

# 22340 THREE NOTCH ROAD

22340 Three Notch Road, Lexington Park, MD 20653  
St. Mary's County



## NEARBY RETAILERS:



- Can be purchased with current self-storage business in place or can be redeveloped.
- Lot area: 97,139 SF (2.83 acres).
- Located .5 miles from Patuxent River Naval Air Station (18,000 employees).
- Property consists of the following:
  - 321 storage units consisting of 34,031 SF.
  - Commercial space comprised of 2 apartments, 1 trailer, and an office building.
- Self storage facility located at signalized intersection.
- Zoned: CMX

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22340 THREE NOTCH RD

PYLON SIGN

TENANT IS OPEN AND OPERATING  
**DISCREET LISTING**  
PLEASE DO NOT DISTURB

ZOOMED-IN AERIAL

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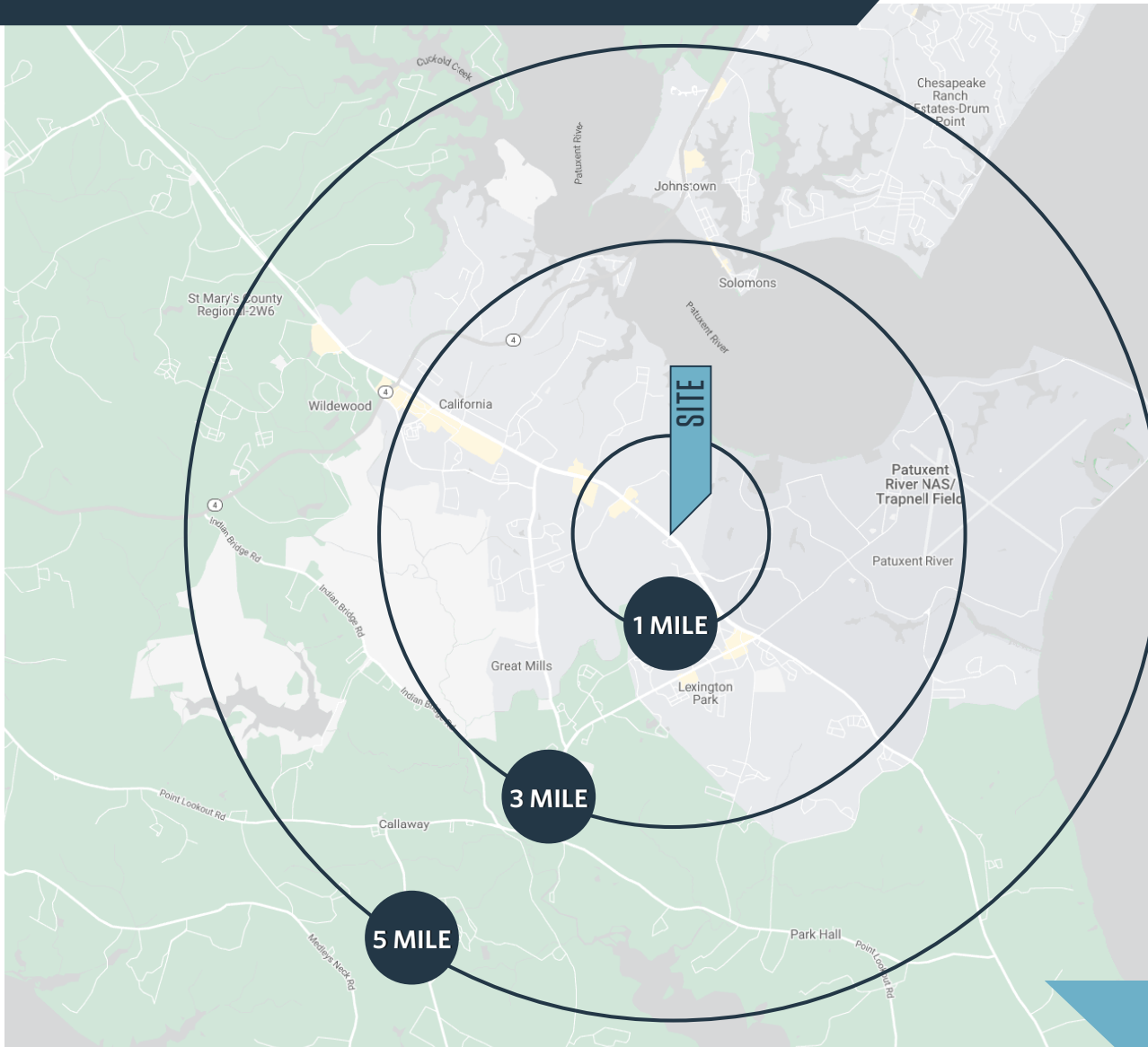
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## DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population		
3,065	27,401	51,555
Daytime Population		
9,839	22,210	32,175
Households		
1,233	10,646	20,451
Average HH Income		
\$82,957	\$101,815	\$115,472

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2019:

Three Notch Rd. 36,890 ADT

## LOCATION & DEMOGRAPHICS

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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