

FOR SALE

29871 Three Notch Road, Charlotte Hall, MD 20622



THREE NOTCH RD



2 Acres Zoned TMX/ RMX
For Sale

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HIGHLIGHTS

- Zoned for RMX and TMX, offering diverse development options
- Prime location on Three Notch Road with frontage also on Charlotte Hall Rd.
- Ideal for retail or commercial development
- Strategic positioning in a rapidly growing market
- High potential for capitalizing on commercial and retail demand
- Proximity to key amenities and transportation routes
- Surrounded by a thriving and expanding community
- Plans in process.

OFFERING



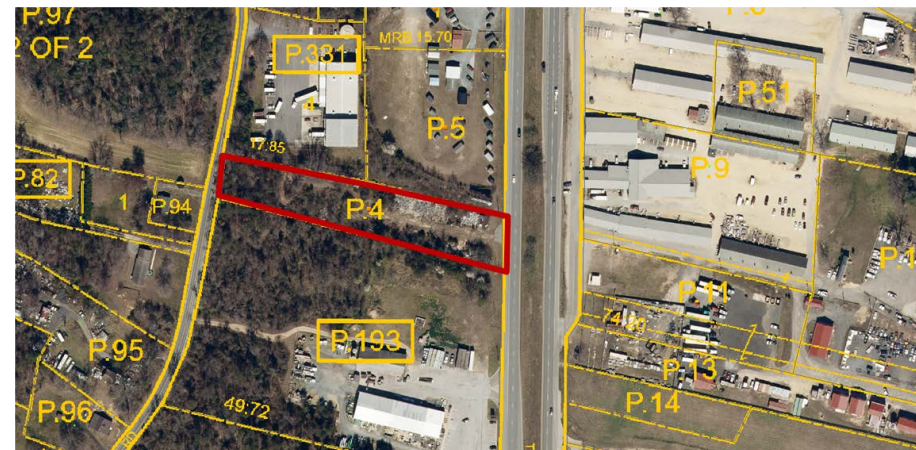
FOR SALE

THREE NOTCH STORAGE

Sale Price ----- \$590,000

Property Type ----- Land

Lot Size ----- 2 Acres



RETAILER MAP



DOLLAR GENERAL *Lebo Pizza*

Advance Auto Parts **Wawa**
TRACTOR SUPPLY CO.

Shell **redbox.**
SUBWAY

TACO BELL **Auto Zone** **Wendy's**
POPEYES **Walgreens**

VINTAGE MARKET *Cottage & Boutique*
Shard Leaf Cafe

Ritas **HEAVY HITTERS**

DUNKIN' **SportClips**
HAIRCUTS

Exxon

GOLDEN BEACH RD

McDonald's **OLD LINE** **Arbys** **DQ**
Grill & Chill

BURGER KING **CHIPOTLE** **MedStar Health**
MEXICAN GRILL

7 ELEVEN **MedStar Health**

TIGER STRUCTURES

SUBJECT

PIZZA HOTLINE **OUR HAPPY HILL COFFEE** **HANGERS & HOOKS**
UNITED STATES POSTAL SERVICE

SOUTHERN STATES


Tender Care Dentistry

THREE NOTCH RD


DEMOGRAPHICS




2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	1,164	6,557	18,612
Households	260	2,086	6,213
Families	199	1,621	4,783
Average Household Size	3.68	2.90	2.91
Owner Occupied Housing Units	213	1,828	5,544
Renter Occupied Housing Units	47	258	669
Median Age	48.6	43.3	41.8
Median Household Income	\$104,844	\$111,452	\$115,683
Average Household Income	\$129,018	\$146,118	\$148,478




18,612
Population




2.91
Average HH Size



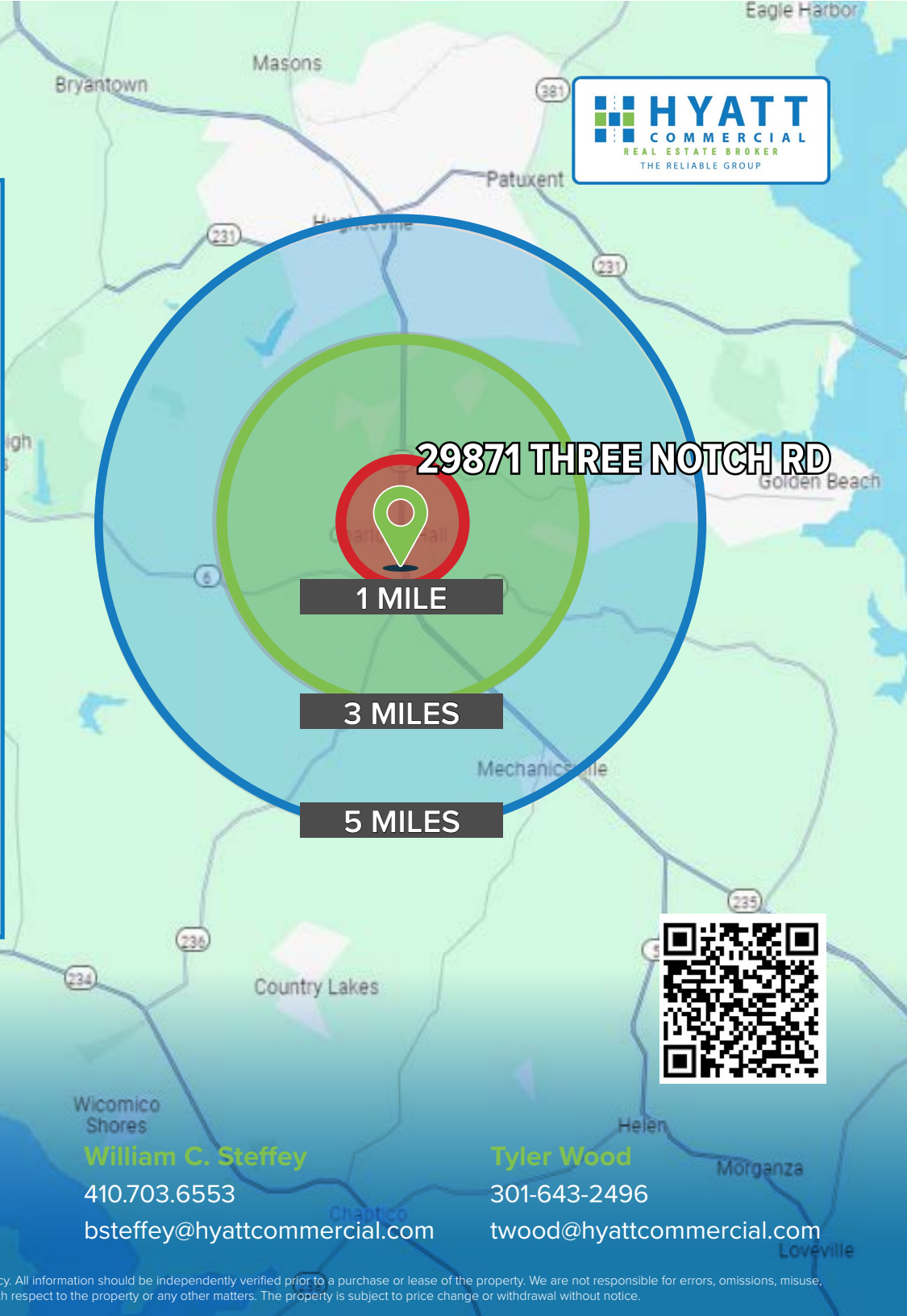
41.8
Median Age



\$115,683
Median HH Income



[VIEW FULL REPORT](#)



29871 THREE NOTCH RD

1 MILE

3 MILES

5 MILES



CONTACT

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