



JOIN THESE RETAILERS



OLD NAVY



ROSS
DRESS FOR LESS

FIVE GUYS

RETAIL FOR LEASE

- 4,500 SF Former Capital One Bank available with double drive-thru
- Outparcel building located at South Plaza Shopping Center
- Strong frontage to Three Notch Rd (63,210 ADT)

MICHAEL GINSBURG

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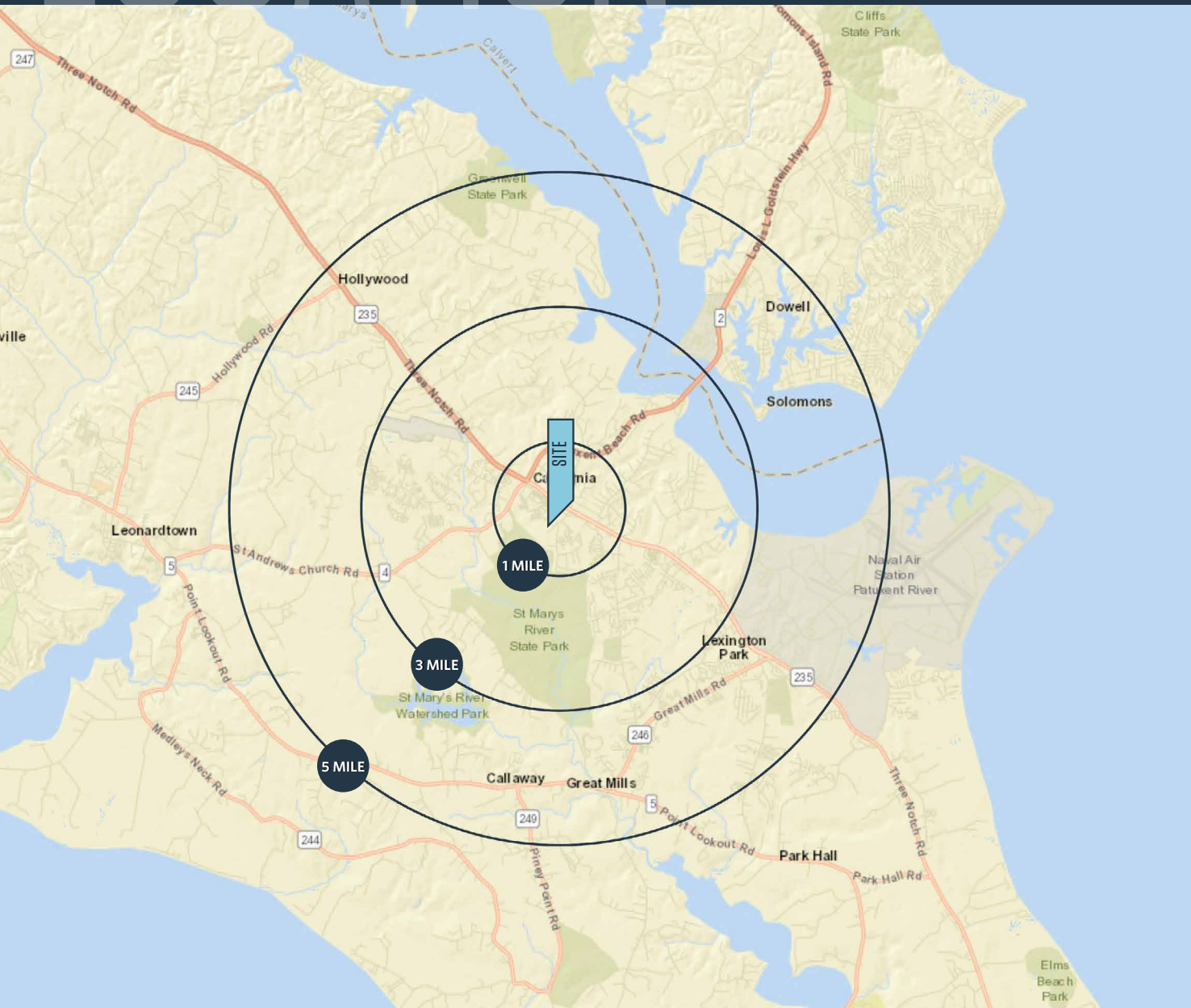
RYAN MINNEHAN

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LOCATION

45210 WORTH AVE

CALIFORNIA, MD 20619, ST. MARY'S COUNTY



DEMOGRAPHICS | 2021:

1-MILE	3-MILE	5-MILE
Population		
4,866	22,757	48,991
Daytime Population		
3,970	12,431	28,099
Households		
1,876	8,686	18,812
Average HH Income		
\$101,563	\$111,845	\$108,318

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Three Notch Rd 63,210 ADT

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MARKET

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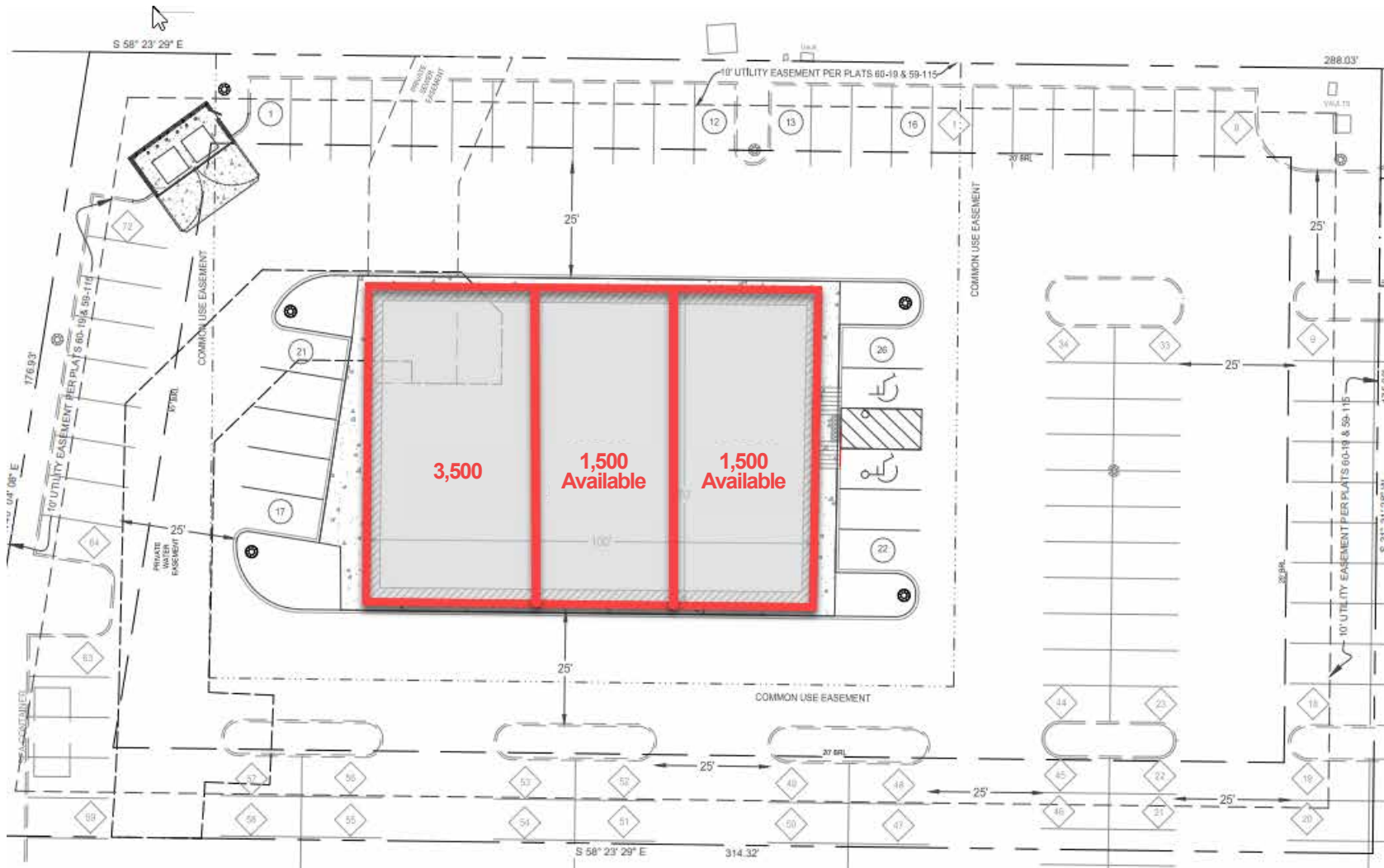


SITE PLAN

45210 WORTH AVE

CALIFORNIA, MD 20619, ST. MARY'S COUNTY

CONCEPT PLAN



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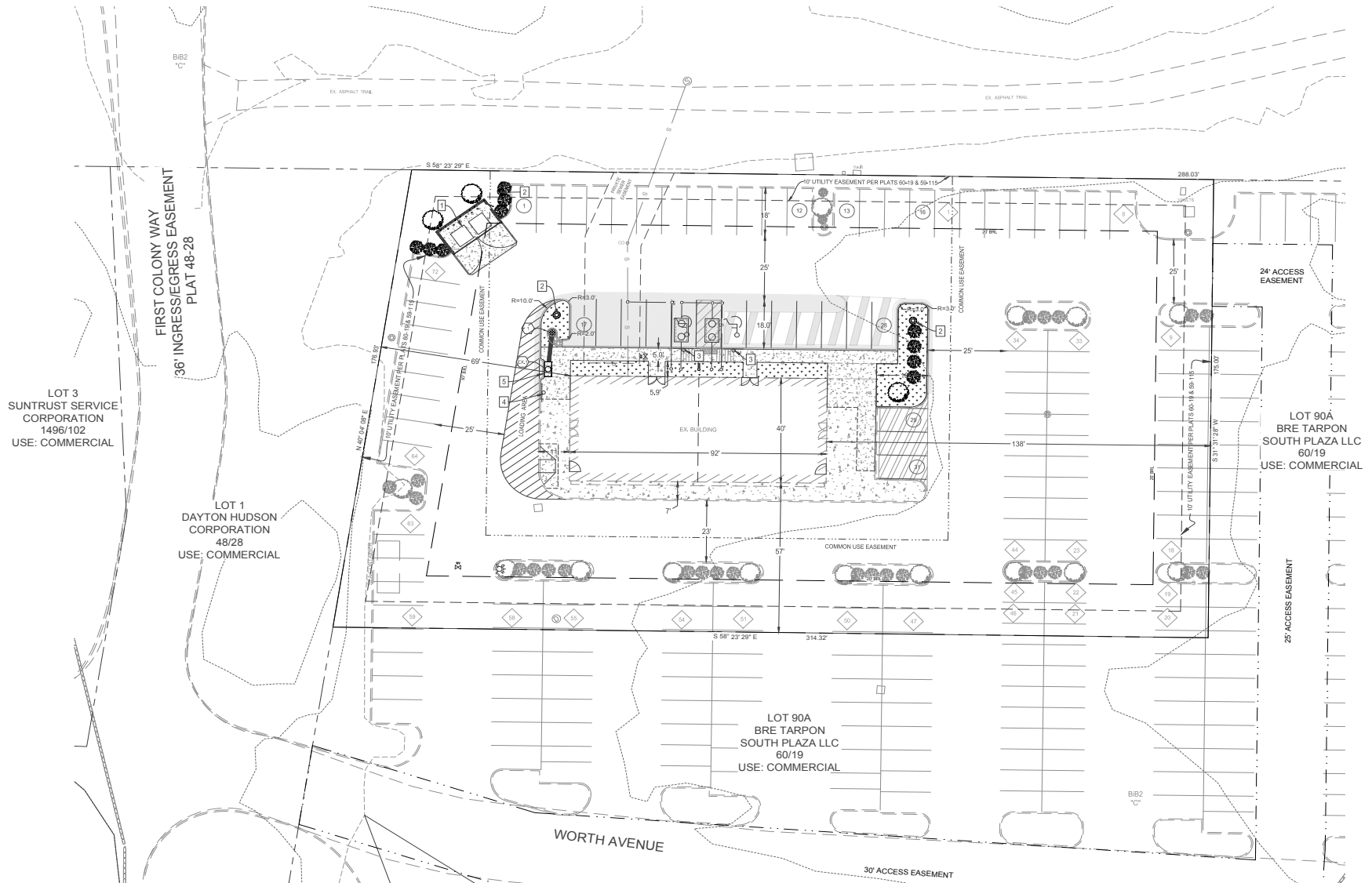
SITE PLAN

45210 WORTH AVE

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CONCEPT PLAN

THREE NOTCH ROAD
MD. RTE. 235
(VARIABLE WIDTH R/W)



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