

CHARLOTTE HALL SQUARE

30320 Triangle Dr, Charlotte Hall, MD 20622
St. Mary's County



RETAIL FOR LEASE

JOIN NEARBY RETAILERS:



verizon

Wawa

ACE
Hardware

- Shopping Center on high traffic (38,574 ADT) center on Three Notch Rd in an under served community in St. Mary's County MD.
- Rare small shop space available in this market (1,750) SF.
- 1.306 and 0.859 acre pad sites available.
- Close proximity to commuter lots.
- Signage: Pylon space available on Three Notch Rd.
- Rent: \$28 psf | NNNs: \$6.12

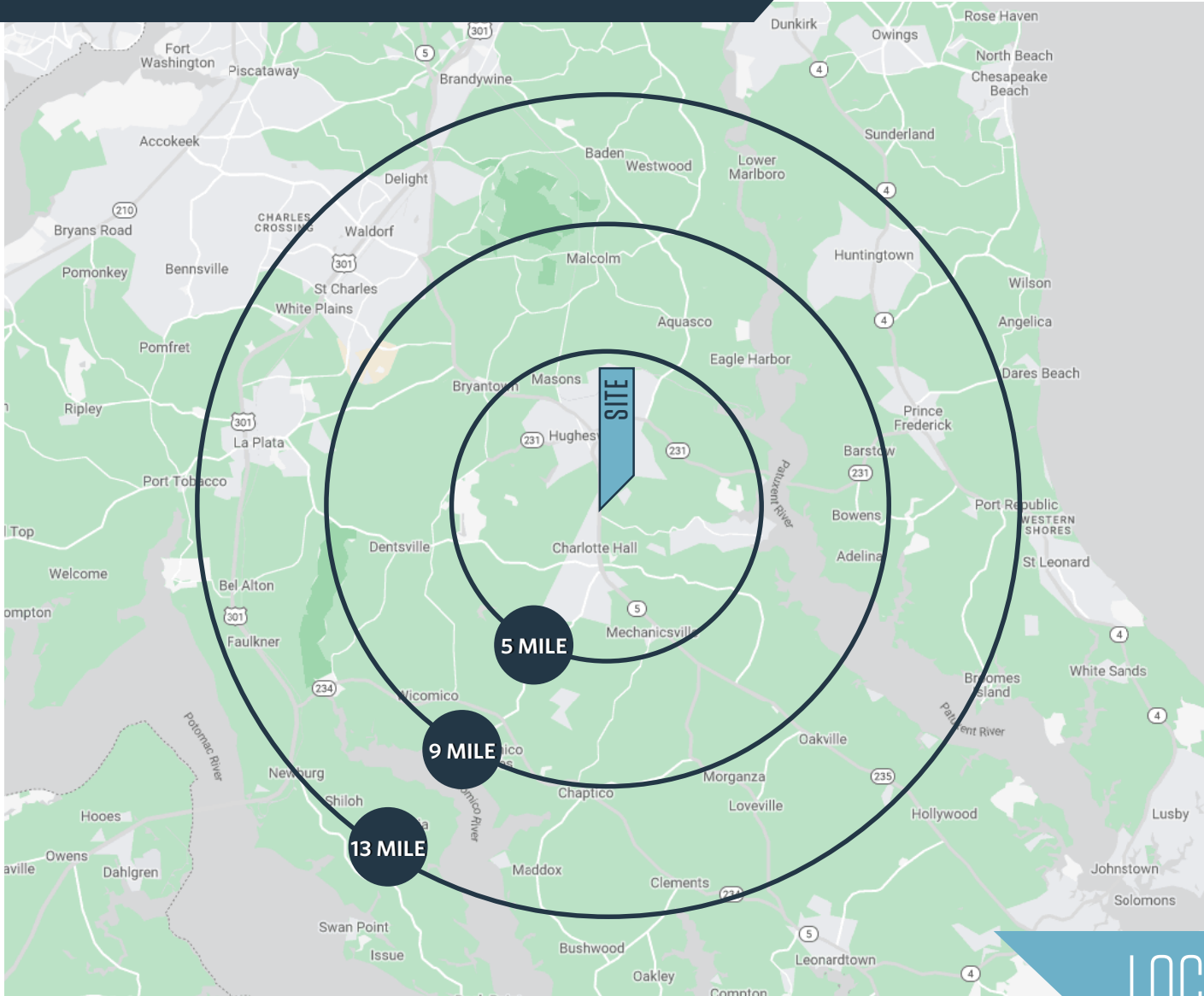
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AVAILABLE SPACE

- 1,750 SF
- 1.306 Acre Pad Site
- Asking Rent: \$28 PSF
- NNNs: \$6.12 PSF
- 0.859 Acre Pad Site
- Available: Immediately

DEMOGRAPHICS | 2023:

5-MILE	9-MILE	13-MILE
Population		
17,895	50,387	166,469
Daytime Population		
5,802	11,480	60,431
Households		
6,035	17,129	59,666
Average HH Income		
\$144,557	\$150,415	\$139,531

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Three Notch Rd 38,574 ADT

LOCATION & DEMOGRAPHICS

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MARKET AERIAL

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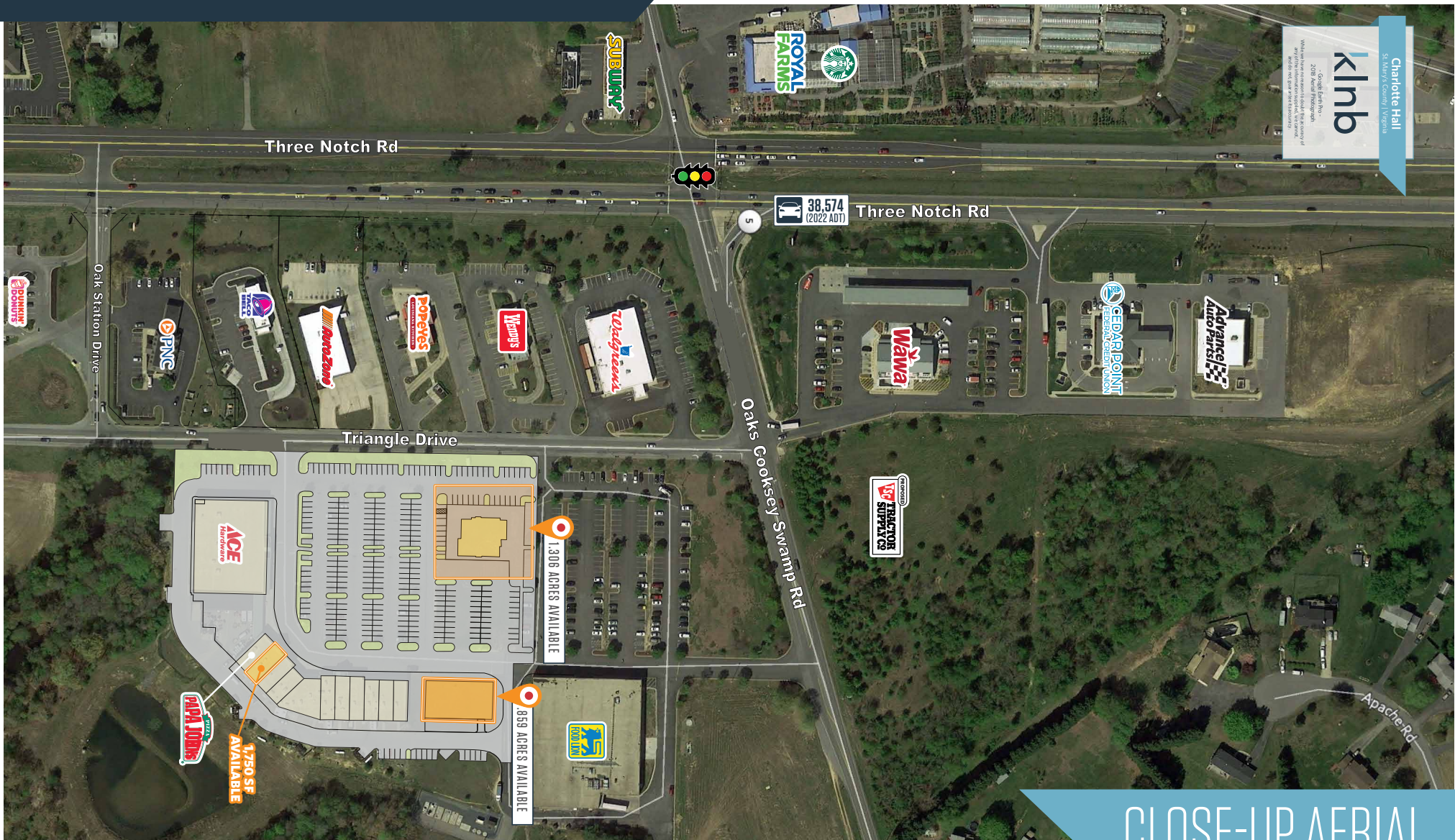
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CLOSE-UP AERIAL

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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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