

FOR LEASE



21909 Three Notch Road

Lexington Park, MD, 20653

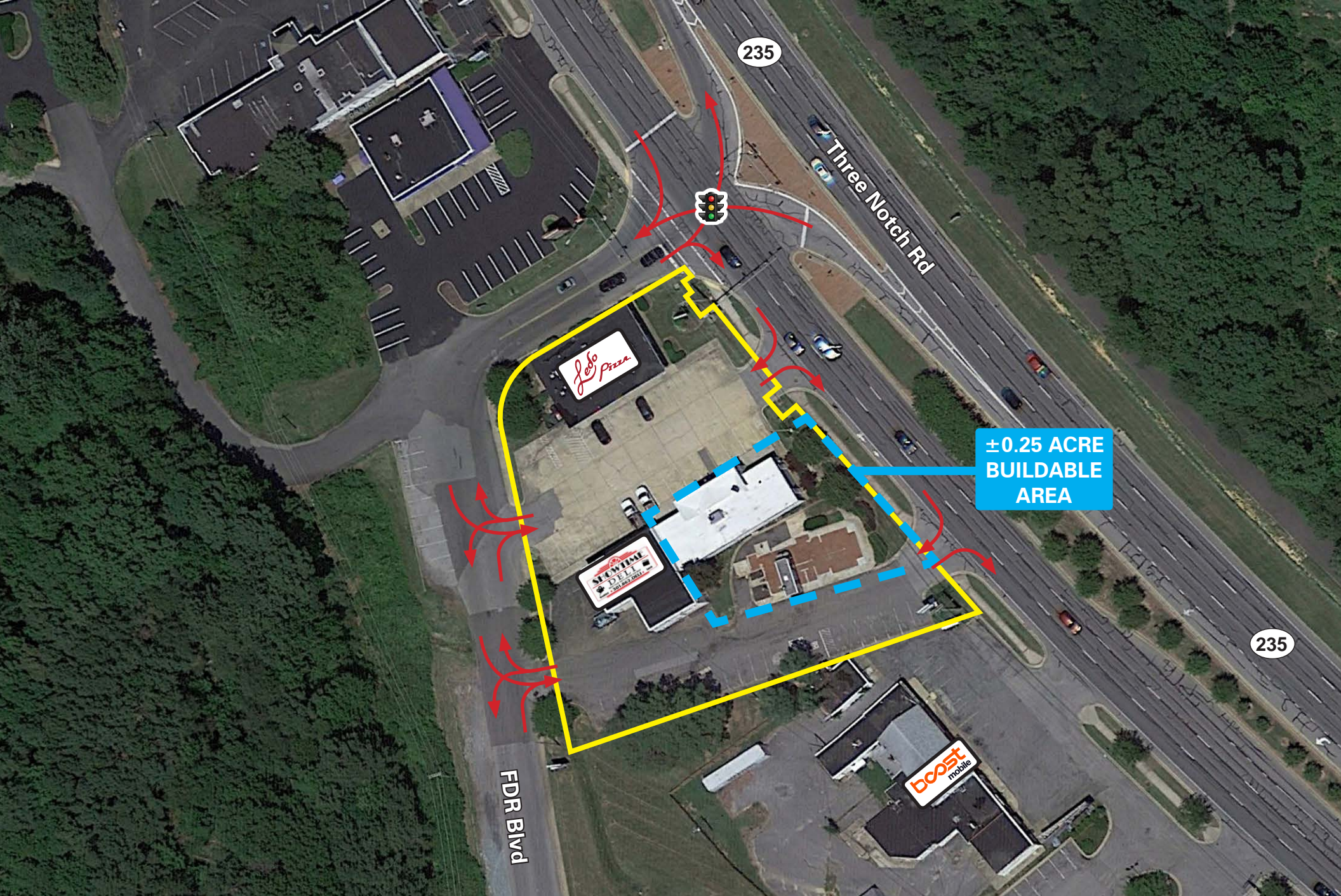
Overview

Commercial property consisting of a 0.25-acre development area with cross access and parking to adjacent Ledo Pizza and Showtime Deli and across from USNAS Pax River. Signalized access and excellent visibility from north and southbound MD 235 (Three Notch Road). Former 7-Eleven building (now office) can be demolished and redeveloped (including for drive-thru) or reconfigured for another use. This site is a unique opportunity for small format retailers interested in serving Lexington Park and the Base's 22,500 employees and trade area shoppers from a twenty-plus mile radius.

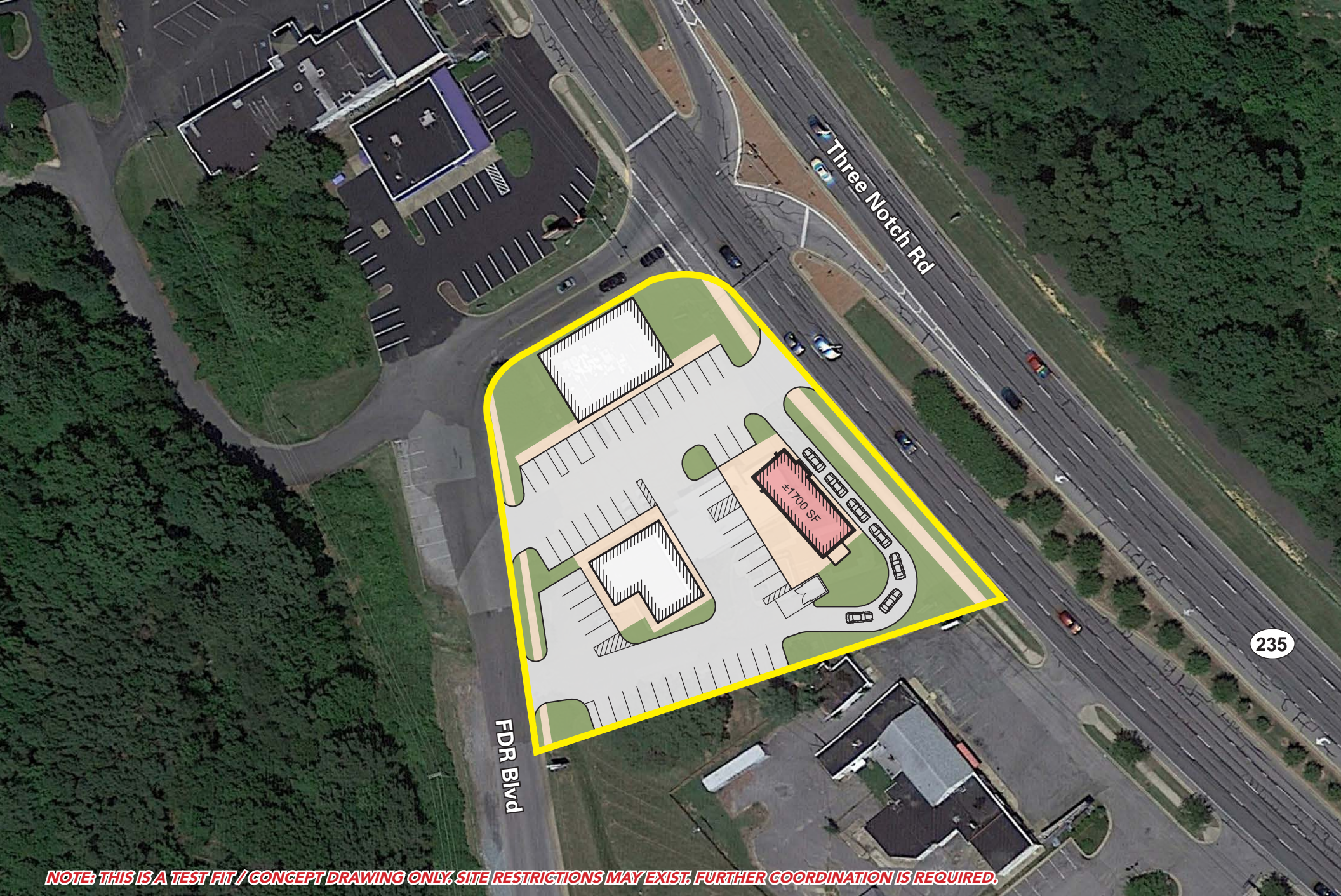
Quick Facts

Availability	Immediate
Size	±0.25 acre buildable area [±1.0-acre property]
Rental Rate	TBD
Net Charges	TBD

2024 Demographics	1 mile	3 miles	5 miles
POPULATION	5,311	30,296	46,709
HOUSEHOLDS	2,154	11,835	18,395
AVG. HH INCOME	\$93,072	\$117,622	\$123,809
DAYTIME POPULATION	6,292	45,000	59,479
TRAFFIC COUNT	31,411 AADT (Three Notch Rd)	17,673 AADT (Great Mills Rd)	



±0.25 ACRE
BUILDABLE
AREA



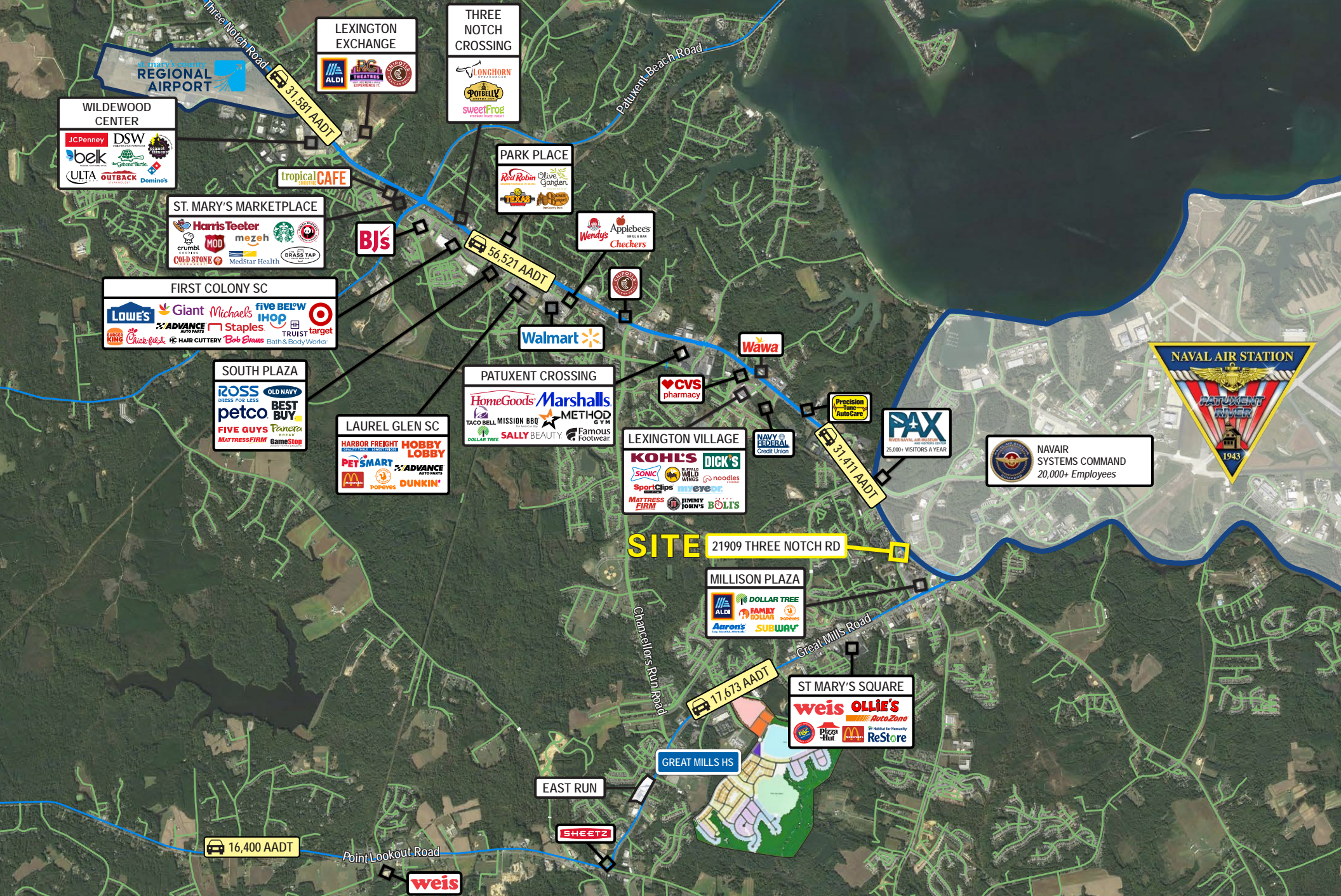
NOTE: THIS IS A TEST FIT / CONCEPT DRAWING ONLY. SITE RESTRICTIONS MAY EXIST. FURTHER COORDINATION IS REQUIRED.



PAX RIVER VILLAGE
CENTER TOWNHOMES
91 TOWNHOMES
PROPOSED
DEVELOPMENT



Market Aerial



Interested? Contact:

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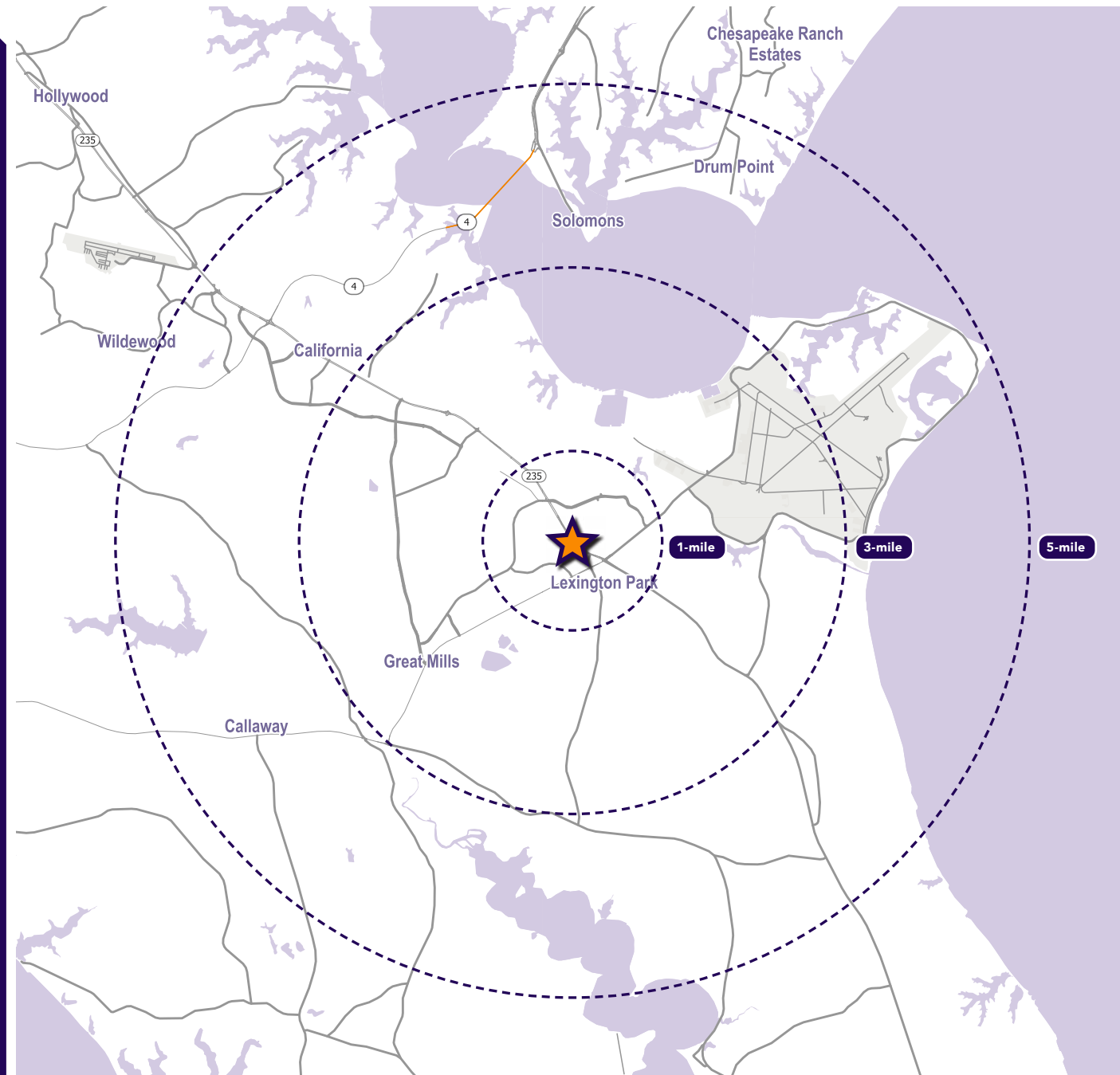
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