

FOR LEASE Available TBD



East Run

Great Mills Road & Chancellors Run Road, Lexington Park, MD 20653

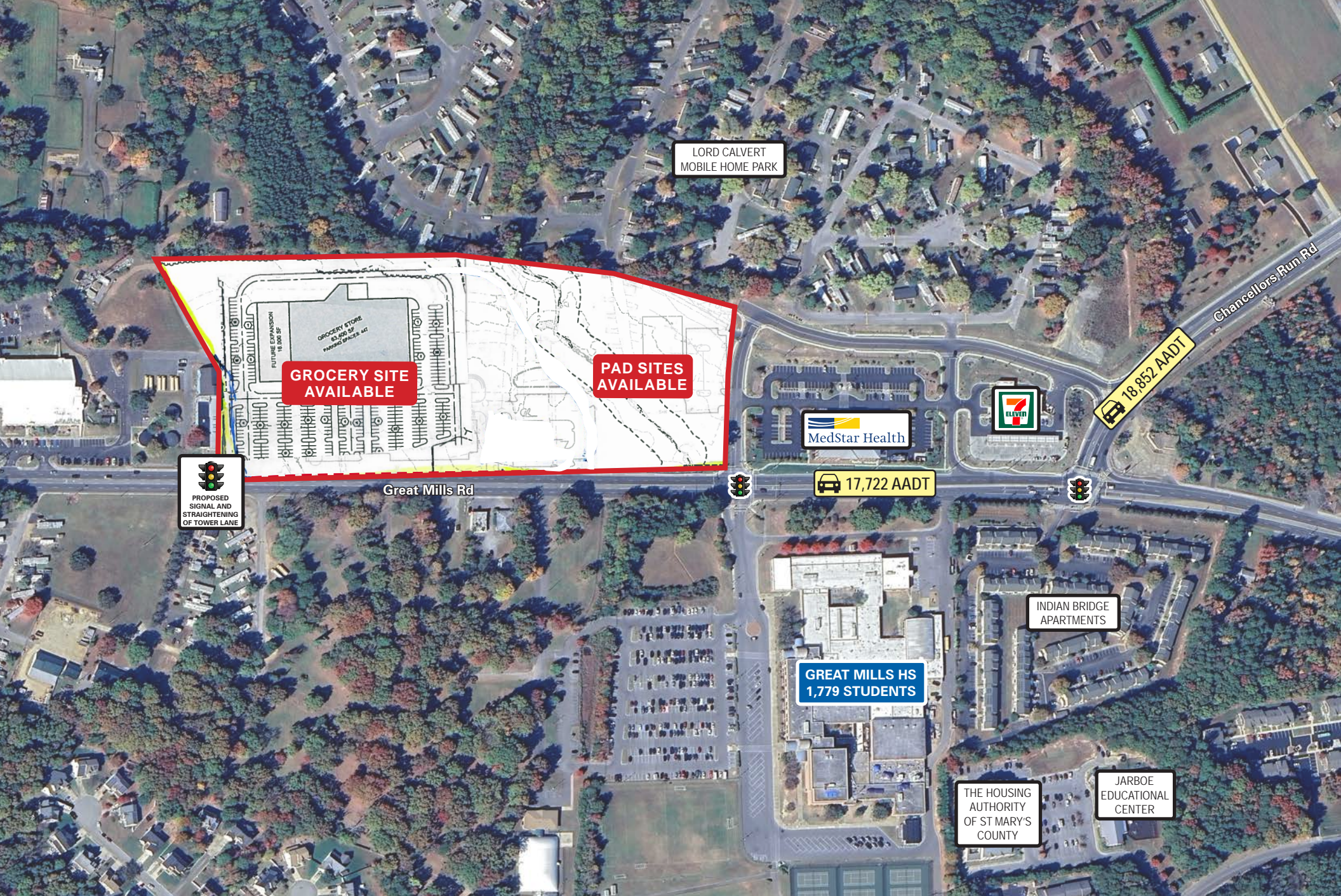
Overview

Commercial pad sites available in proposed 17-acre development. Situated at the busy, signalized intersection of Chancellors Run Road and Great Mills Road in St Marys County. Sites are adjacent to recently completed office building anchored by Medstar Health and a new 7-Eleven Convenience store. The property is across the street from Great Mills High school (1,779 students) and in close proximity to the Patuxent River Naval Air Station (20,000+ employees). Utilities are at the site.

Quick Facts

Availability	TBD
Size	Pad sites (±17 acre development area)
Rental Rate	TBD
Net Charges	TBD
Zoning	MXH (High Intensity Mixed Use)

2024 Demographics	1 mile	3 miles	5 miles
POPULATION	5,922	28,517	46,369
HOUSEHOLDS	2,167	11,055	18,183
AVG. HH INCOME	\$115,299	\$117,923	\$124,563
DAYTIME POPULATION	2,689	23,386	56,986
TRAFFIC COUNT	17,722 AADT (Great Mills Rd)	18,852 AADT (Chancellors Run Rd)	



LORD CALVERT
MOBILE HOME PARK

**GROCERY SITE
AVAILABLE**

**PAD SITES
AVAILABLE**


PROPOSED
SIGNAL AND
STRAIGHTENING
OF TOWER LANE

Great Mills Rd


MedStar Health


7-ELEVEN

 18,852 AADT

 17,722 AADT



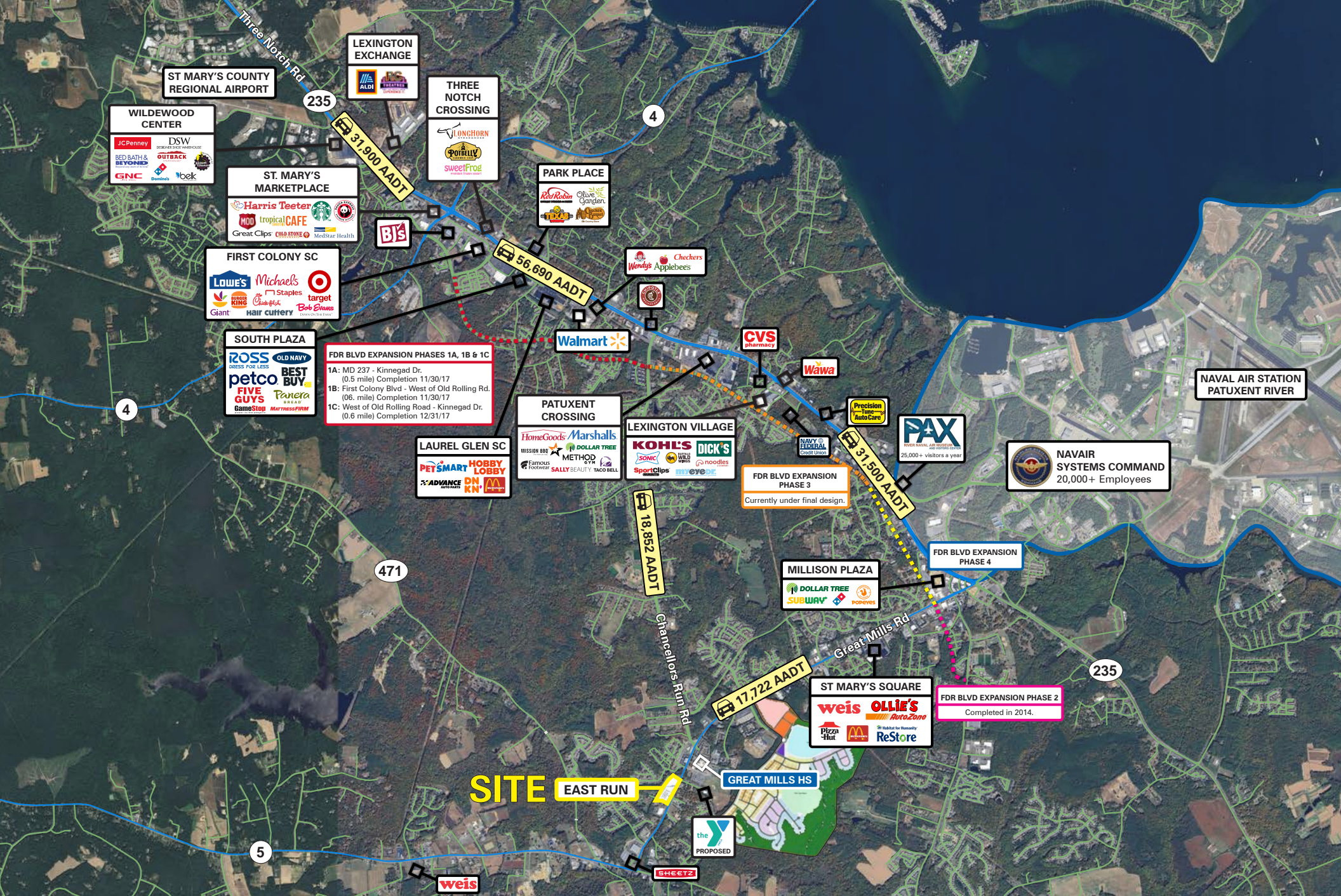
INDIAN BRIDGE
APARTMENTS

**GREAT MILLS HS
1,779 STUDENTS**

THE HOUSING
AUTHORITY
OF ST MARY'S
COUNTY

JARBOE
EDUCATIONAL
CENTER


Chancellors Run Rd




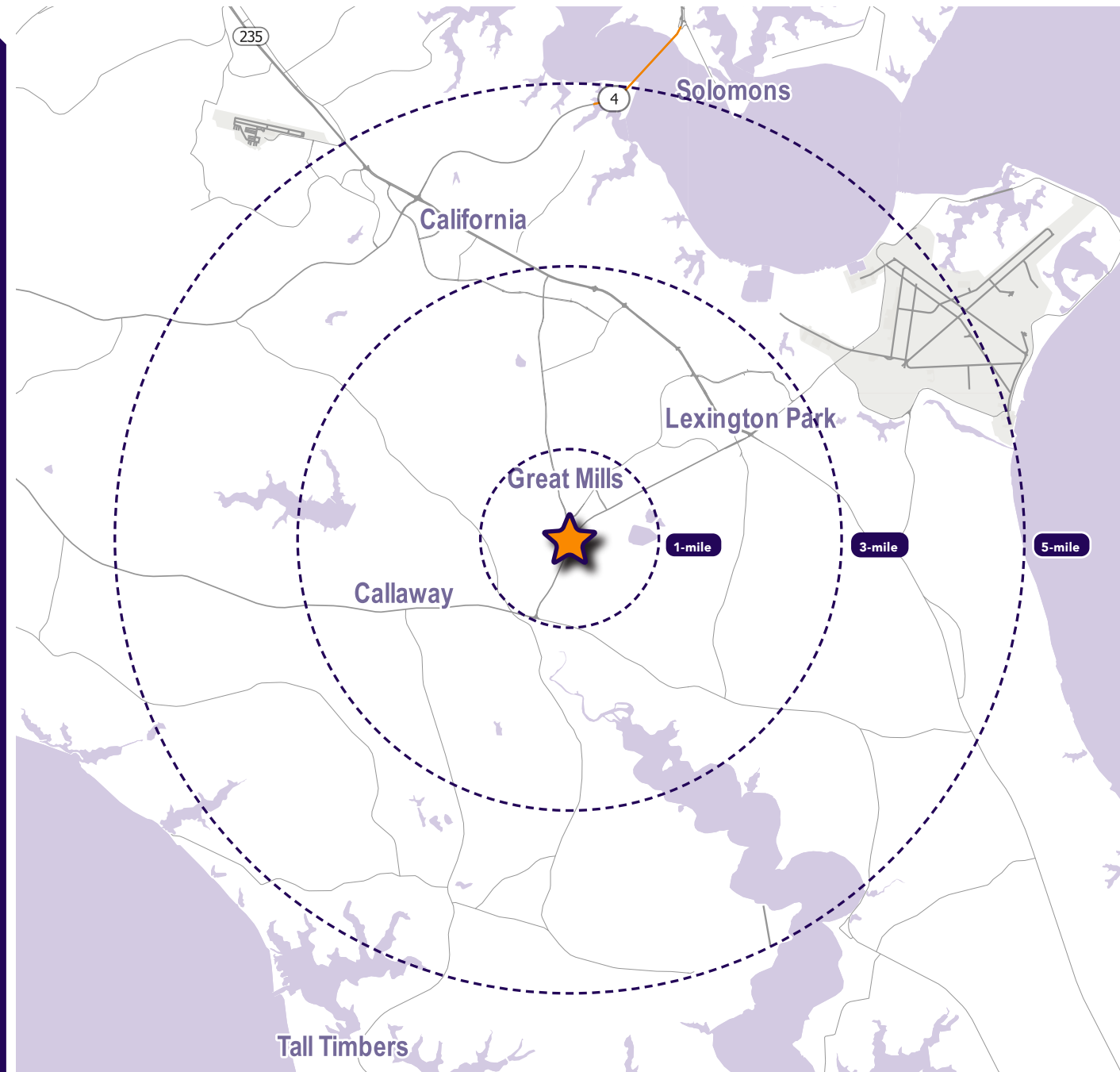
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