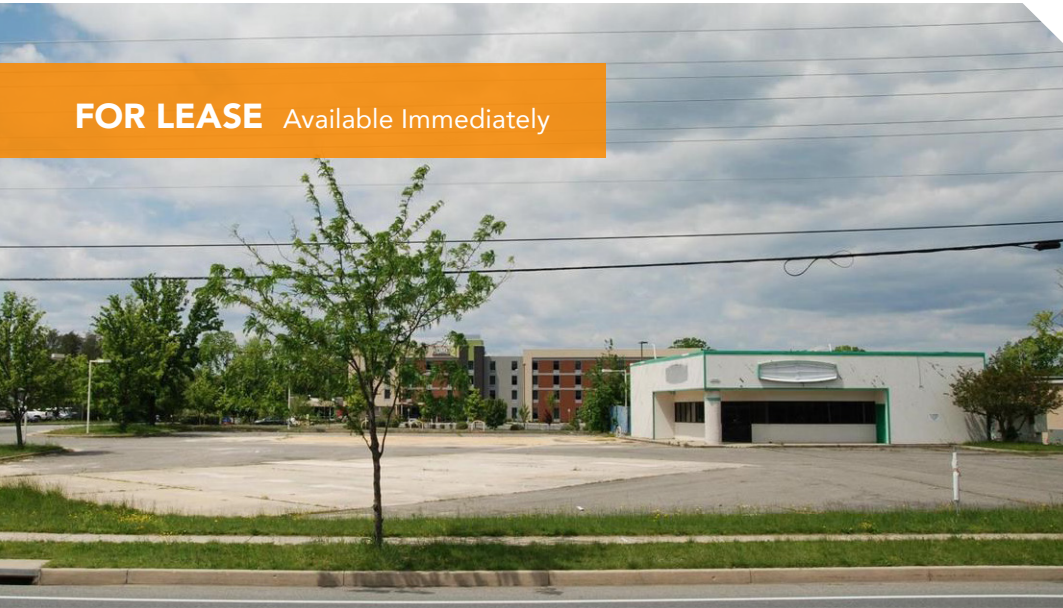


**FOR LEASE** Available Immediately



# 22065 Three Notch Road






Lexington Park, MD 20653

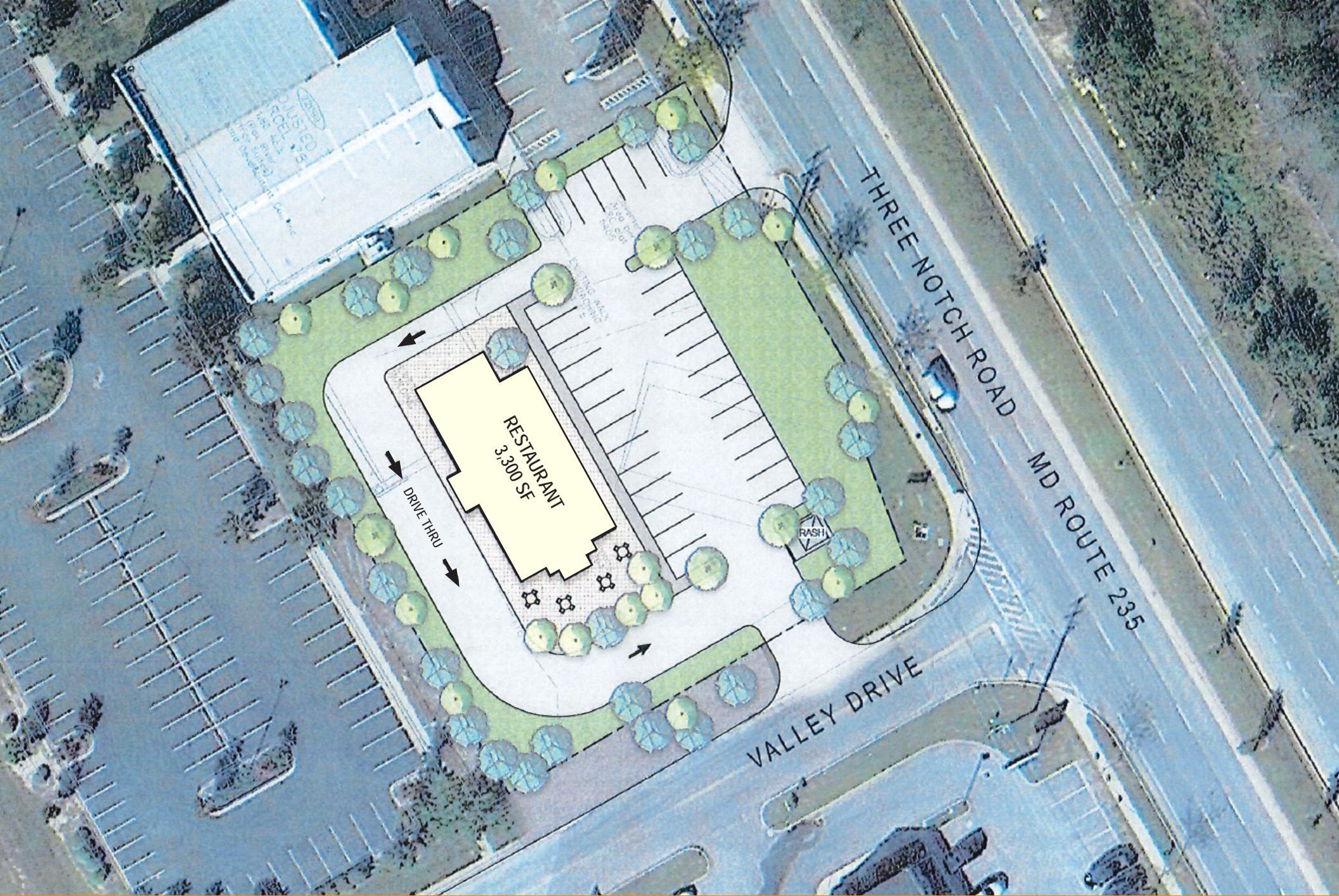
## Overview

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.

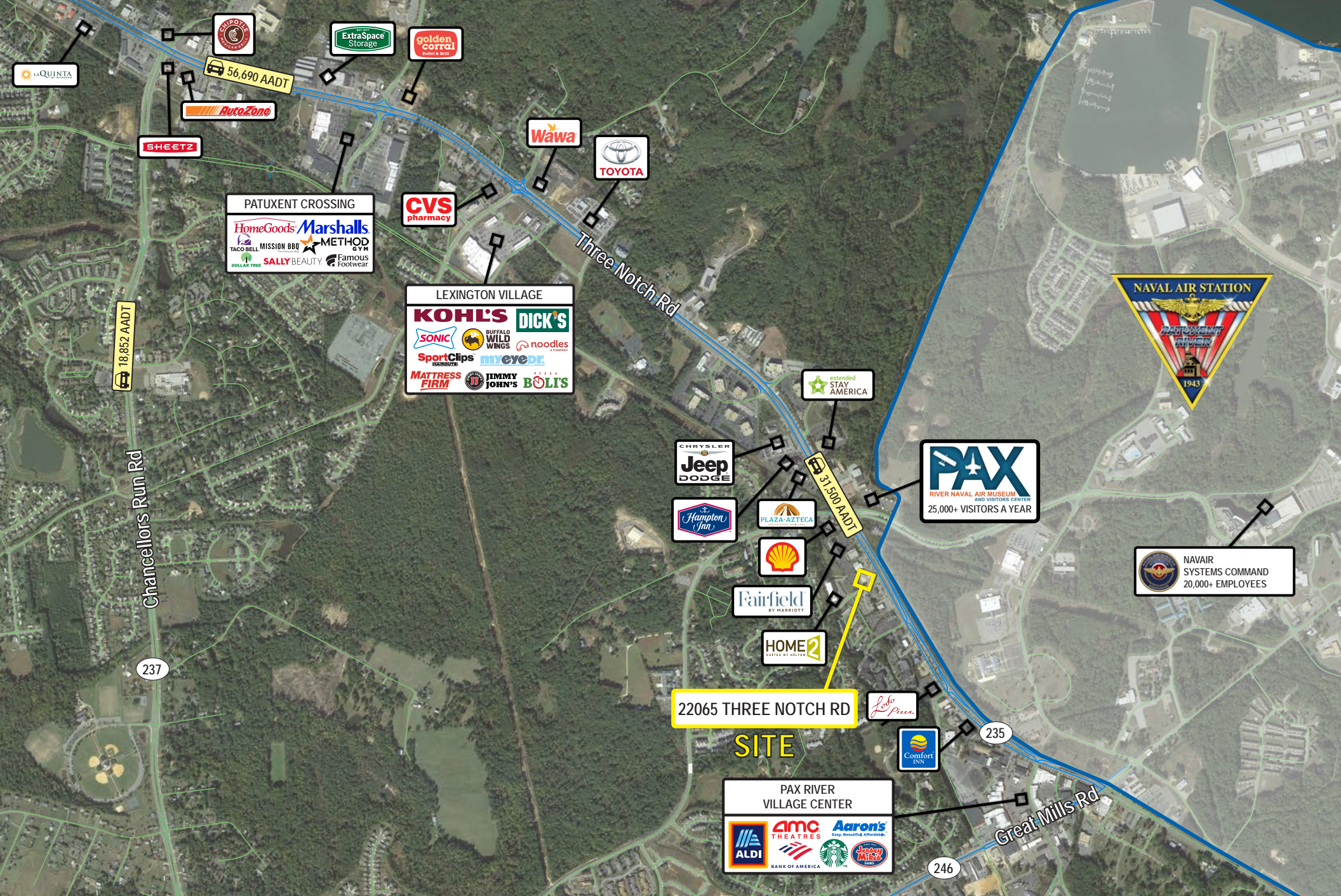
## Quick Facts

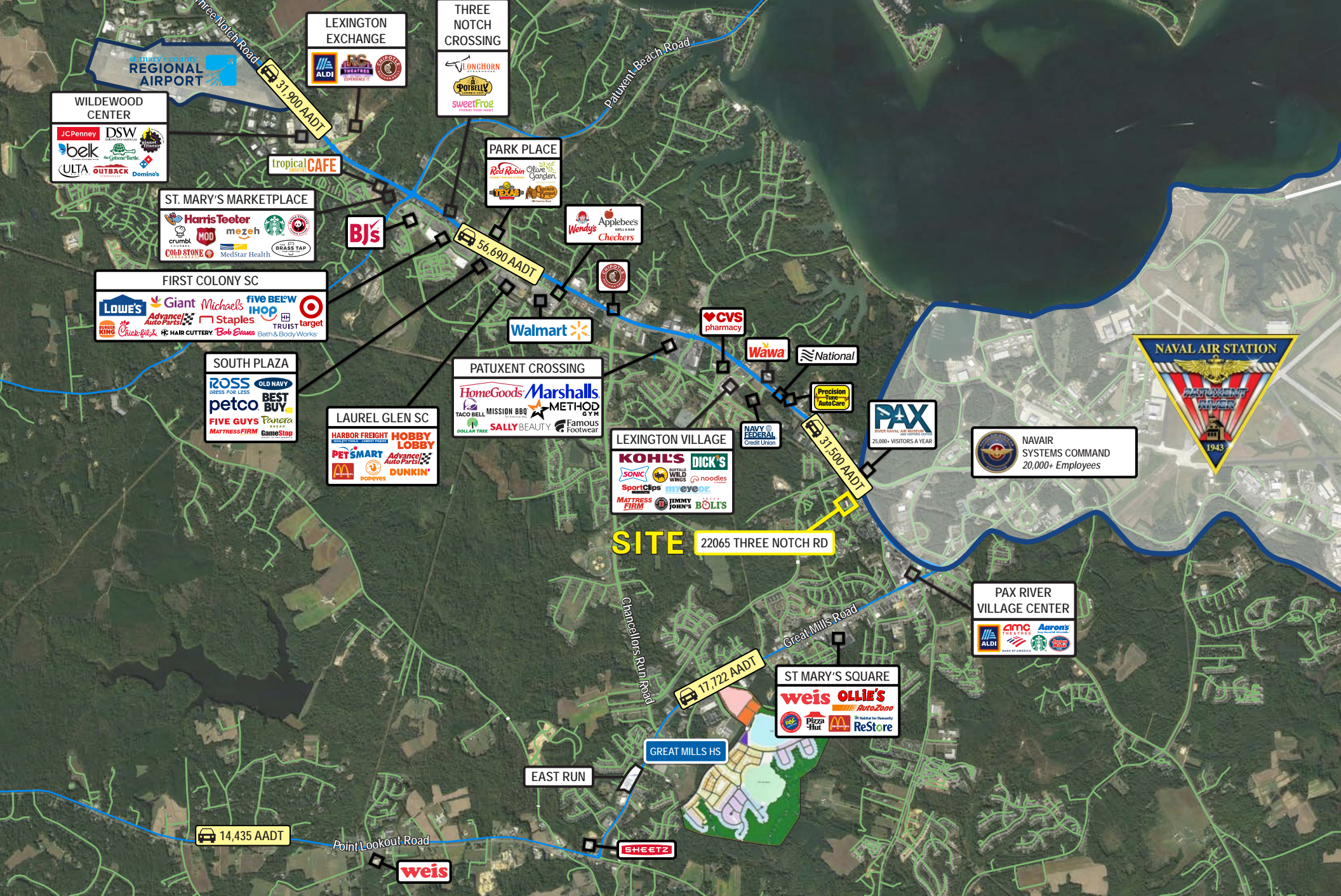
Availability	Immediately
Size	39,648 square feet
Rental Rate	TBD
Net Charges	TBD

2024 Demographics	1 mile	3 miles	5 miles
 POPULATION	4,966	29,496	48,780
 HOUSEHOLDS	2,023	11,446	19,234
 AVG. HH INCOME	\$96,944	\$118,795	\$125,274
 DAYTIME POPULATION	4,316	46,106	58,617
 TRAFFIC COUNT	31,500 AADT (Three Notch Road)	17,722 AADT (Great Mills Road)	











**SITE** 22065 THREE NOTCH RD

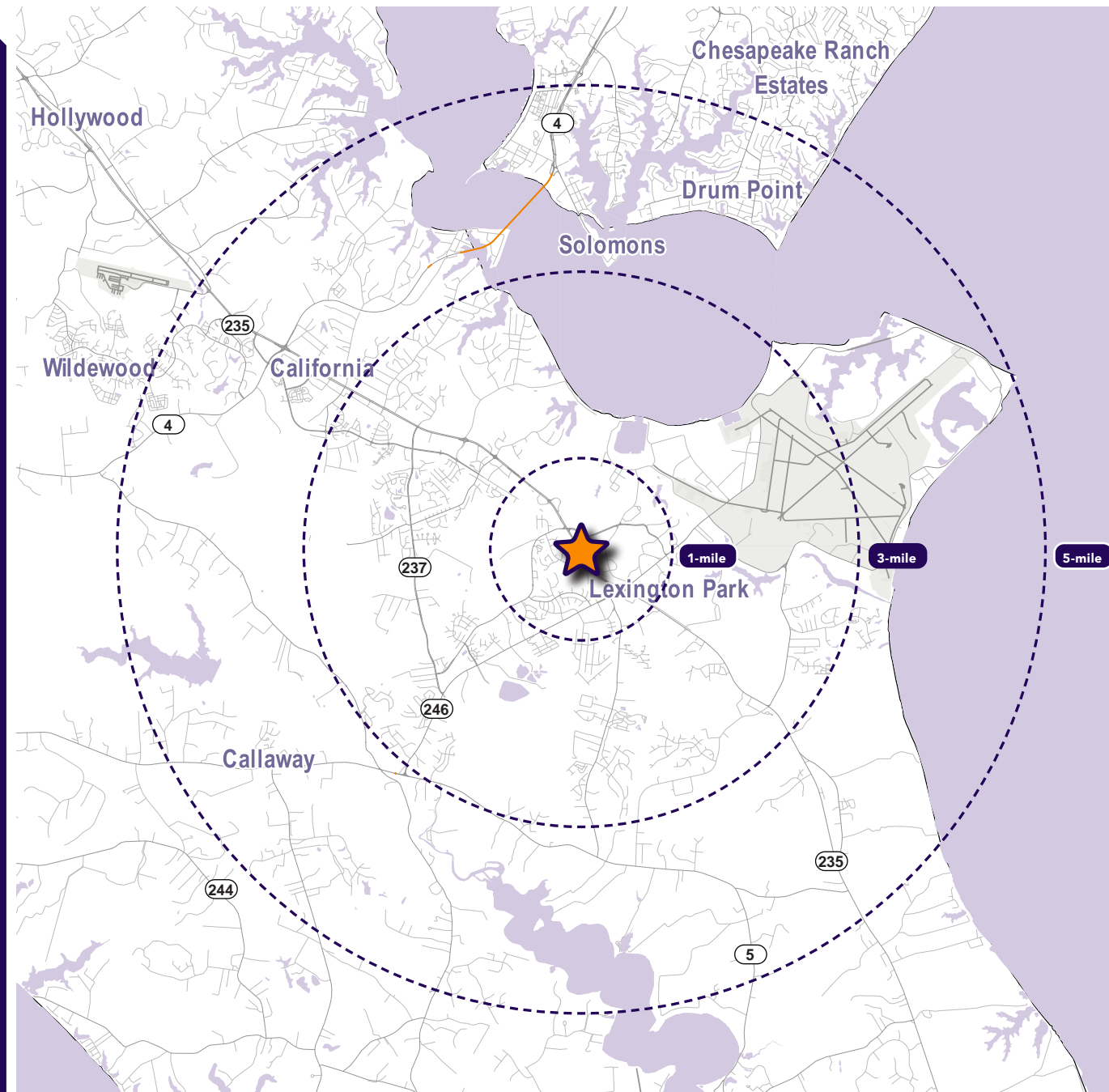
# Interested? Contact:

**Andrew Segall**

 asegall@segallgroup.com

 410.753.3947

 443.960.0361



#### Maryland

605 South Eden Street  
Suite 200  
Baltimore, MD 21231  
410.753.3000

#### DC • Northern VA

7900 Westpark Drive  
Suite 560  
McLean, VA 22102  
202.833.3830

#### Richmond

4870 Sadler Road  
Suite 300  
Glen Allen, VA 23060  
804.336.2501

#### Online

[www.segallgroup.com](http://www.segallgroup.com)

