

POTENTIAL GROUND LEASE

Home Depot Excess Property

MD-235 & Oak Crest Drive

California, MD 20619

Overview

This unique ground lease opportunity, consisting of 1.65 acres, will be in front of a new Home Depot home improvement center that will serve St. Mary's, Charles, and Calvert counties in Maryland. This regional location, within the Lexington Exchange mixed use development, will offer high visibility and convenient access to the entire market area from both Three Notch Road (MD Rt. 235) and Patuxent Beach Road (MD Rt. 4). The location will further benefit from the strong surrounding retail environment, consisting of many national and regional retailers.



2025 Demographics	5 miles	10 miles	15 miles
 POPULATION	44,833	107,220	141,173
 HOUSEHOLDS	17,290	40,017	52,285
 AVG. HH INCOME	\$153,043	\$152,049	\$153,765
 DAYTIME POPULATION	48,240	120,413	145,564
 TRAFFIC COUNT	31,581 AADT (MD-235)	27,465 AADT (MD Rt. 4)	

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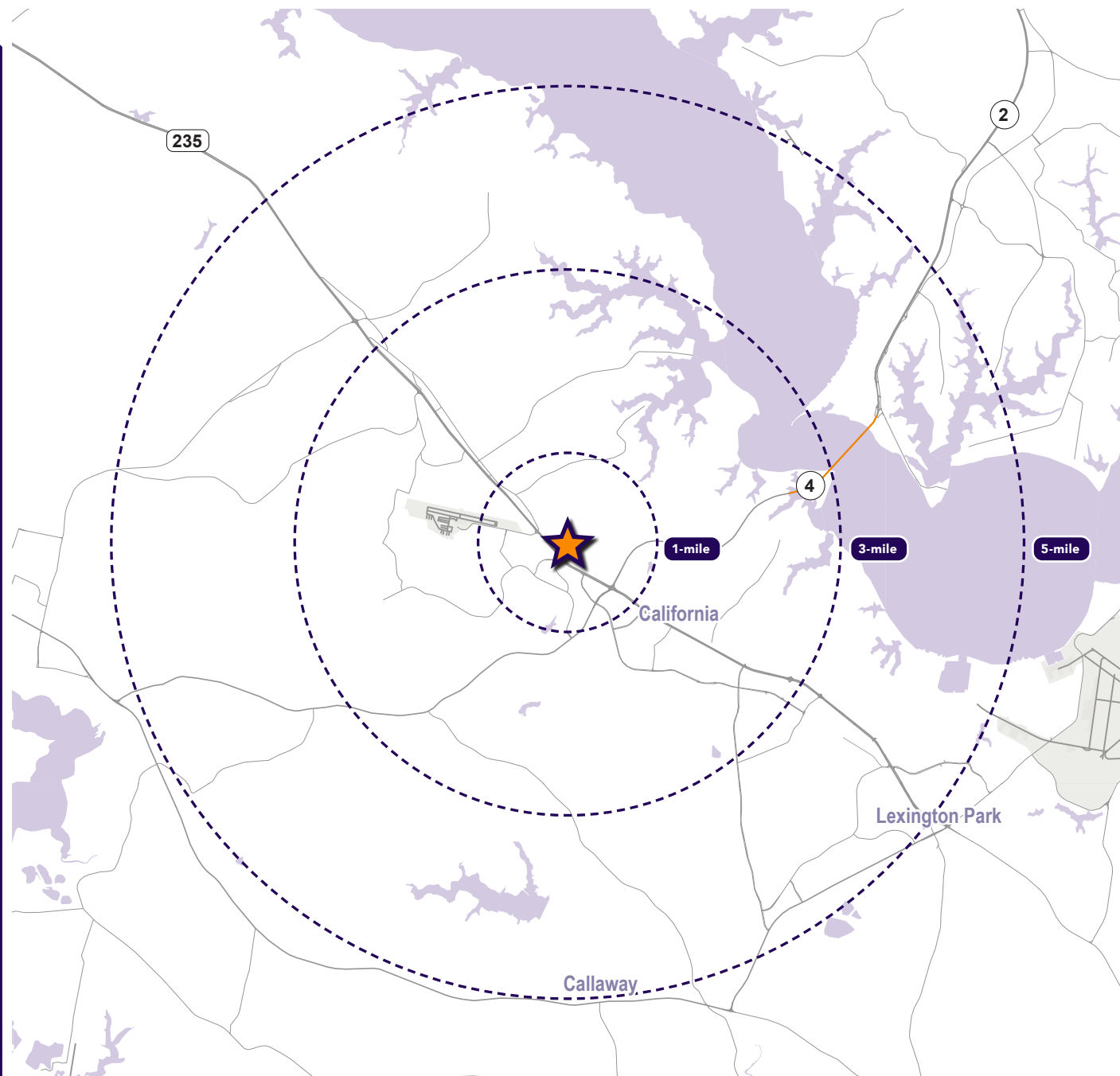
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