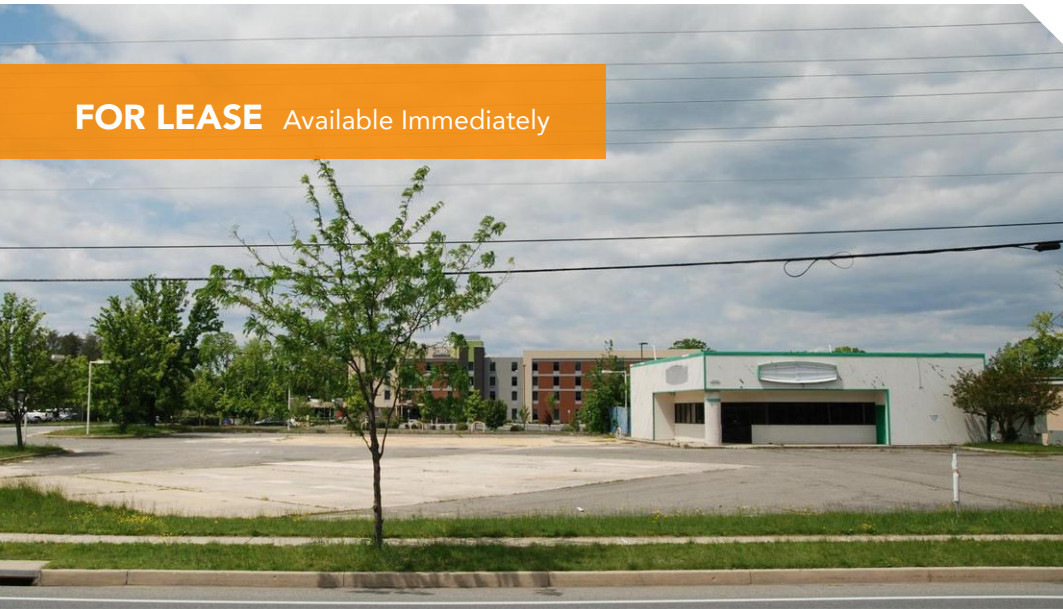


FOR LEASE Available Immediately



22065 Three Notch Road






Lexington Park, MD 20653

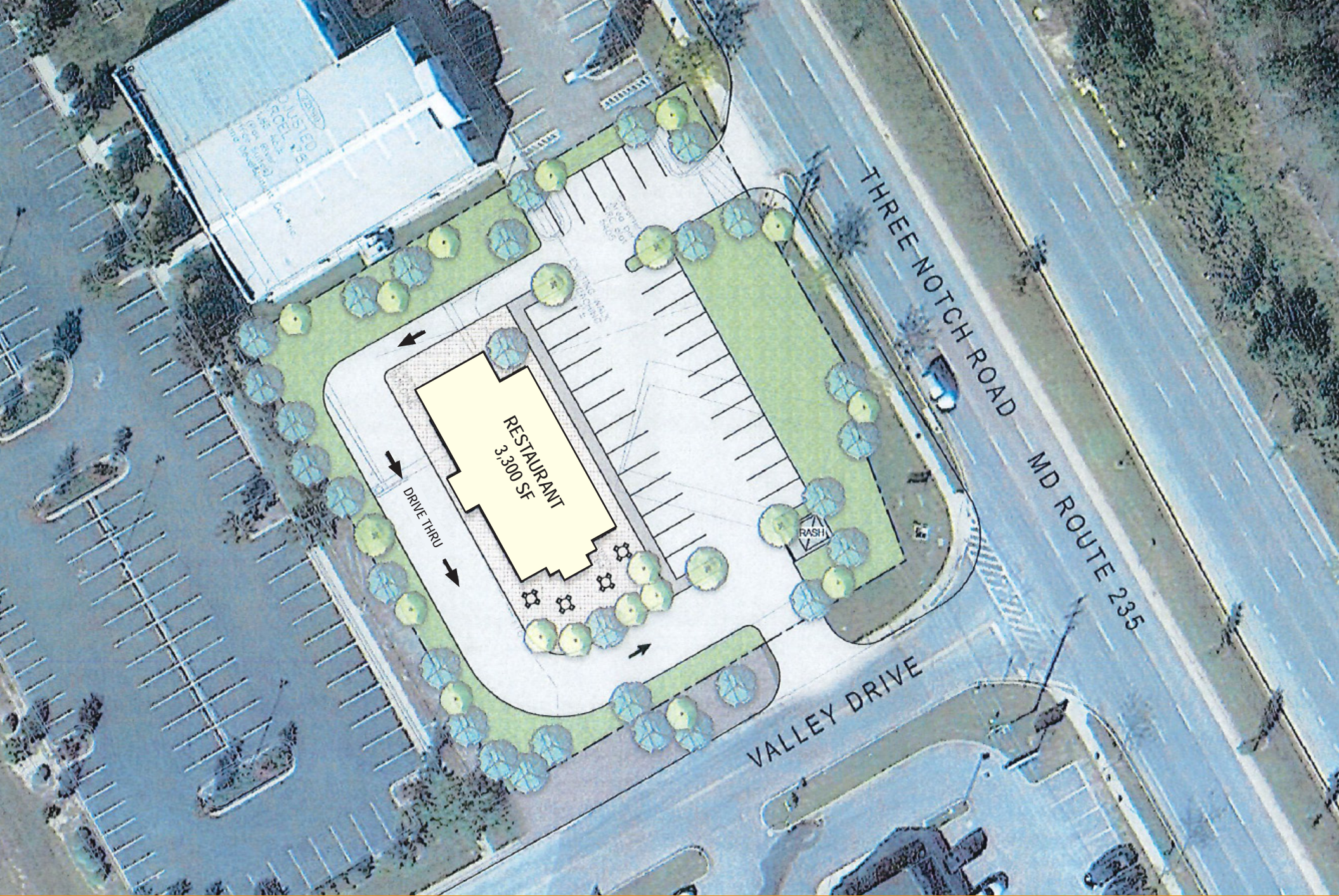
Overview

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.

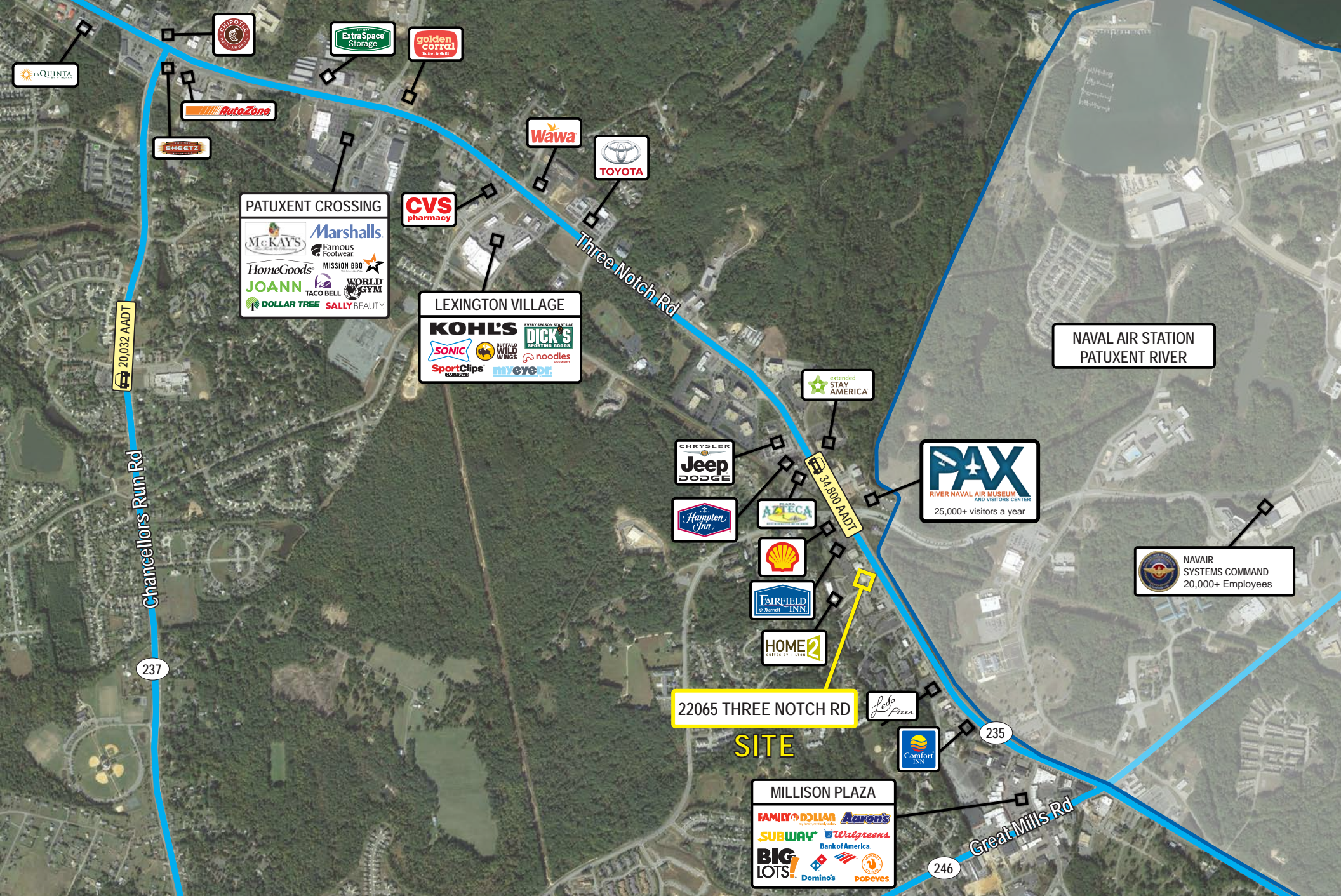
Quick Facts

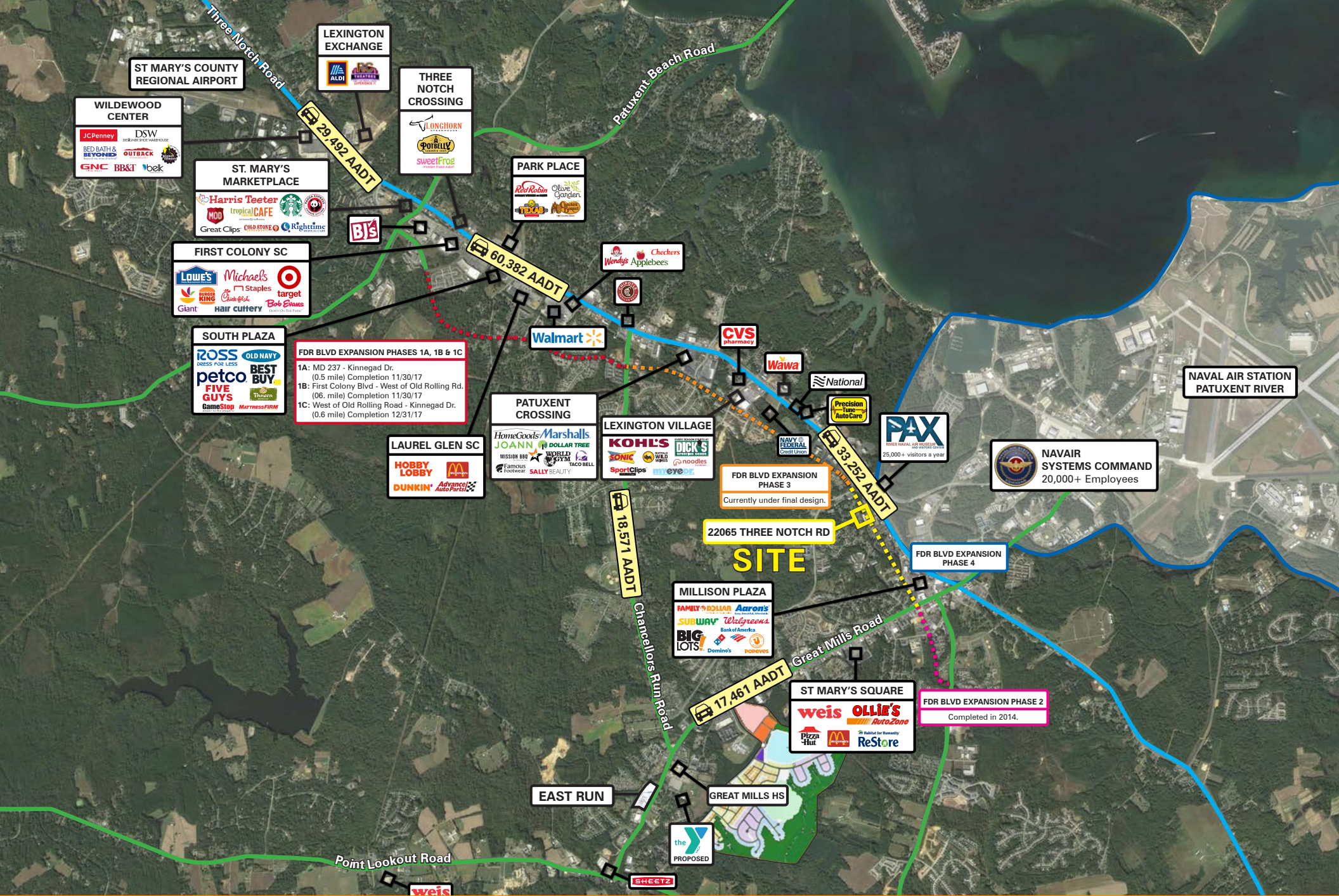
Availability	Immediately
Size	39,648 square feet
Rental Rate	TBD
Net Charges	TBD

2023 Demographics	1 mile	3 miles	5 miles
 POPULATION	4,877	29,324	48,394
 HOUSEHOLDS	1,987	11,378	19,082
 AVG. HH INCOME	\$84,796	\$112,657	\$124,814
 DAYTIME POPULATION	23,113	47,077	58,617
 TRAFFIC COUNT	34,800 AADT (Three Notch Road)	18,351 AADT (Great Mills Road)	









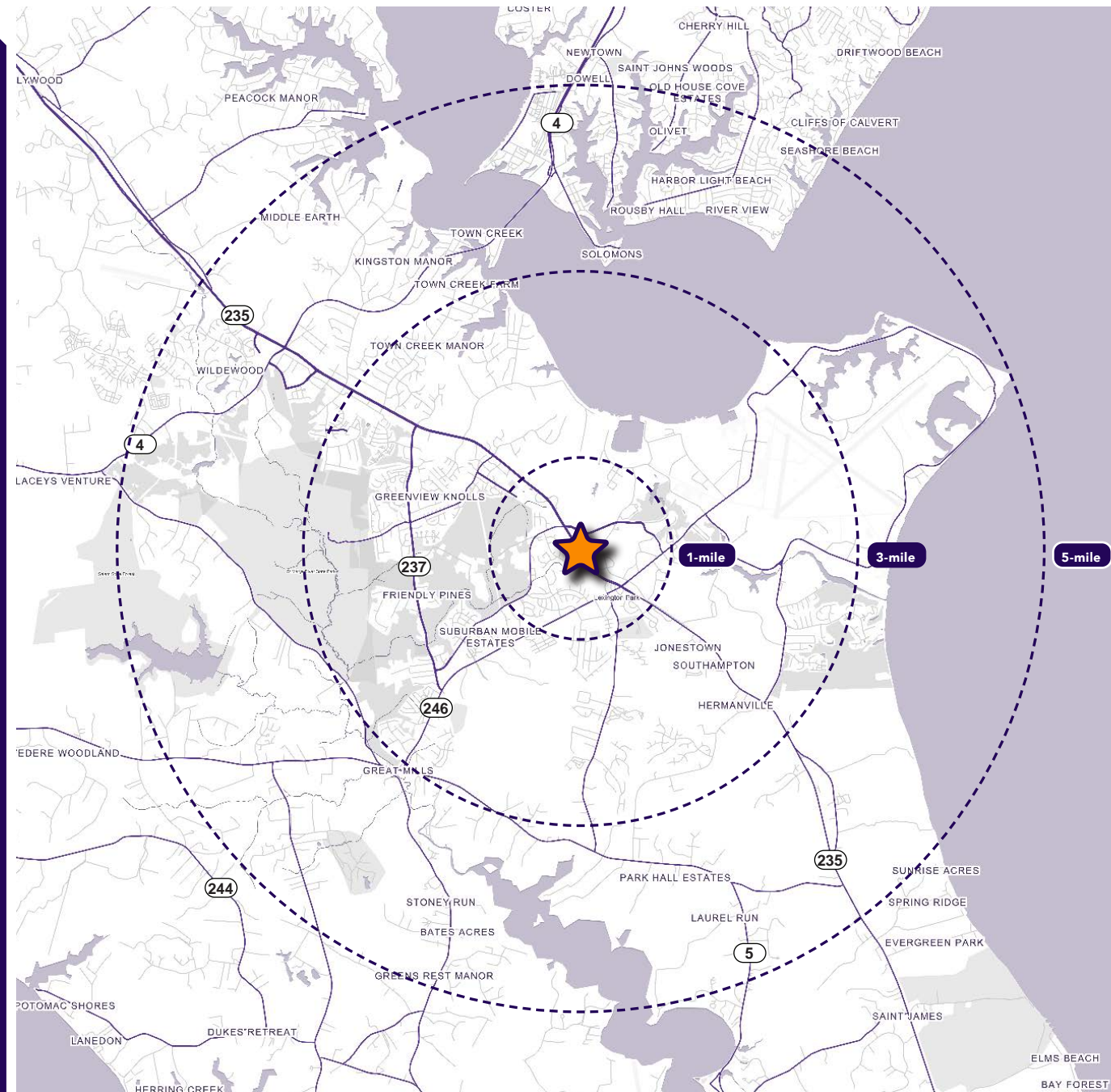
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