



**KLEIN
ENTERPRISES**

ST. MARY'S MARKETPLACE
44900 - 45000 St. Andrews Church Rd.
California, MD 20619

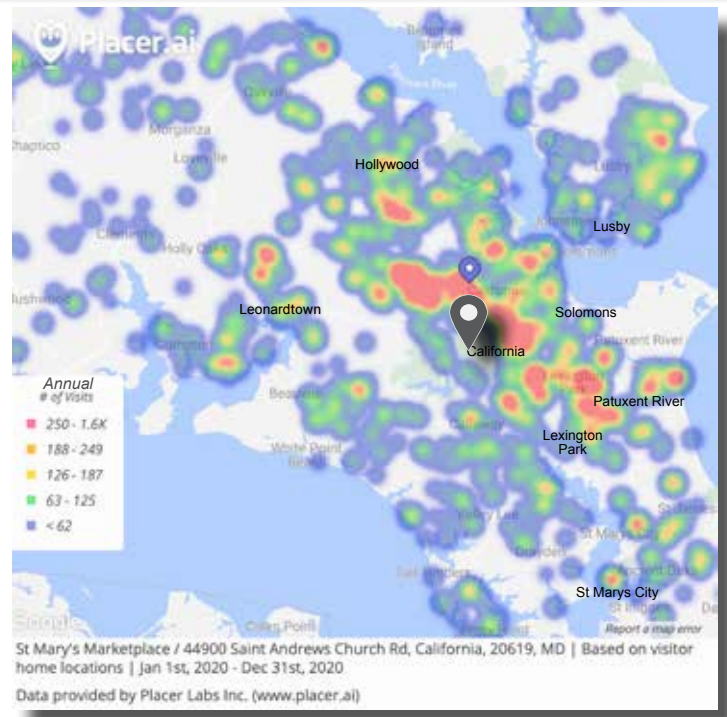


**.75 ± Acre
Pad Site**

Property Highlights:

- **Total Square Feet:** 106,000 ± SF
- **Parking Spaces:** 536 (5:1000)
- **Zoning:** CMX (Corridor Mixed Use)
- ADT 20,000 + on St. Andrew's Church Rd/ Patuxent Beach Rd. (Route 4)
- ADT 60,000 + on Three Notch Road (Route 235)
- **8 Tesla V3 Superchargers**
- 8 miles from the Patuxent River Naval Air Station
- 1.5 miles from the Wildewood neighborhood
- 4 miles from Solomons Island
- 5 miles from the Lexington Park neighborhood
- 55 miles from Washington, D.C.

2021 Demographics	1 mile	3 miles	5 miles
Population	4,389	24,246	45,630
Avg. Household Income	\$109,528	\$118,958	\$113,638
Employees	5,466	25,483	54,462

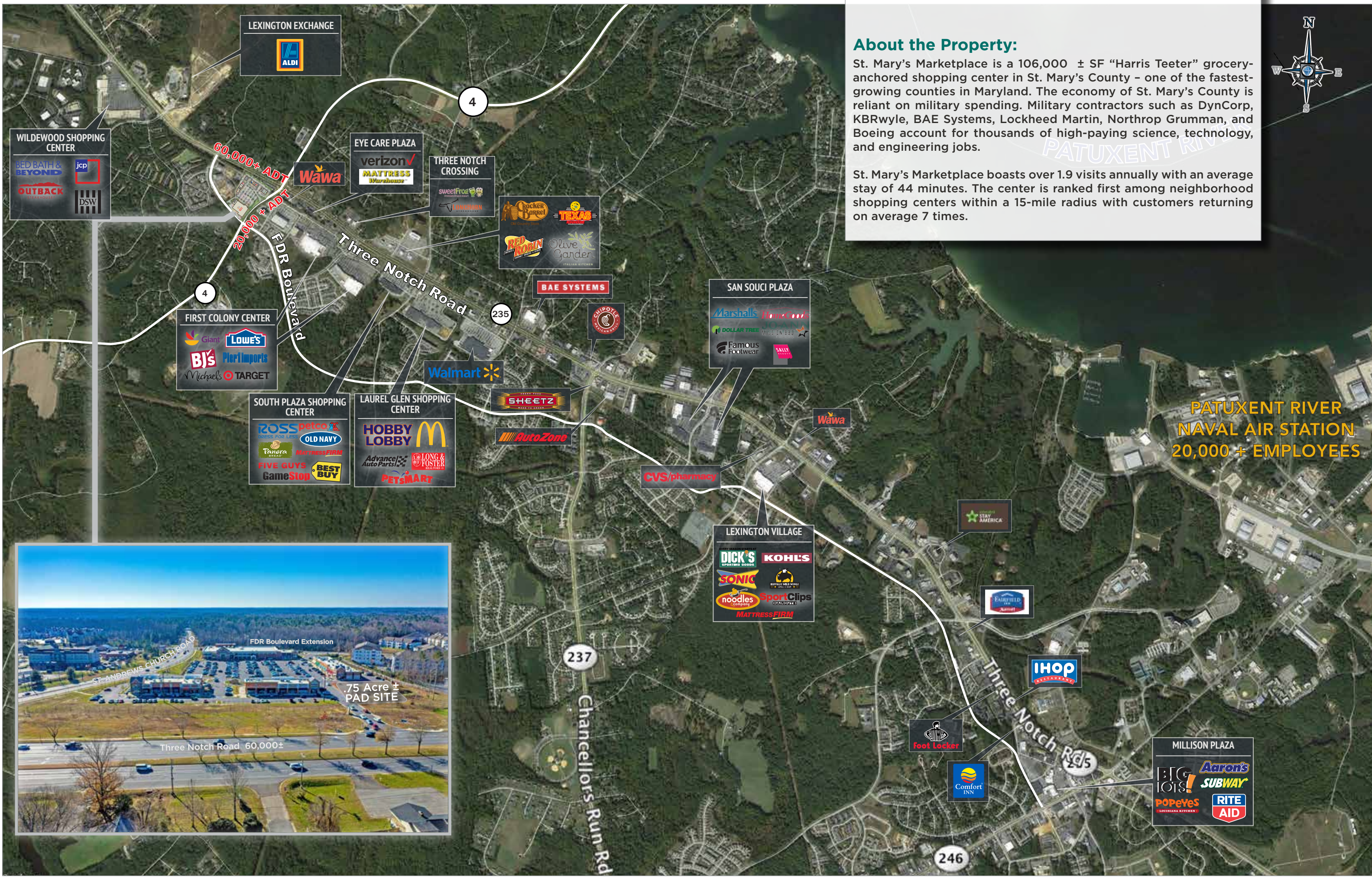




About the Property:

St. Mary's Marketplace is a 106,000 ± SF "Harris Teeter" grocery-anchored shopping center in St. Mary's County - one of the fastest-growing counties in Maryland. The economy of St. Mary's County is reliant on military spending. Military contractors such as DynCorp, KBRwyle, BAE Systems, Lockheed Martin, Northrop Grumman, and Boeing account for thousands of high-paying science, technology, and engineering jobs.

St. Mary's Marketplace boasts over 1.9 visits annually with an average stay of 44 minutes. The center is ranked first among neighborhood shopping centers within a 15-mile radius with customers returning on average 7 times.



**PATUXENT RIVER
NAVAL AIR STATION
20,000 + EMPLOYEES**



LEXINGTON EXCHANGE
ALDI

WILDEWOOD SHOPPING CENTER
BED BATH & BEYOND
jcp
OUTBACK
DSW

FIRST COLONY CENTER
Giant
LOWE'S
Bj's
Pier Imports
MICHAEL'S
TARGET

SOUTH PLAZA SHOPPING CENTER
ROSS
petco
OLD NAVY
Panera
MATTRESS FIRM
FIVE GUYS
GameStop
BEST BUY

LAUREL GLEN SHOPPING CENTER
HOBBY LOBBY
McDonald's
Advance
Auto Parts
LONG & FOSTER
PETS MART

EYE CARE PLAZA
verizon
MATTRESS Warehouse

THREE NOTCH CROSSING
sweetFrog
Wawa

ROCKY HARBOR
TEXAS
RED ROBIN
Olive Garden

BAE SYSTEMS
CHIPOTLE

Walmart

SHEETZ

AutoZone

CVS/pharmacy

SAN SOUCI PLAZA
Marshalls
HomeGoods
DOLLAR TREE
Famous Footwear
Sally Beauty

LEXINGTON VILLAGE
DICK'S Sporting Goods
KOHL'S
SONIC
noodles company
Sport Clips
MATTRESS FIRM

STAY AMERICA

FAIRFIELD INN

IHOP

Foot Locker

Comfort INN

MILLISON PLAZA
BIG LOTS!
Aaron's
SUBWAY
POPEYES
RITE AID



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