



# Lexington Exchange

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



NAIOP  
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DEVELOPMENT ASSOCIATION  
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— 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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#### 23344 Three Notch Road

Royal Farms	4,731 SF
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#### 23368 Three Notch Road

Chipotle	2,325 SF
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### Available Pad Sites

Pad A	2.01 Acres
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Pad D	1.50 Acres
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Pad E	1.77 Acres
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Pad F	1.04 Acres
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Proposed Big Box	18.5 Acres
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### Flex/R&D Buildings

23565 Oak View Drive	47,160 SF
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23566 Oak View Drive	28,560 SF
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23567 Oak View Drive	45,120 SF
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23619 Oak View Drive	45,120 SF
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23647 Oak View Drive	33,120 SF
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### Flex/R&D Specifications

Suite Sizes	2,500 up to 59,640 SF
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Ceiling Height	18 ft. clear height
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Parking	4 spaces per 1,000 SF
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Roof	TPO
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Loading	Drive-in & dock loading
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Zoning	MXM
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For more information on Lexington Exchange, visit: [sjpi.com/lexingtonexchange](http://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



TO PATUXENT NAVAL AIR STATION ➔

**WILDEWOOD CENTER**

belk JCPenney ULTA DSW  
DESIGNER SHOE WAREHOUSE®

OUTBACK STEAKHOUSE HUNTINGTON LEARNING CENTER planet fitness TRUIST ULTRA CLEAN CLEANERS ZEN NAILS & SPA

GNC LIVE WELL BED BATH & BEYOND Beyond any store of its kind. WILDEWOOD PASTRY SHOP Visionworks

H&R BLOCK





#### Distances to:

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

## Contact Us

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

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