

# FOR SALE

28200 THREE NOTCH ROAD,  
MECHANICSVILLE, MD 20659



Prime Land with Strong  
Development Potential

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# HIGHLIGHTS

- Highly desirable Mechanicsville location
- Compelling land investment opportunity
- TMX-zoned site with exceptional development flexibility
- Frontage along a major arterial with 30,000+ vehicles per day
- Rare opportunity in a growing and high-demand market
- Significant potential for commercial or mixed-use development
- Strong long-term upside with excellent visibility and access



# OFFERING



# FOR SALE

## COMMERCIAL PROPERTY

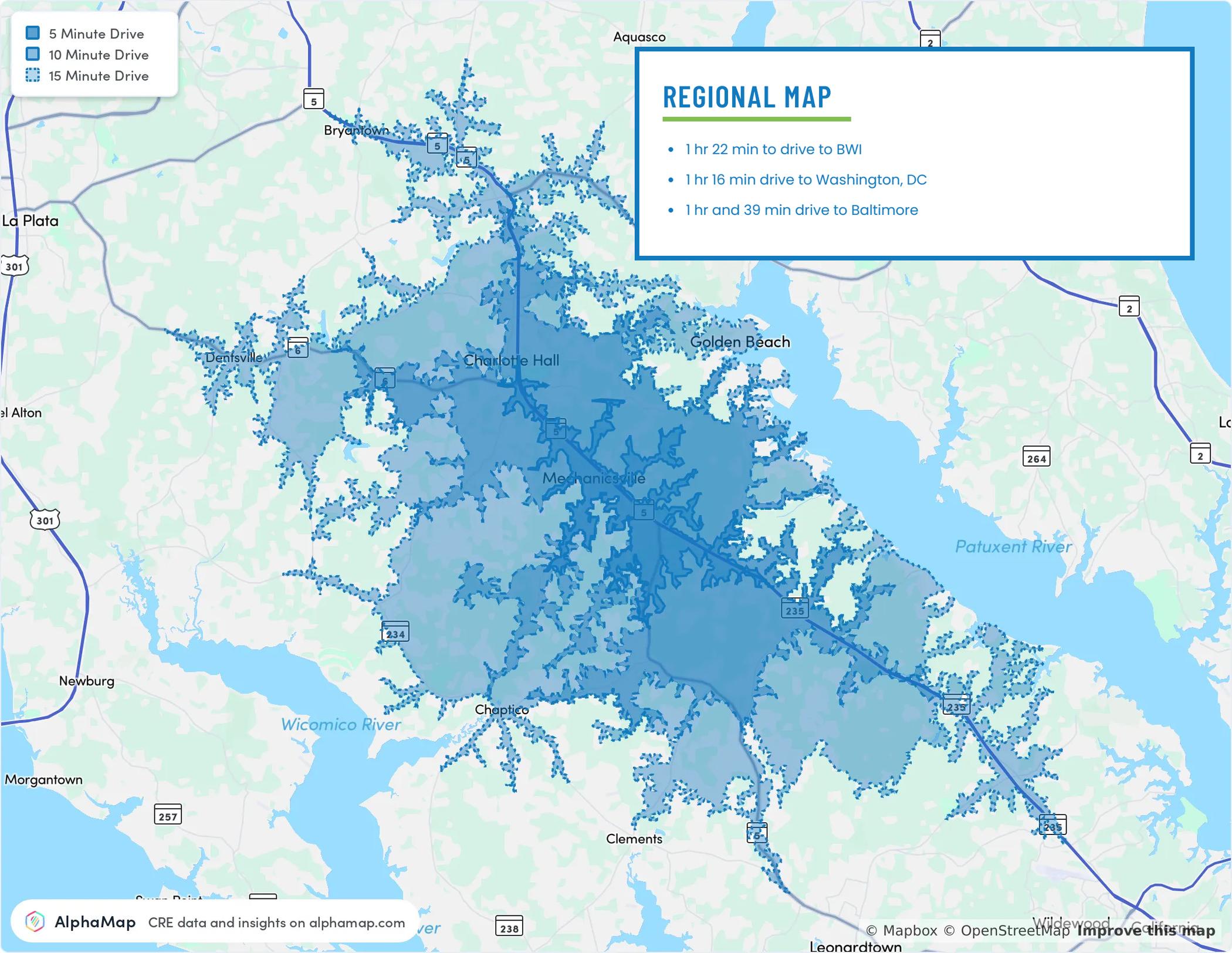
Lot Size	30,056 SF
Price	\$350,000
Zoning	TMX



- 5 Minute Drive
- 10 Minute Drive
- 15 Minute Drive

## REGIONAL MAP

- 1 hr 22 min to drive to BWI
- 1 hr 16 min drive to Washington, DC
- 1 hr and 39 min drive to Baltimore



# DEMOGRAPHICS



## 2025 SUMMARY

	5 MILES	10 MILES	15 MILES
Population	20,305	61,659	160,009
Households	6,811	21,358	56,685
Average Household Size	3	2.9	2.8
Average Age	40	41	41
Average Household Income	\$147,525	\$152,640	\$156,453



160,009

Population



2.8

Average HH Size



41

Average Age



\$156,453

Average HH Income

231 Hughesville

231

5

Charlotte Hall

Wood-N-Dale Estates

Mechanicsville

Country Lakes

5

234

Wicomico

Widow W

Wicomico Shores

Morganza

Chaptico

Loveville

Wicomico River



# CONTACT

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