



## Three Notch Road

Lexington Park, Maryland 20653

### Property Highlights

- Over 200 developable acres in the heart of rapidly-developing St. Mary's County
- Adjacent to the Naval Air Station Patuxent River (PAX River Base)
- Zoned OBP (Office & Business Park) and LCI (Limited Commercial/Industrial)
- Within a Maryland Priority Funding Area (PFA)
- On public sewer system (S-3D)
- One quarter of the local economy is employed in STEM fields
- ASKING PRICE: \$5,000,000



### For More Information

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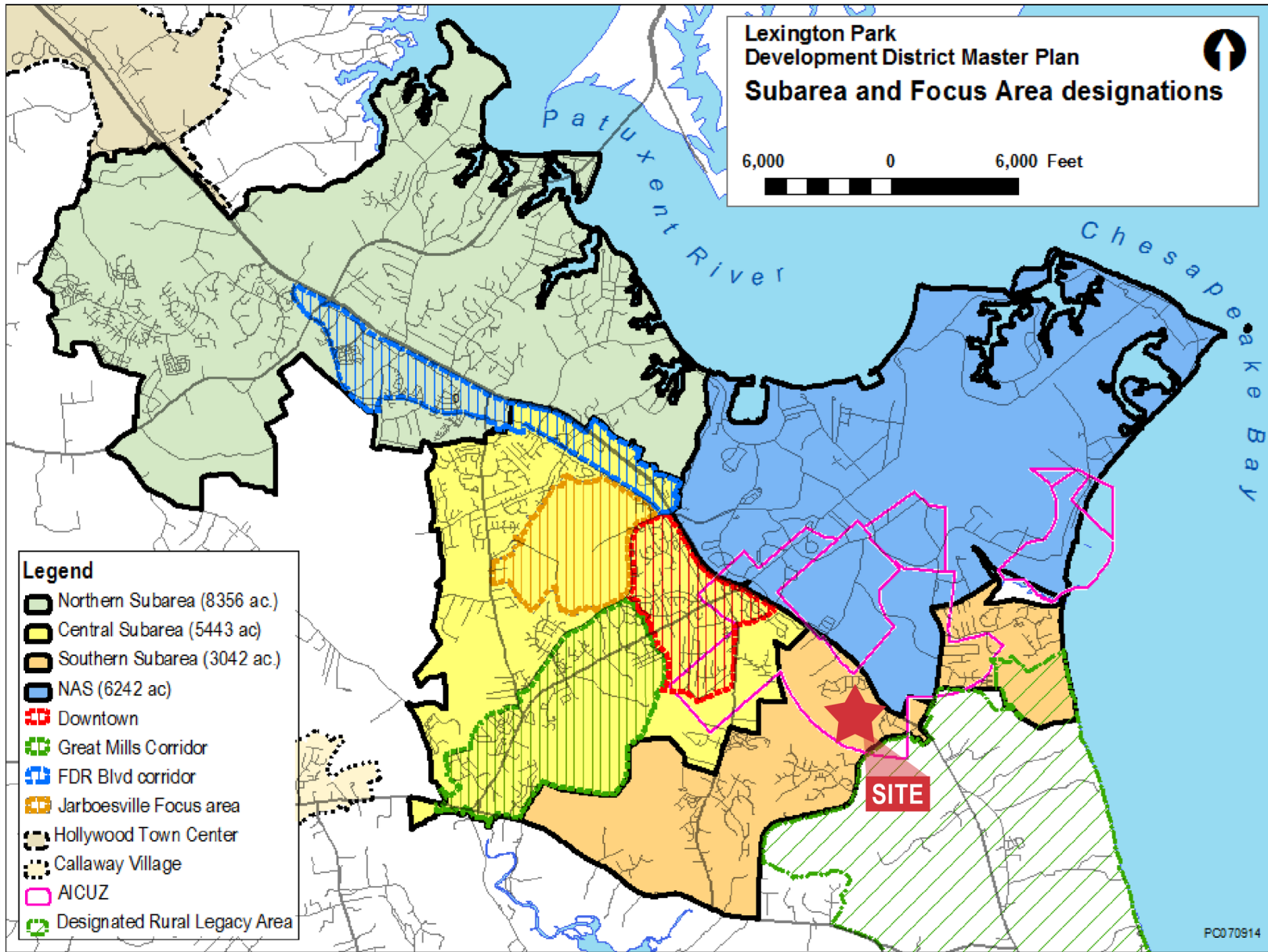
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### Demographics 3 Miles 5 Miles 10 Miles

Demographics	3 Miles	5 Miles	10 Miles
Total population	19,806	36,065	89,195
Total households	7,470	13,555	32,901
Average HH income	\$97,698	\$106,383	\$123,118