Lexington Exchange

MD-235 & Oak Crest Drive / California, MD 20619

Overview

This rare ground lease opportunity in California, MD features a commercial pad site situated directly in front of an upcoming The Home Depot. Benefiting from strong surrounding retail gravity, the property offers high visibility and convenient access from both Three Notch Road and MD Route 4.

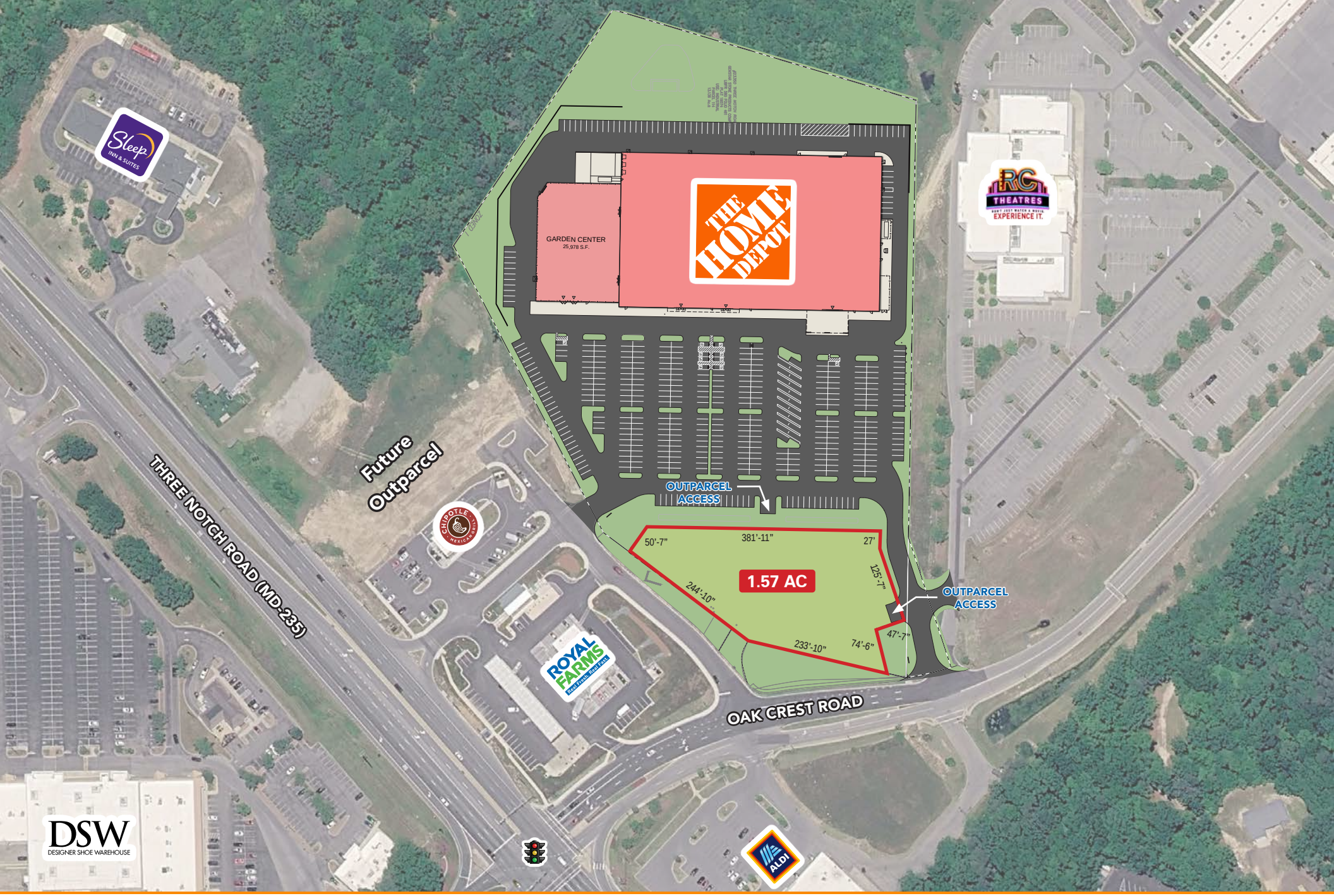
Quick Facts

Availability	Immediate
Size	1.57 acres
Rental Rate	TBD
Zoning	I (Industrial District)
Delivery	Rough-graded with utilities stubbed to the site

JOIN THE HOME DEPOT

2025 Demographics	1 mile	3 miles	5 miles
POPULATION	3,397	22,527	44,527
HOUSEHOLDS	1,658	8,667	17,143
AVG. HH INCOME	$134,044	$156,250	$153,468
DAYTIME POPULATION	4,583	22,569	47,904
TRAFFIC COUNT	31,581 AADT (MD-235)	27,465 AADT (Patuxent Beach Road)	

segALL GROUP
COMMERCIAL REAL ESTATE



segALL GROUP

Site Plan

Lexington Exchange / Three Notch Rd (MD 235) & Oak Crest Drive / California, MD 20619

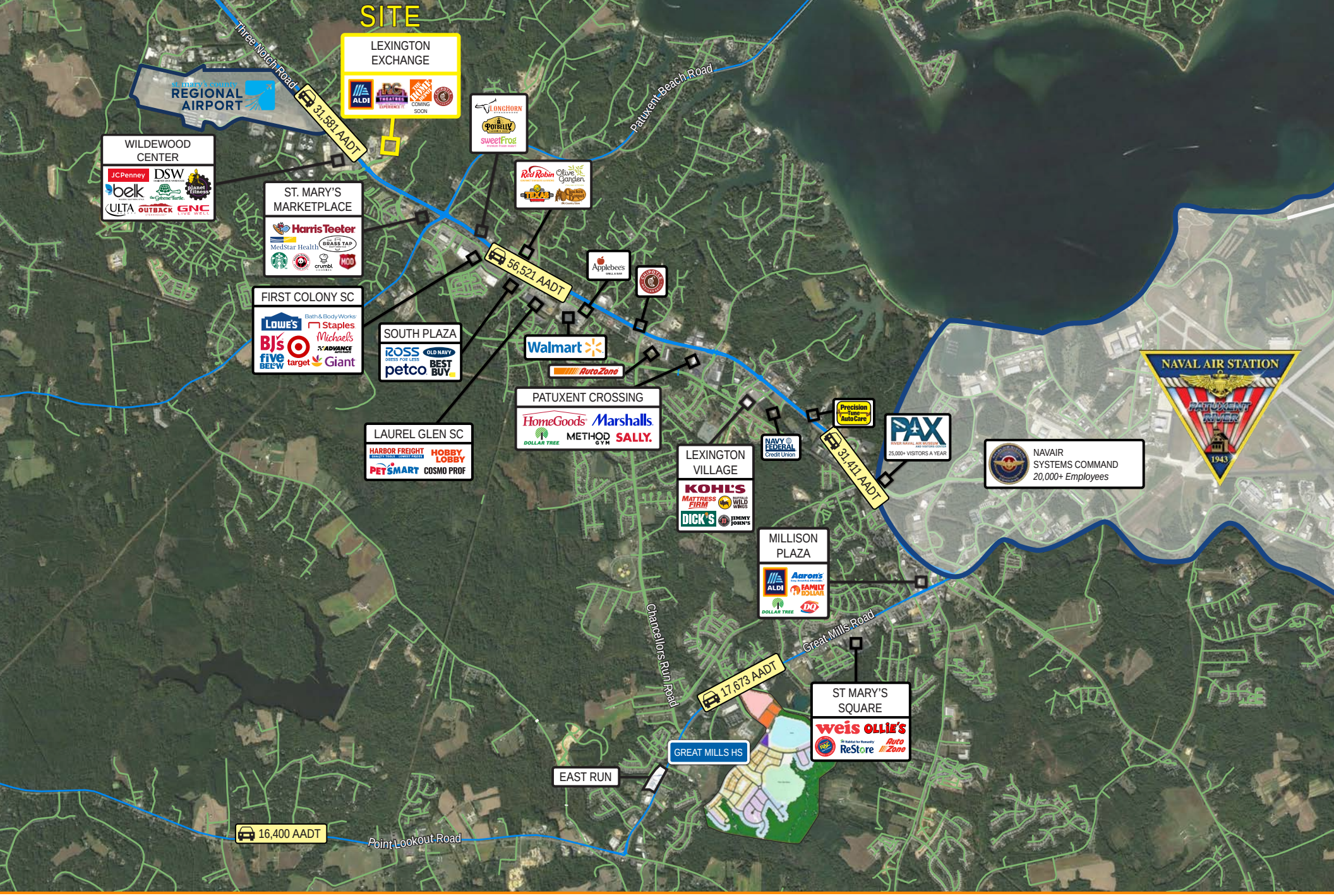
Property Aerial

Lexington Exchange / Three Notch Rd (MD 235) & Oak Crest Drive / California, MD 20619

segALL GROUP

Market Aerial

Lexington Exchange / Three Notch Rd (MD 235) & Oak Crest Drive / California, MD 20619



segALL GROUP

Market Aerial

Lexington Exchange / Three Notch Rd (MD 235) & Oak Crest Drive / California, MD 20619

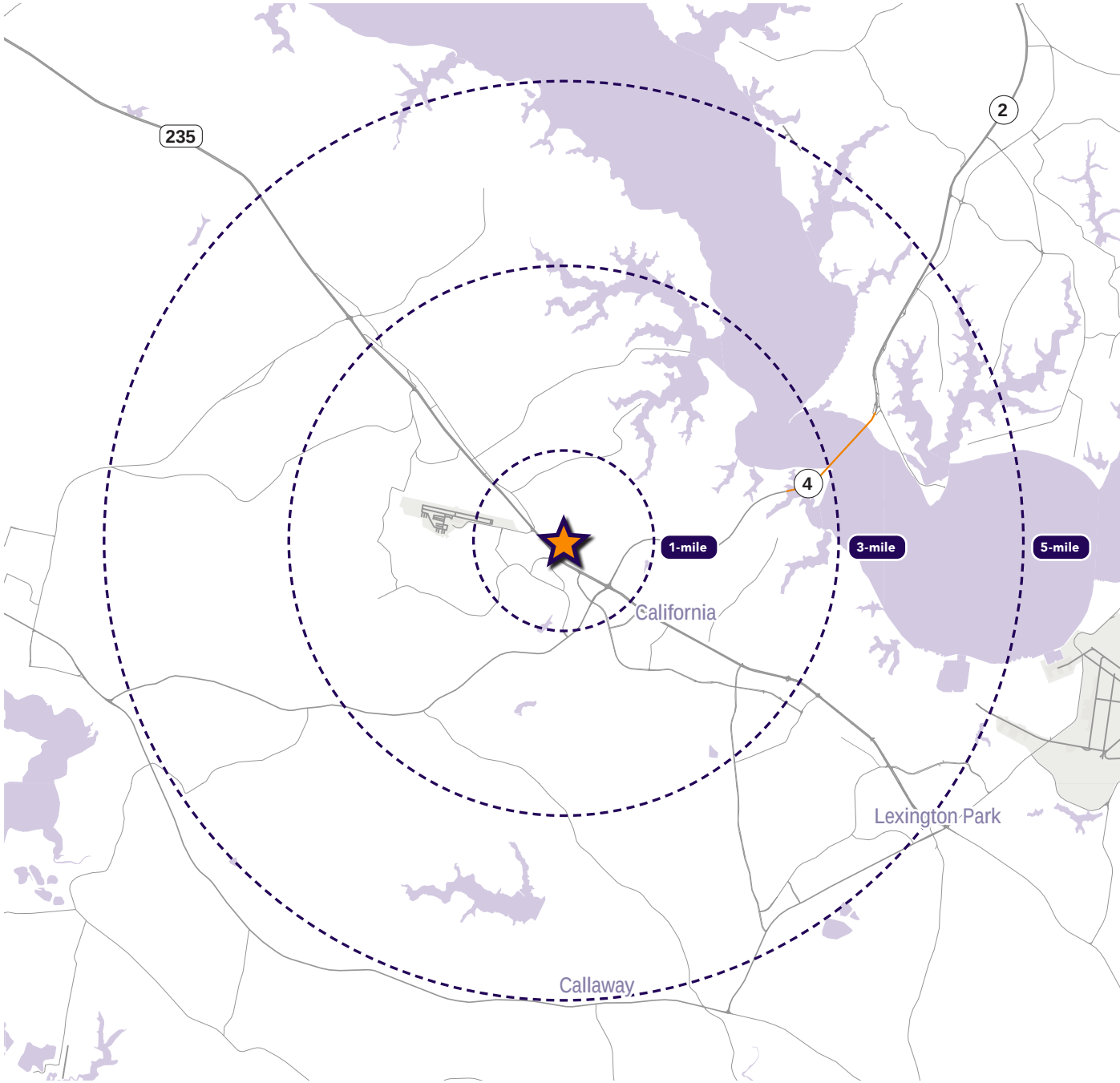
Interested? Contact:

Greg Ferrante

gferrante@segallgroup.com

202.849.2064

443.465.0747



Maryland
605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA
8245 Boone Boulevard
Suite 200
Tysons, VA 22182
202.833.3830

Richmond
4701 Cox Road
Suite 100
Glen Allen, VA 23060
804.207.4040

Online
www.segallgroup.com
Member of
REALTY RESOURCES

SEGALL GROUP

RETAIL READY.