimore Drive, Baltimore, MD 21244
410.788.0100 | SJPI.COM



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