

FOR LEASE



22065 Three Notch Road

Lexington Park, MD 20653

Overview

Free-standing former gas station available for ground lease or build to suit along heavily-trafficked Three Notch Road (MD-235). Lexington Park is home to the Patuxent Naval Air Station (Pax River), which employs over 20,000 military and civilian personnel. The site is in close proximity to the Station's primary access points and numerous off-base defense contracting firms. Surrounding hotels include Home2, Fairfield Inn, Extended Stay America, and Comfort Inn & Suites.

Quick Facts

- Availability** Immediately
- Size** 0.90 AC (up to 1.54 AC developable)
- Rental Rate** TBD
- Net Charges** TBD
- Nearby Tenants**



2025 Demographics	1 mile	3 miles	5 miles
POPULATION	5,378	32,424	45,950
HOUSEHOLDS	2,119	12,654	18,228
AVG. HH INCOME	\$97,710	\$131,435	\$134,944
DAYTIME POPULATION	23,114	47,641	59,479
TRAFFIC COUNT	31,500 AADT (Three Notch Road)	17,722 AADT (Great Mills Road)	



Phase 4 FDR Blvd Extension

Fairfield
BY MARRIOTT

avian

PAX RIVER
OFFICE SUITES

EXISTING
BUILDING
3,200 SF

0.90 ACRES

0.64 ACRES
AVAILABLE FOR
DEVELOPMENT

PARKING: 61

HOME2
SUITES BY HILTON

Valley Dr

Three Notch Rd

AVIS
Budget

enterprise

31,500 AADT



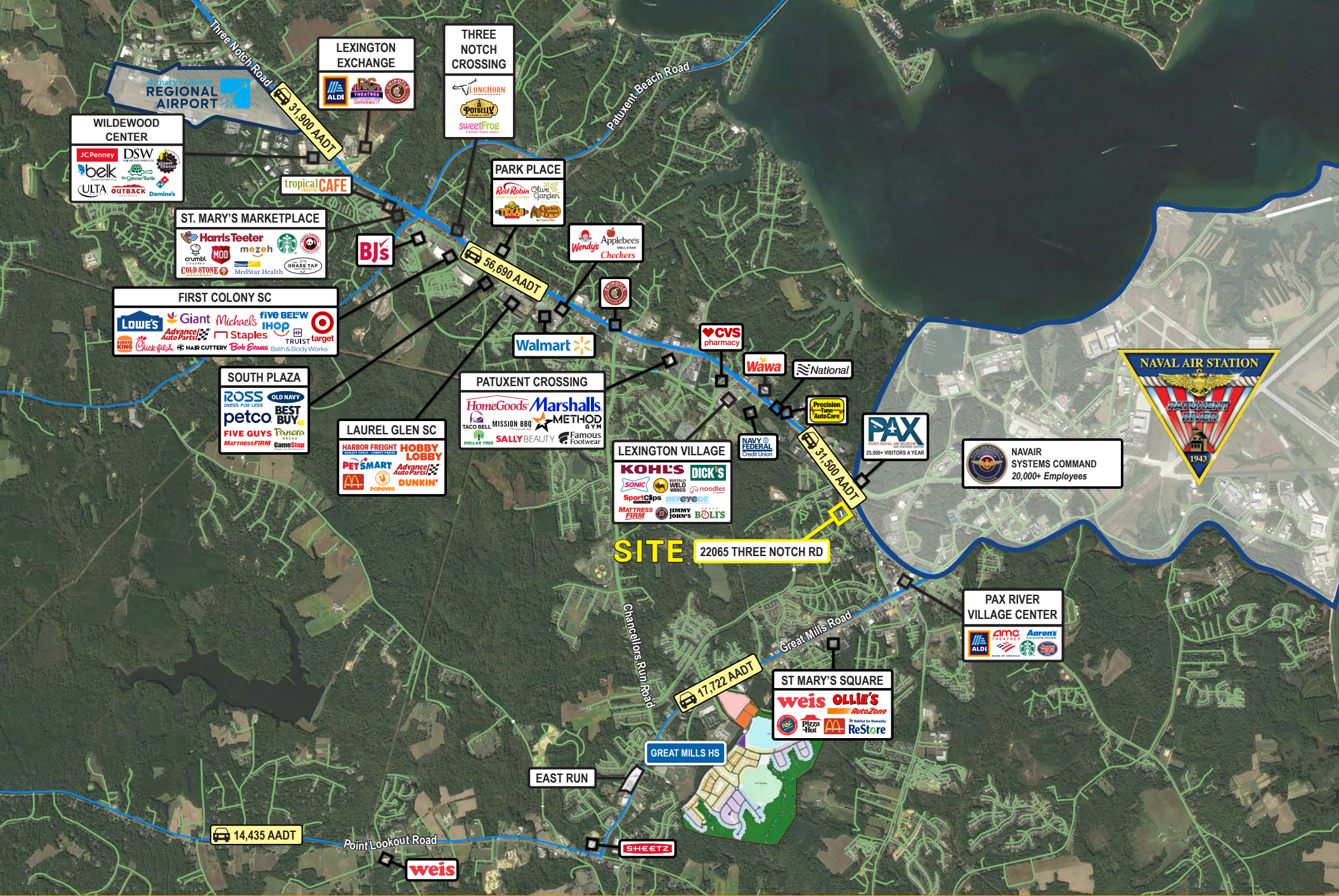


FDR Boulevard Extension

22065 Three Notch Road / Lexington Park, MD 20653








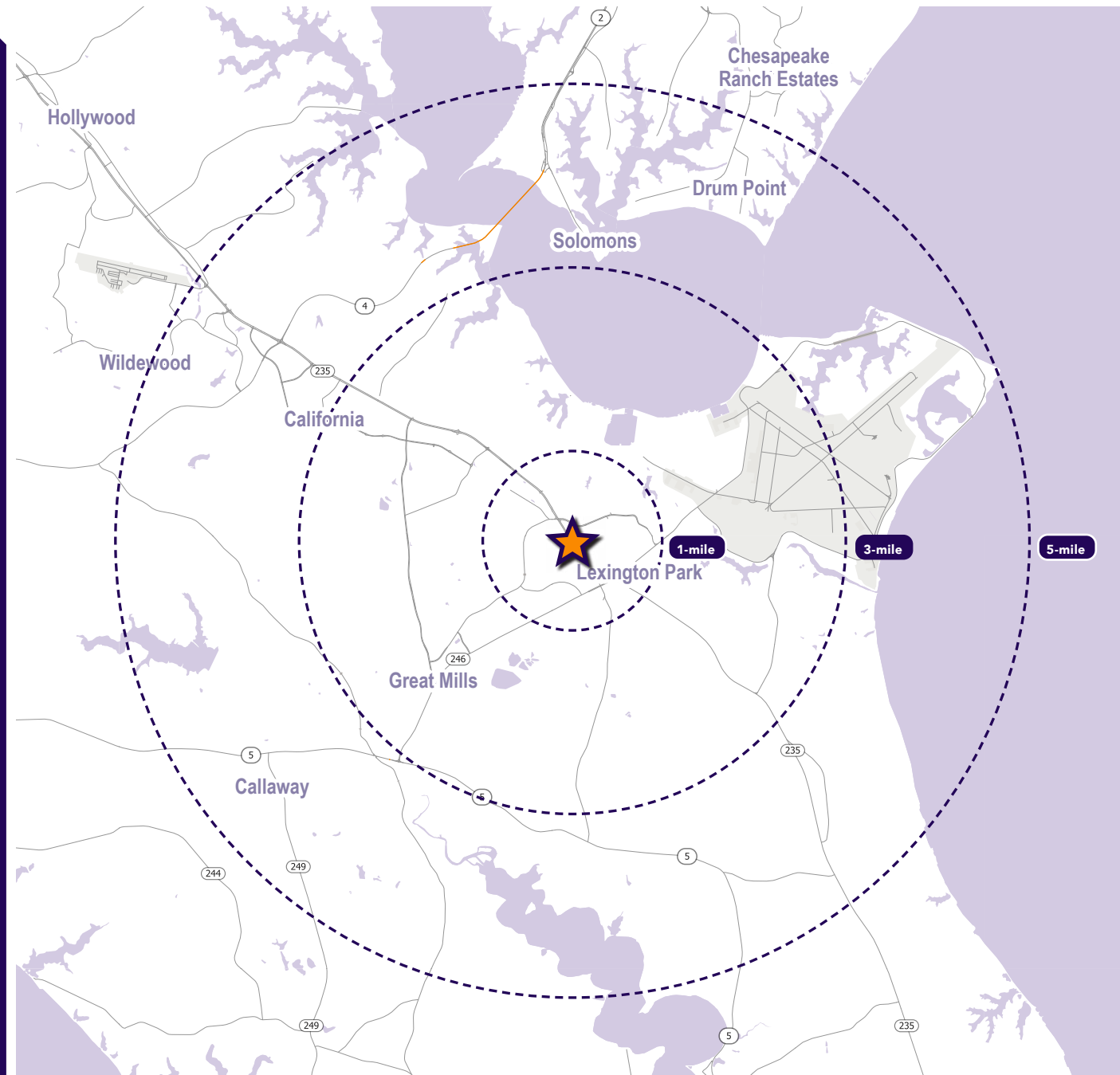
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