

# CHARLOTTE HALL RETAIL AND PAD SITES

30330 MD-5 N, Charlotte Hall, Maryland, 20622  
St. Mary's County



BUILT TO SUIT OR  
GROUND LEASE

## JOIN NEARBY RETAILERS:



- Pad sites available with excellent visibility on the going to work side of the road and access via a lighted intersection.
- 1.61 acre pad sites available or small shop retail space in a multi-tenant building.
- Pad site development on high traffic (41,000 ADT) center on Three Notch Rd in an under served community in St. Mary's County MD.
- Close proximity to commuter lots.
- Perfect for fast food, restaurant, medical, and retail.

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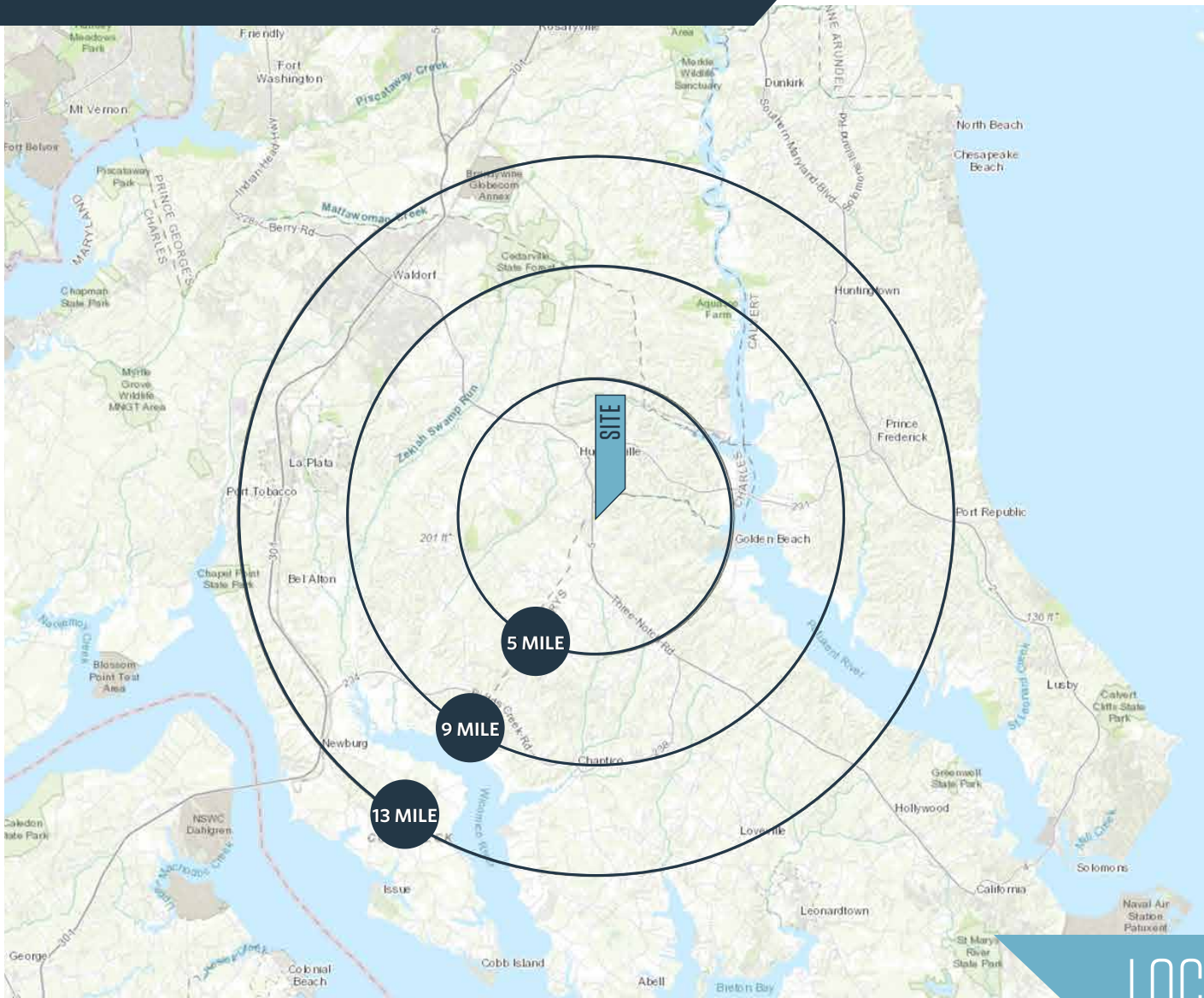
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## DEMOGRAPHICS | 2018:

5-MILE	9-MILE	13-MILE	
Population	18,324	50,447	165,503
Daytime Population	6,044	50,447	165,503
Households	5,886	16,677	57,359
Average HH Income	\$121,242	\$121,848	\$111,455

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2017:

Three Notch Rd 41,032 ADT

# LOCATION & DEMOGRAPHICS

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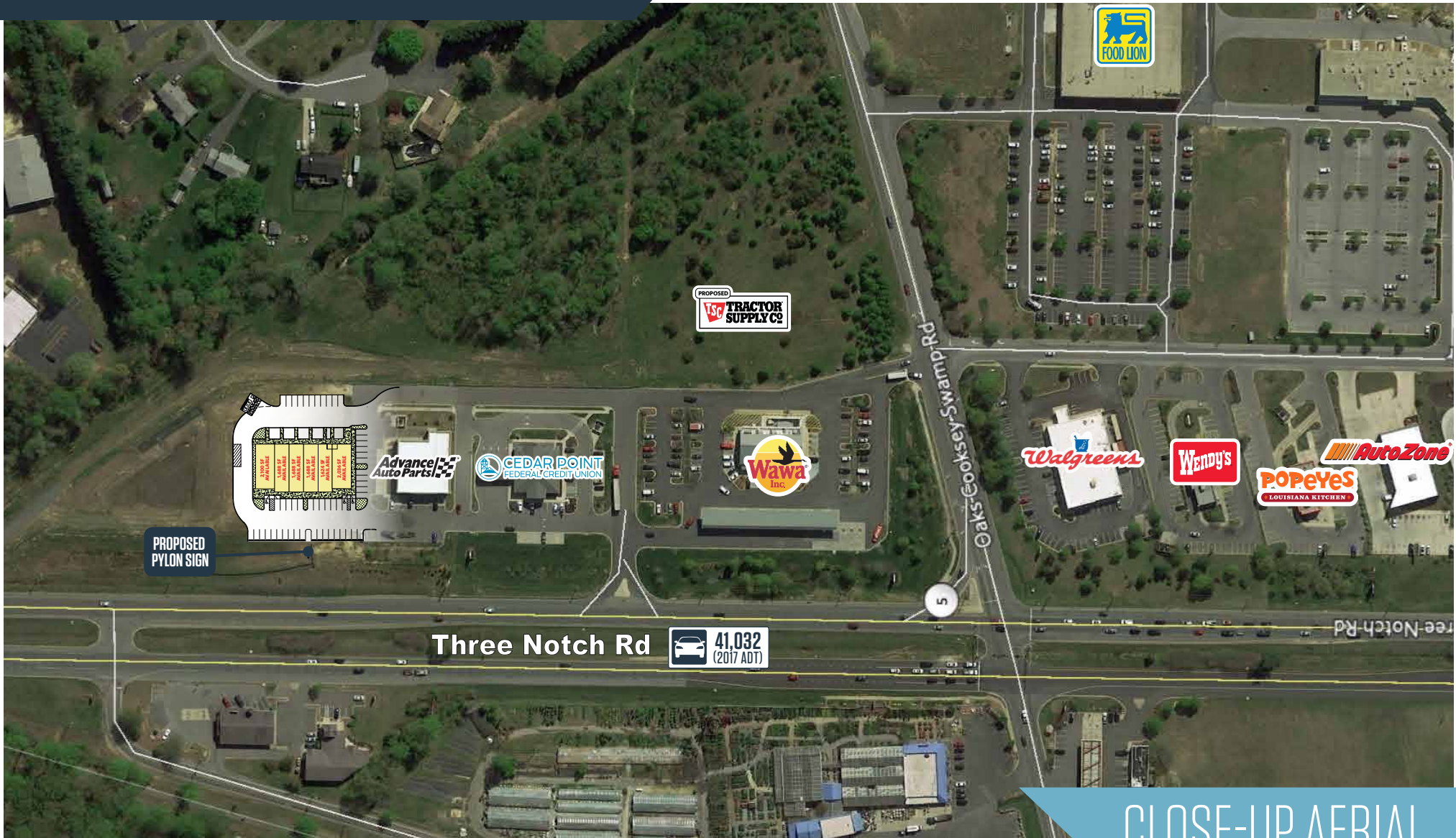
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CLOSE-UP AERIAL

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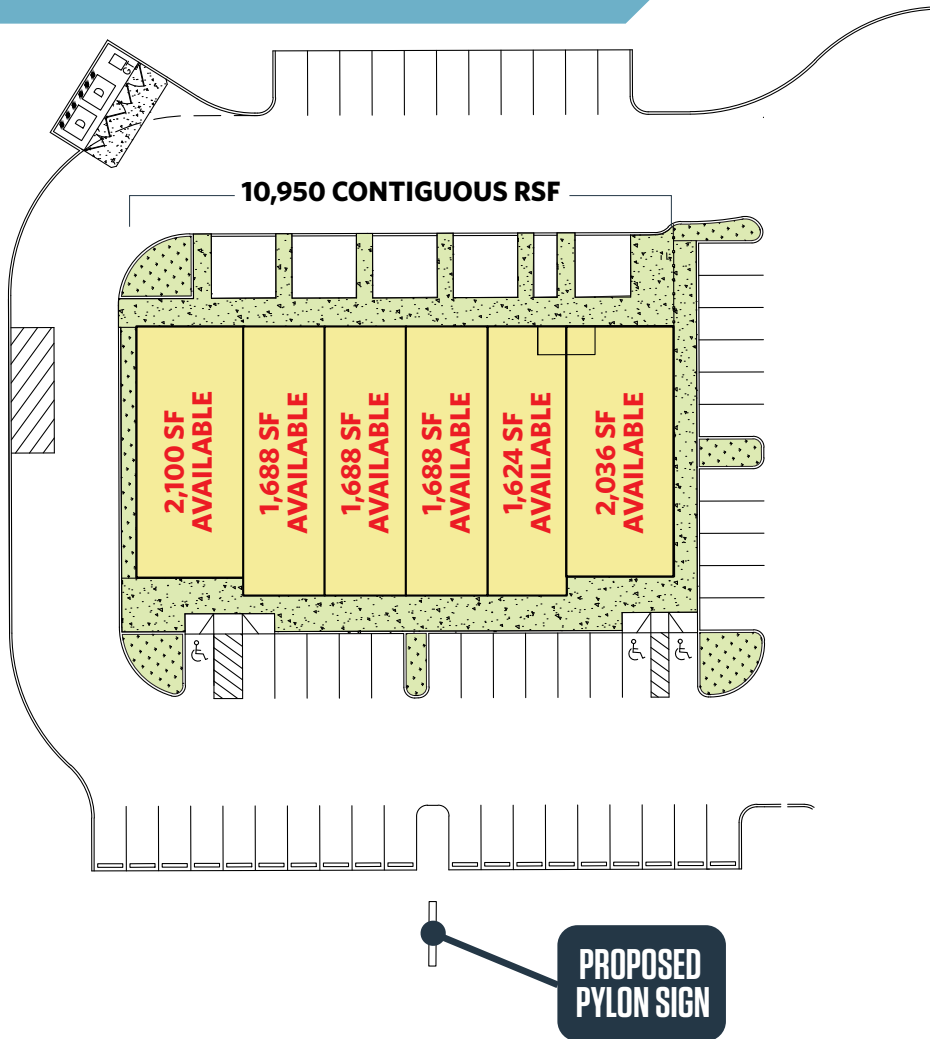
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# CHARLOTTE HALL RETAIL AND PAD SITES

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Option 1: Multi-tenant Building | 1,624- 10,950 RSF



SITE PLAN

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Option 2: Pad Sites Available | 1.61 & 2.81 Acres



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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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