

GROUND LEASE



# 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.

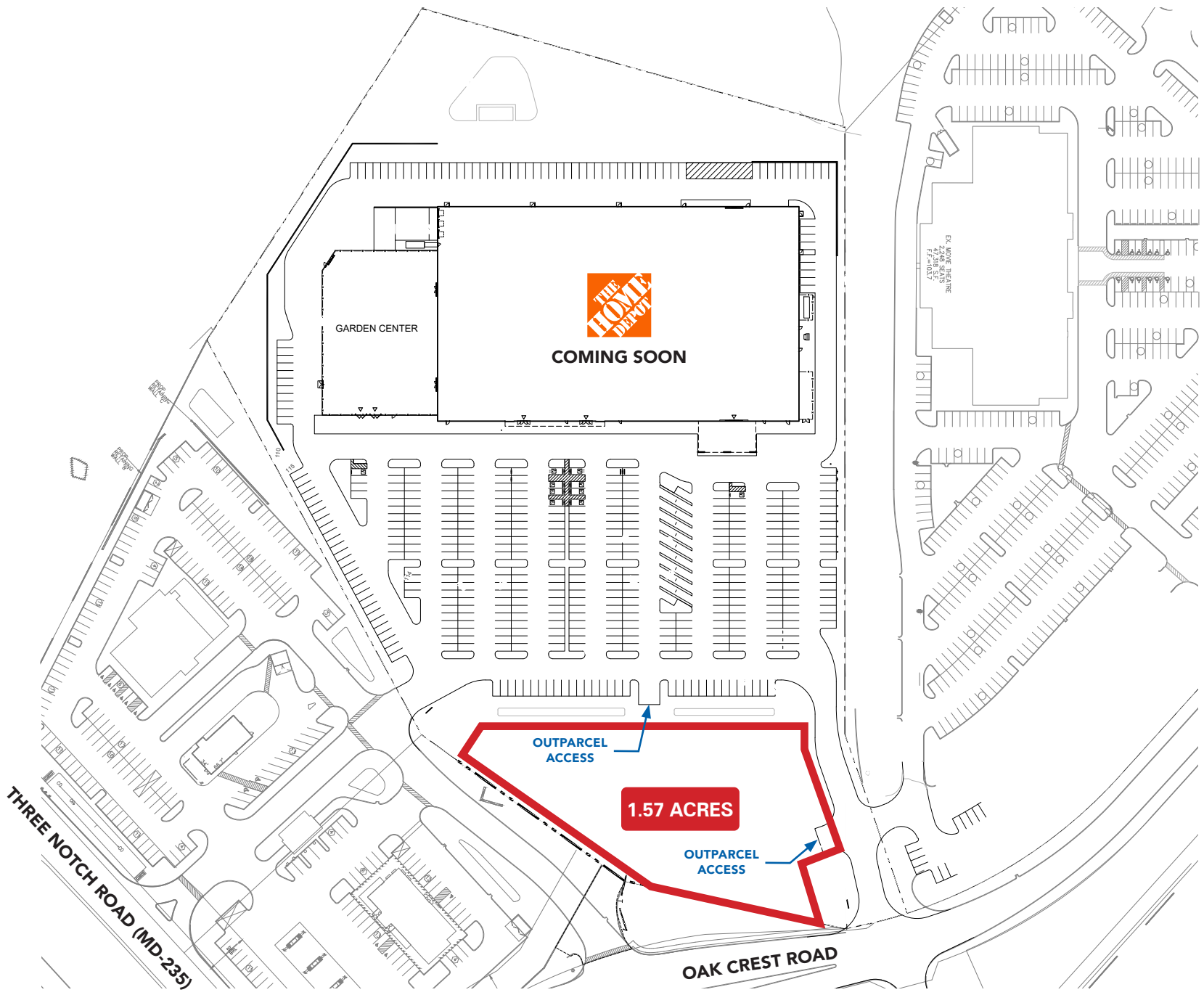
## Quick Facts

Availability: Immediate  
 Size: 1.57 acres  
 Rental Rate: TBD



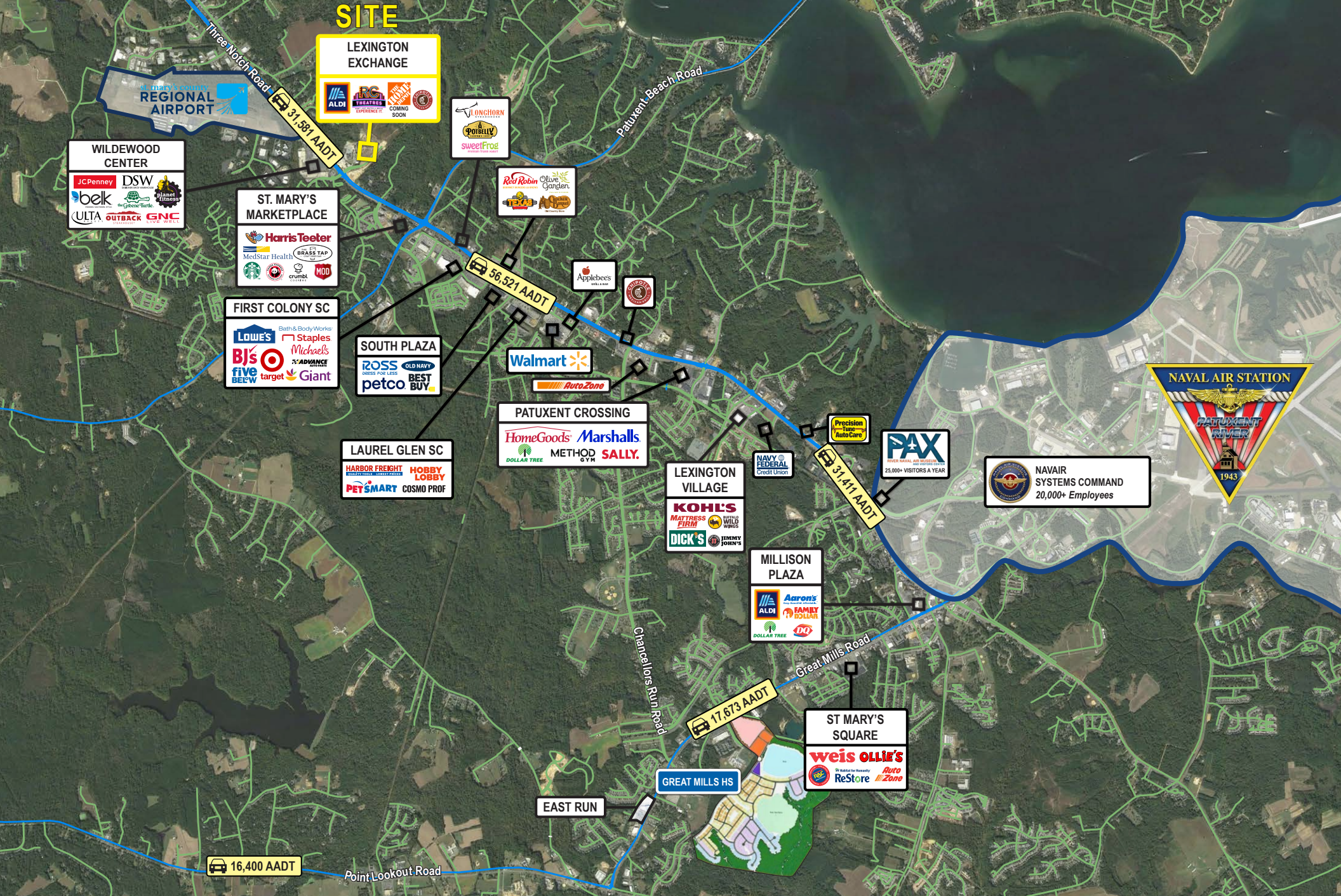
2025 Demographics	1 mile	3 miles	5 miles
POPULATION	<b>3,397</b>	<b>22,527</b>	<b>44,527</b>
HOUSEHOLDS	<b>1,658</b>	<b>8,667</b>	<b>17,143</b>
AVG. HH INCOME	<b>\$134,044</b>	<b>\$156,250</b>	<b>\$153,468</b>
DAYTIME POPULATION	<b>4,583</b>	<b>22,569</b>	<b>47,904</b>
TRAFFIC COUNT	<b>31,581 AADT</b>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













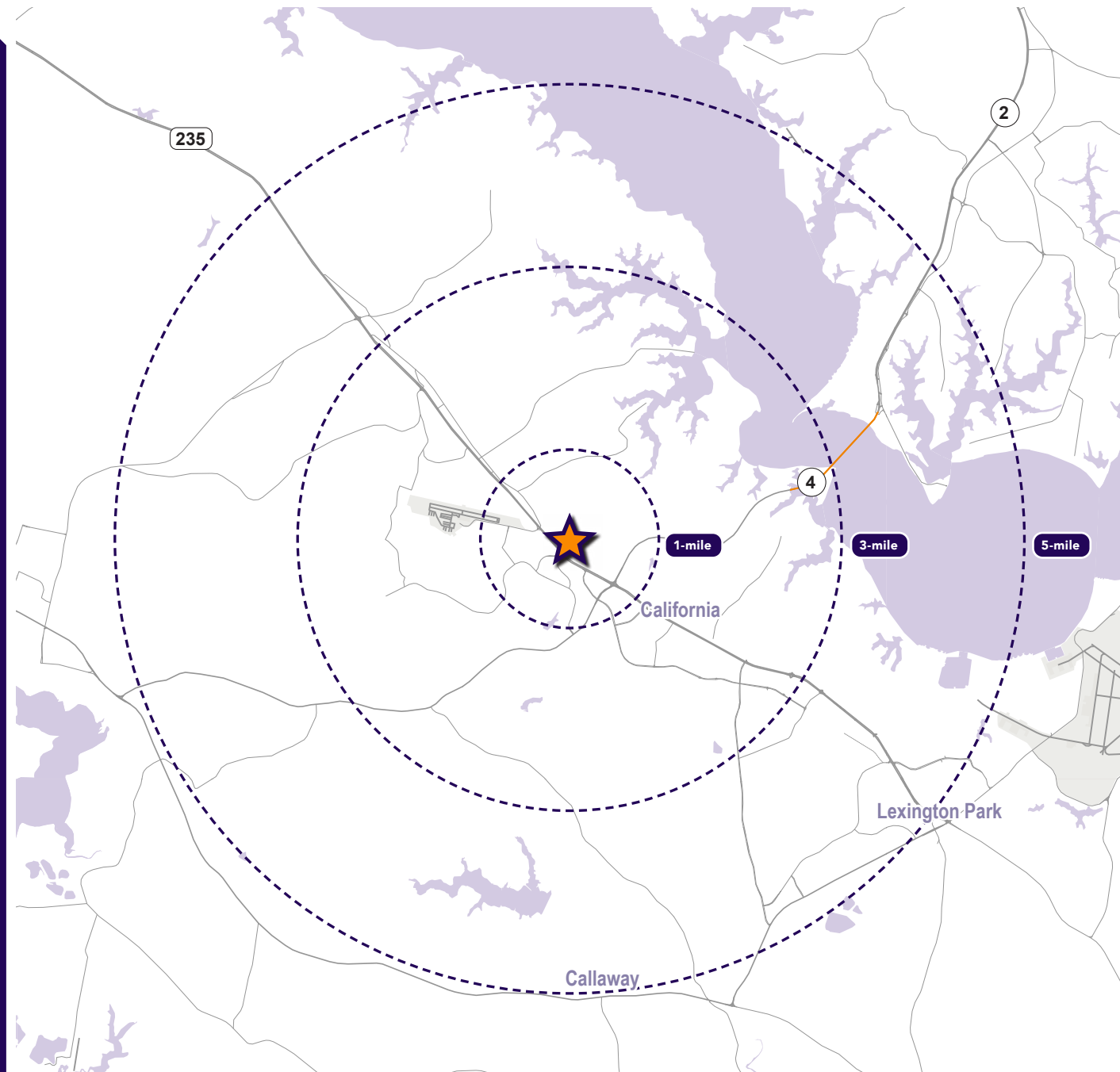
# Interested? Contact:

**Greg Ferrante**

 [gferrante@segallgroup.com](mailto:gferrante@segallgroup.com)

 202.849.2064

 443.465.0747



**segall**  
GROUP

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

Member of  
**REALTY**  
RESOURCES

**RETAIL**  
**READY.**