

AUTOMOTIVE REPAIR SHOP AVAILABLE FOR LEASE

22664 THREE NOTCH RD

Lexington Park, MD 20653

Available: 7,750 SF



LISTING DATA

AVAILABLE SF: 7,750 SF

LEASE RATE

LEASE RATE: Negotiable

PROPERTY INFORMATION

COUNTY: St Marys

MARKET: Washington, DC

SUBMARKET: St Mary's County

BUILDING DATA

TOTAL BUILDING SF: 7,750 SF

YEAR BUILT: 1968

ZONING: CMX

PROPERTY OVERVIEW

Up to 7,750 sf automotive service bay with nine lifts in place, abundant parking, and tremendous visibility from Three Notch Road, the main retail corridor through St Mary's County with over 33,000 cars per day. The space has a large, dedicated pylon sign with a digital marketing display.

PROPERTY HIGHLIGHTS

- 33,041 AADT on Three Notch Rd.
- 19,988 AADT on Chancellors Run Rd.
- Brand New Storefront (not pictured above)
- Only 1.5 miles from Patuxent River Naval Base
- Automotive Service Facility with 9 lifts
- Large pylon sign with video panel

Glenn Ulick
Senior V.P.
410.303.5632
gulick@lee-associates.com

Mark Mueller
Senior V.P.
443.286.9063
mmueller@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AUTOMOTIVE REPAIR SHOP AVAILABLE FOR LEASE

22664 THREE NOTCH RD

Lexington Park, MD 20653

Available: 7,750 SF

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



Glenn Ulick
Senior V.P.
410.303.5632
gulick@lee-associates.com

Mark Mueller
Senior V.P.
443.286.9063
mmueller@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AUTOMOTIVE REPAIR SHOP AVAILABLE FOR LEASE

22664 THREE NOTCH RD

Lexington Park, MD 20653

Available: 7,750 SF



COMMERCIAL REAL ESTATE SERVICES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	2 months
Total Space:	7,750 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
P 1st	Available	7,750 SF	NNN	Negotiable

Glenn Ulick
Senior V.P.
410.303.5632
gulick@lee-associates.com

Mark Mueller
Senior V.P.
443.286.9063
mmueller@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



AUTOMOTIVE REPAIR SHOP AVAILABLE FOR LEASE

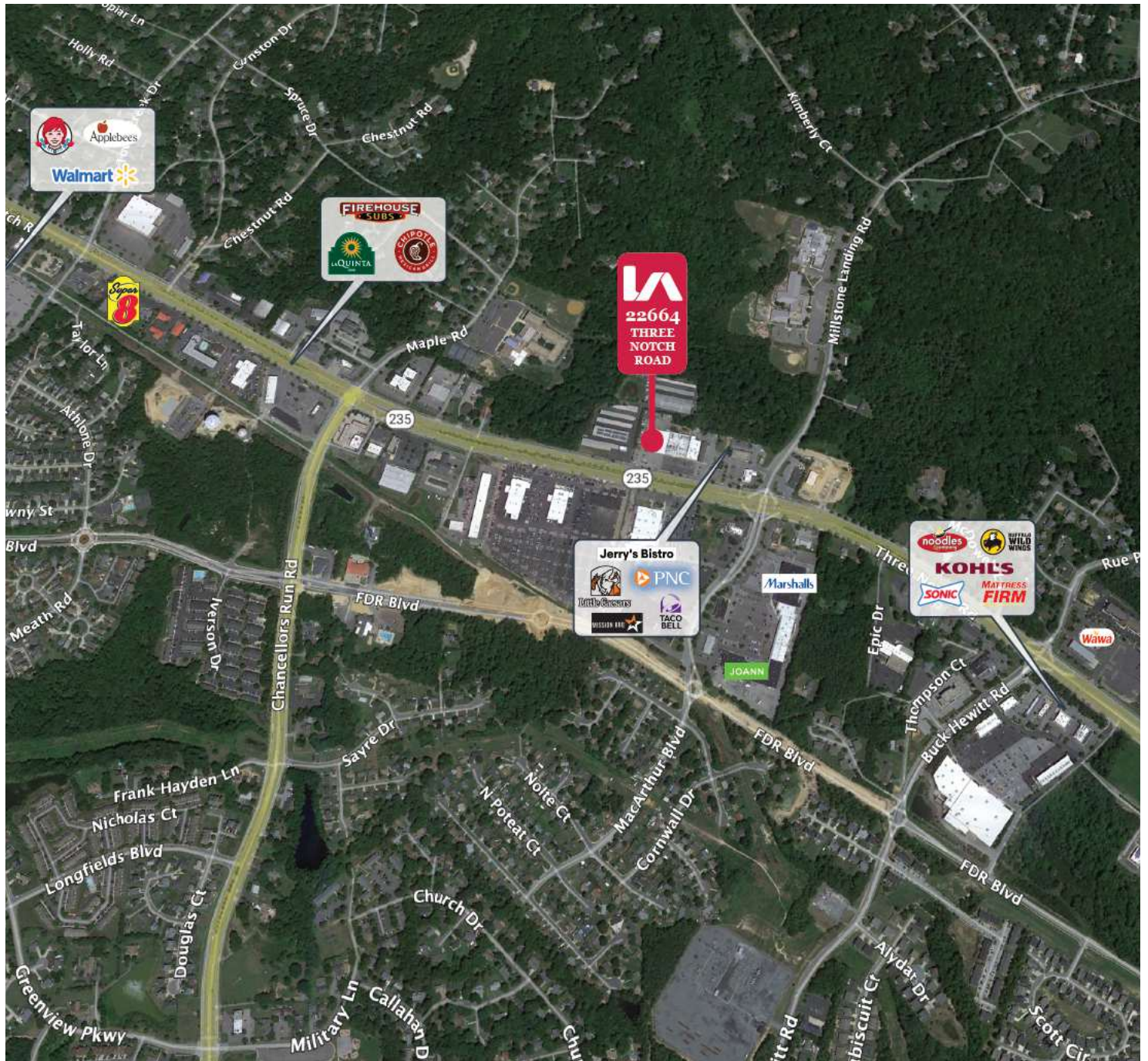
22664 THREE NOTCH RD

Lexington Park, MD 20653

Available: 7,750 SF



COMMERCIAL REAL ESTATE SERVICES



Glenn Ulick
Senior V.P.
410.303.5632
gulick@lee-associates.com

Mark Mueller
Senior V.P.
443.286.9063
mmueller@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



AUTOMOTIVE REPAIR SHOP AVAILABLE FOR LEASE

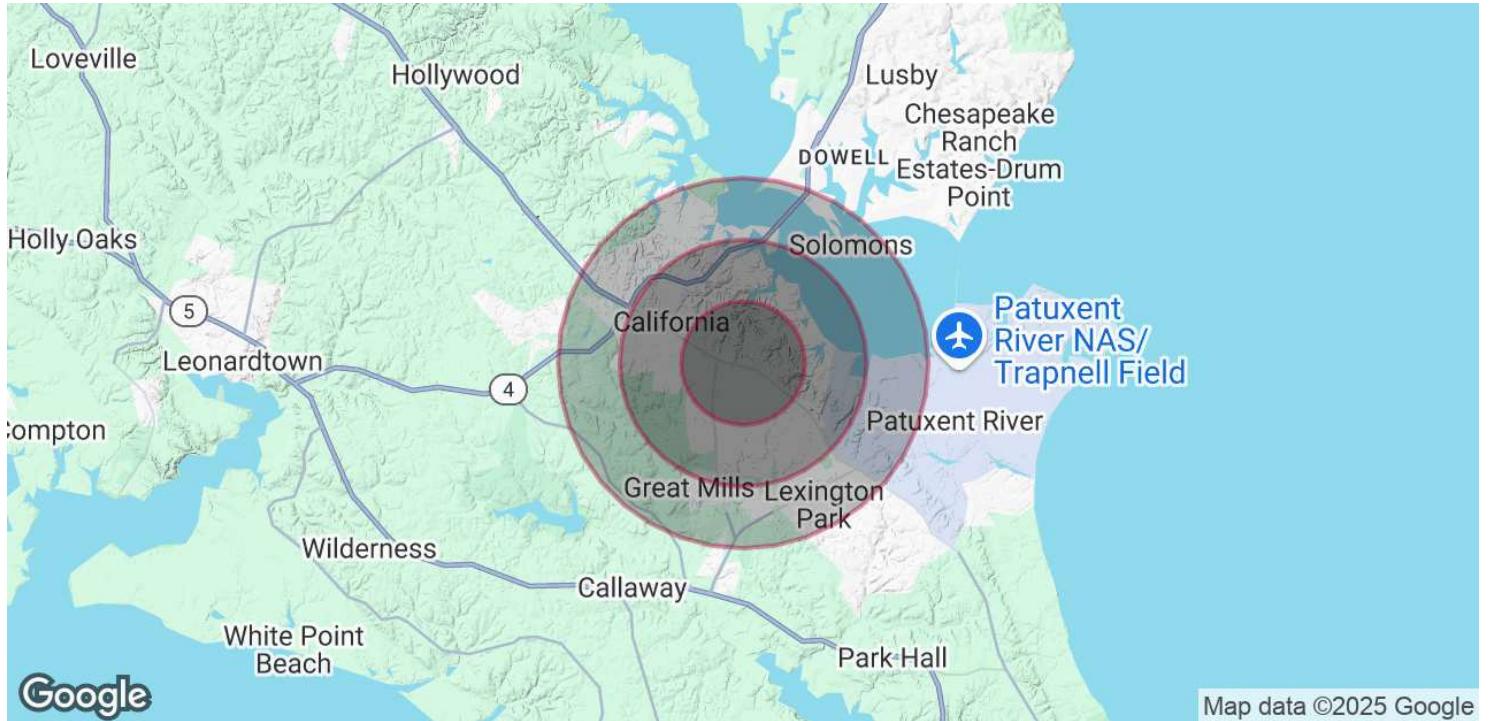
22664 THREE NOTCH RD

Lexington Park, MD 20653

Available: 7,750 SF



COMMERCIAL REAL ESTATE SERVICES



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,440	13,923	27,643
Average Age	38.6	36.2	35.3
Average Age (Male)	38.0	37.3	35.8
Average Age (Female)	40.3	36.2	36.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,765	5,684	11,522
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$109,224	\$95,251	\$89,847
Average House Value	\$263,466	\$265,067	\$242,206

2020 American Community Survey (ACS)

Glenn Ulick
Senior V.P.
410.303.5632
gulick@lee-associates.com

Mark Mueller
Senior V.P.
443.286.9063
mmueller@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.