

7,750 SF RETAIL ENDCAP W/ PYLON 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:** \$16/SF NNN

### PROPERTY INFORMATION

**COUNTY:** St Marys

**MARKET:** Washington, DC

### BUILDING DATA

**TOTAL BUILDING SF:** 7,750 SF

**YEAR BUILT:** 1968

**RENOVATED:** 2025

**ZONING:** CMX

### PROPERTY OVERVIEW

This is a highly visible 7,750 sf endcap space with an enormous, dedicated pylon sign, including a digital message board, along Three Notch Road, one of the core retail arteries in southern Maryland. The space has 13.5' clear ceilings and no columns. It also features four roll-up doors and is perfect for gym, fitness, auto repair, or showroom space. Landlord is willing to provide a warm, lit vanilla box finish. There is plenty of in-common parking as well as a dedicated, gated 0.75 acre side parking lot. With a new façade and tremendous signage potential, this site is passed by nearly 38,000 cars per day and is located just over a mile north of the main gate at the Patuxent Naval Air Station.

### PROPERTY HIGHLIGHTS

- 37,772 Cars per Day on Three Notch Road
- New Storefront
- Four Roll-up doors
- 0.75 acre dedicated side parking lot

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Interior Front to Back



Interior Back to Front



Dedicated Side Parking



Corner Facade

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**LEE & ASSOCIATES**  
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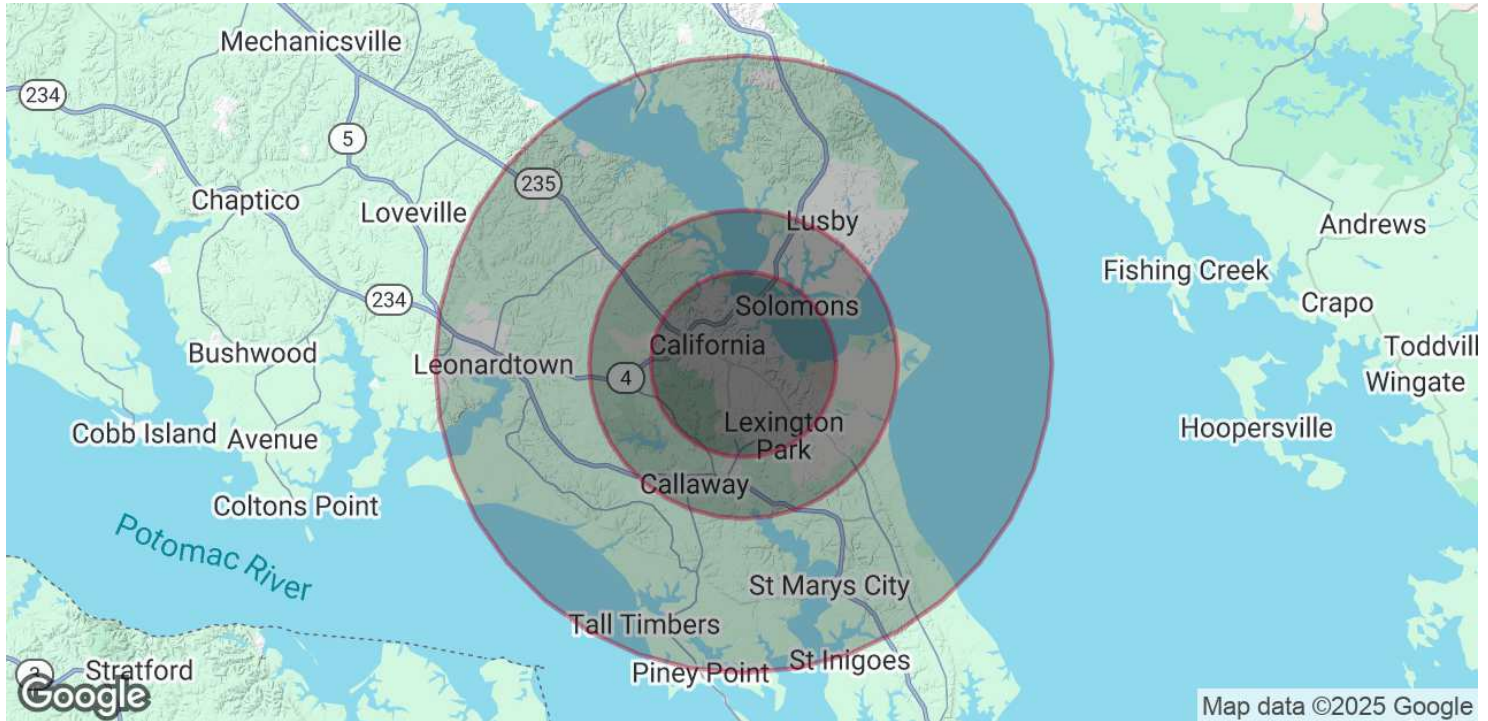
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## POPULATION

	3 MILES	5 MILES	10 MILES
Total Population 2024	5,934	29,472	58,739
Median Age	37	37	38
Daytime Employment	13,958	33,549	46,311

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total 2024 Households	2,023	10,870	22,593
Average HH Income	\$149,556	\$125,635	\$136,149
Median House Value	\$391,976	\$363,654	\$404,120

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