

# SALE/LEASE

 Saint Mary's County, MD

# COMMERCIAL PAD SITES

23178-23186 THREE NOTCH ROAD | CALIFORNIA, MARYLAND 20619

## AVAILABLE

- ▶ Lot 1: 1.33 Acres ±
- ▶ Lot 2: 1.39 Acres ±

CAN BE COMBINED UP TO 2.72 AC

## ZONING

RMX (Residential Mixed Use District)

## TRAFFIC COUNT

63,210 AADT (Three Notch Rd)

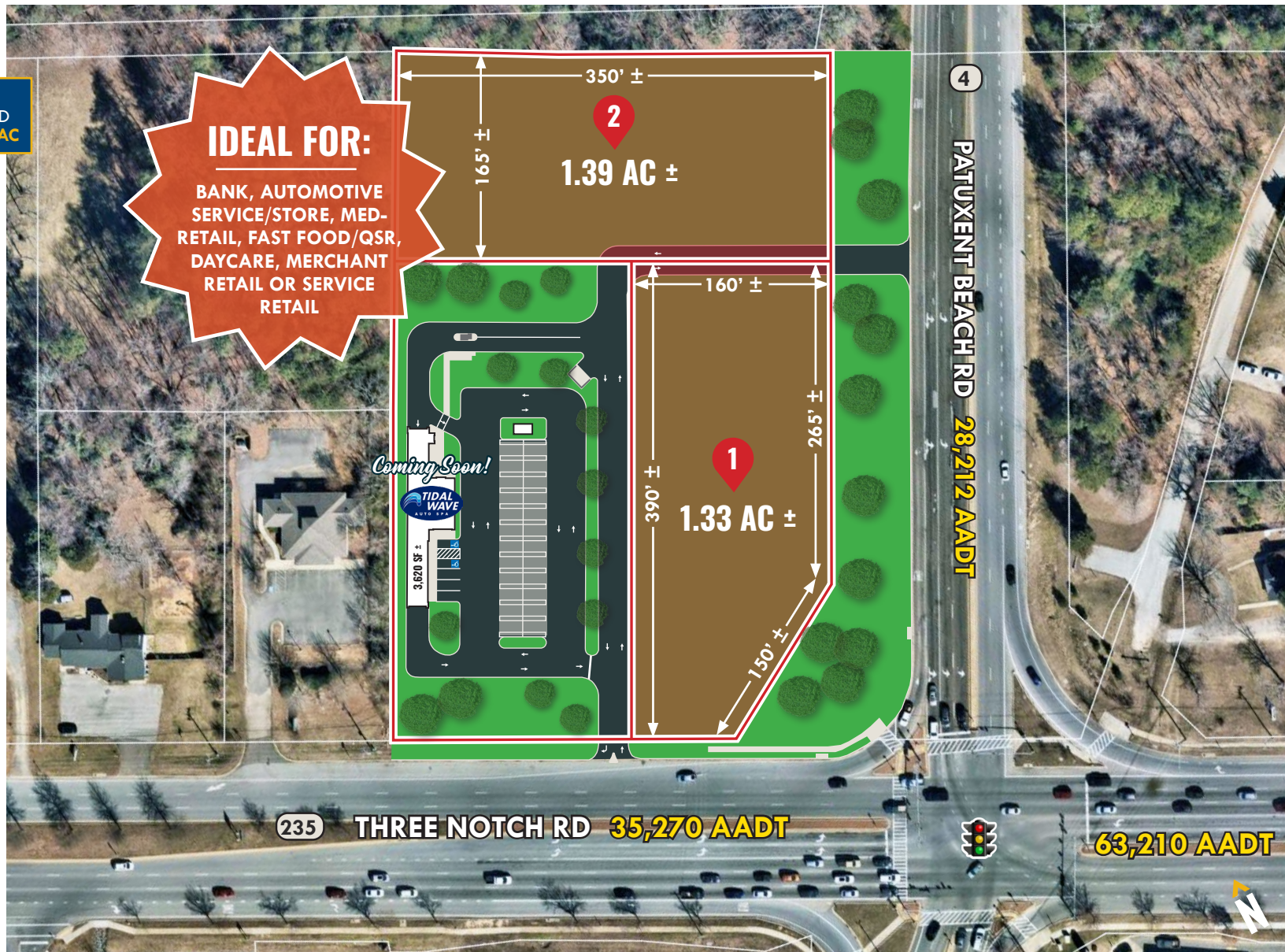
28,212 AADT (Patuxent Beach Rd)

## SALE PRICE/RENTAL RATE

Available Upon Request

## HIGHLIGHTS

- ▶ Highly visible sites at a corner, signalized intersection
- ▶ Ingress/egress on heavily trafficked Three Notch Road/ Rt. 235 (35,270 cars/day) and Patuxent Beach Road/Rt. 4 (28,212 cars/day)
- ▶ Located on desirable Route 235 commercial corridor with numerous service, retail and dining destinations
- ▶ Close proximity to Patuxent River NAS/Trapnell Field



### IDEAL FOR:

BANK, AUTOMOTIVE SERVICE/STORE, MED-RETAIL, FAST FOOD/QSR, DAYCARE, MERCHANT RETAIL OR SERVICE RETAIL

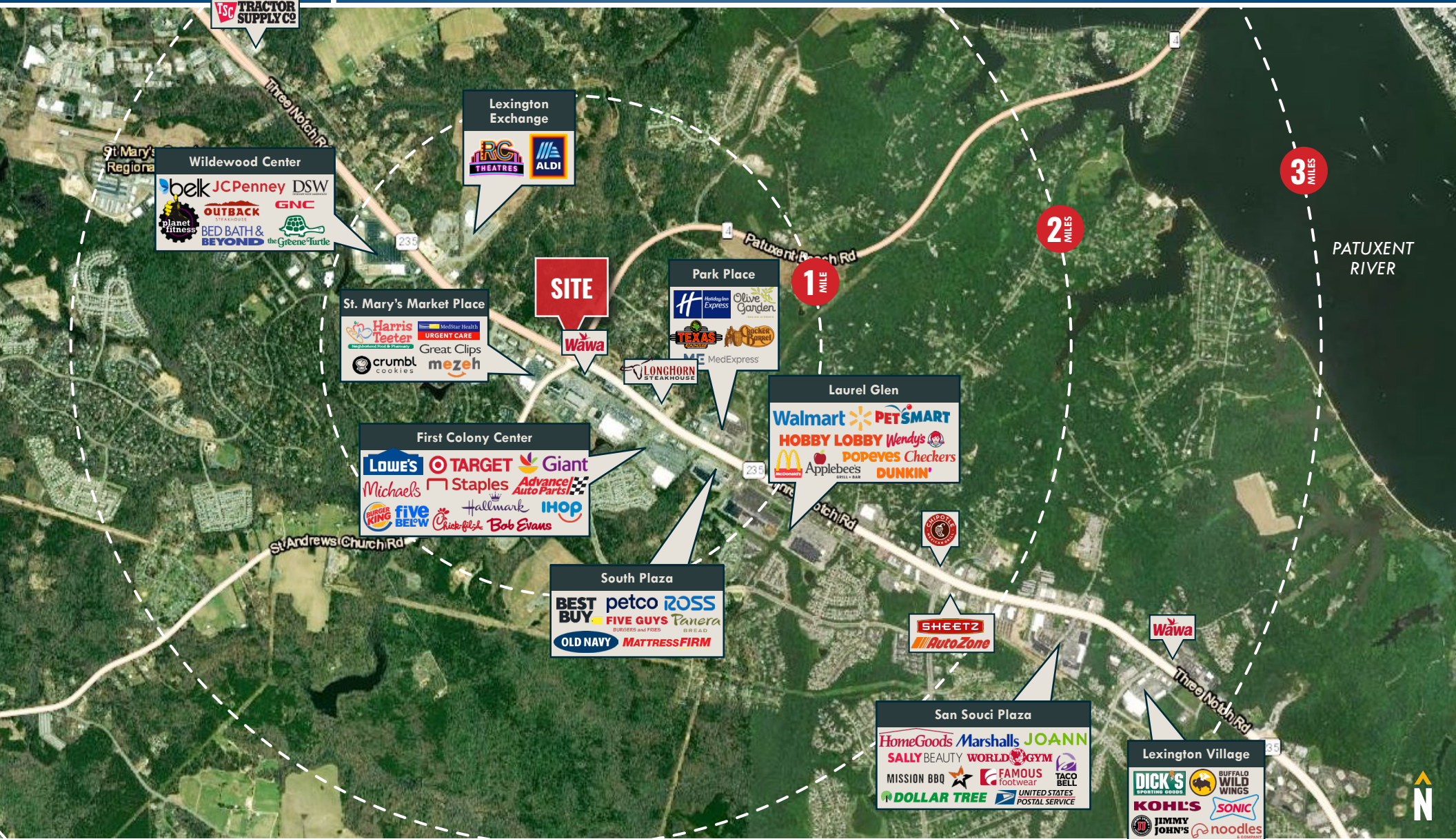


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# TRADE AREA

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# LOCATION / DEMOGRAPHICS (2022)

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**FULL REPORT**

<b>RESIDENTIAL POPULATION</b> 4,155 1 MILE 23,165 3 MILES 47,003 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 1,932 1 MILE 8,826 3 MILES 17,858 5 MILES	<b>AVERAGE HH SIZE</b> 2.15 1 MILE 2.62 3 MILES 2.60 5 MILES	<b>MEDIAN AGE</b> 36.8 1 MILE 37.6 3 MILES 36.6 5 MILES
<b>AVERAGE HH INCOME</b> \$111,047 1 MILE \$131,365 3 MILES \$125,883 5 MILES	<b>EDUCATION (COLLEGE+)</b> 73.8% 1 MILE 72.8% 3 MILES 67.5% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 98.1% 1 MILE 96.0% 3 MILES 96.5% 5 MILES	<b>DAYTIME POPULATION</b> 5,620 1 MILE 24,311 3 MILES 57,955 5 MILES

**26% WORKDAY DRIVE**  
15 MIN. DRIVE

**LEARN MORE**

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

**2.97**  
AVERAGE HH SIZE

**37.0**  
MEDIAN AGE

**\$90,500**  
MEDIAN HH INCOME

**23% ENTERPRISING PROFESSIONALS**  
15 MIN. DRIVE

**LEARN MORE**

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

**2.48**  
AVERAGE HH SIZE

**35.3**  
MEDIAN AGE

**\$86,600**  
MEDIAN HH INCOME

**11% BRIGHT YOUNG PROFESSIONALS**  
15 MIN. DRIVE

**LEARN MORE**

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

**2.41**  
AVERAGE HH SIZE

**33.0**  
MEDIAN AGE

**\$54,000**  
MEDIAN HH INCOME

**8% HOME IMPROVEMENT**  
15 MIN. DRIVE

**LEARN MORE**

These married-couple families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

**2.88**  
AVERAGE HH SIZE

**37.7**  
MEDIAN AGE

**\$72,100**  
MEDIAN HH INCOME



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