

23306 & 23290 THREE NOTCH RD

23306 and 23290 Three Notch Rd, California MD 20619
St. Mary's County



RETAIL FOR SALE OR LEASE

NEARBY RETAILERS:



- 1-2.29 Acres available for sale or ground lease.
- Zoned Medium Intensity Mixed Use. St. Mary's County
- Strategically Located Fronting Three Notch Rd, and adjacent to Lexington Exchange and new Avid Hotel (Coming Soon)

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Joe Mekulski
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8065 Leesburg Pike, Suite 700
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MARKET AERIAL

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CLOSE-UP AERIAL

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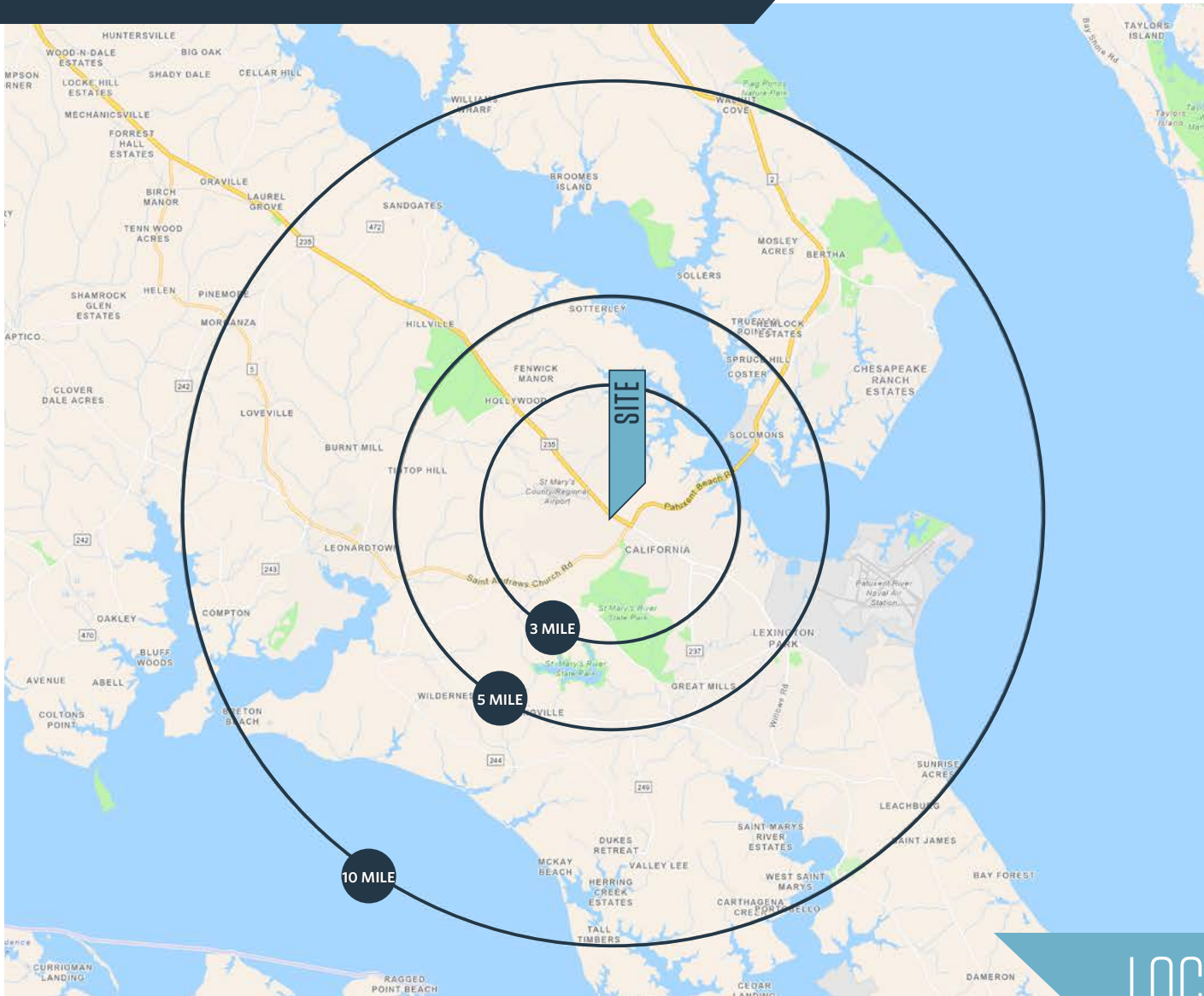
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DEMOGRAPHICS | 2024:

	3-MILE	5-MILE	10-MILE
Population	24,316	46,141	108,030
Daytime Population	13,181	24,438	53,127
Households	9,335	17,821	40,602
Average HH Income	\$148,926	\$141,437	\$141,306

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

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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