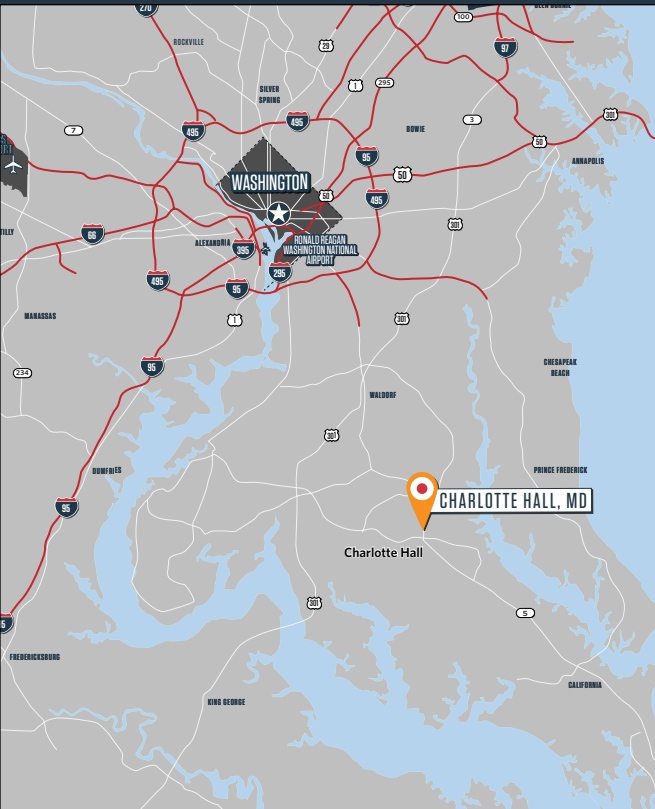


29800 THREE NOTCH RD

29800 Three Notch Rd, Charlotte Hall, Maryland 20622
St. Mary's County



NEARBY RETAILERS:



- Available for Ground Lease
- 4.13 Acres Total, can be subdivided
- High Traffic Counts, Easy Access, and Excellent Visibility.
- Zoned: TMX

Josh Weiner
jweiner@klnb.com
703-268-2715

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

29800 THREE NOTCH RD

29800 Three Notch Rd, Charlotte Hall, Maryland 20622
St. Mary's County



DEMOGRAPHICS | 2021:

5-MILE	9-MILE	13-MILE
Population		
18,818	48,992	153,589
Daytime Population		
5,567	9,632	63,860
Households		
6,081	16,385	54,070
Average HH Income		
\$127,820	\$131,332	\$120,385

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Three Notch Rd.	40,211 ADT
-----------------	------------

NEARBY COMMUTER LOTS

Three Notch Rd.	600 Parking Spots
Golden Beach Rd.	500 Parking Spots

LOCATION & DEMOGRAPHICS

Josh Weiner
jweiner@klnb.com
703-268-2715

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klmb.com



29800 THREE NOTCH RD

29800 Three Notch Rd, Charlotte Hall, Maryland 20622
St. Mary's County



Josh Weiner
jweiner@klnb.com
703-268-2715

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



29800 THREE NOTCH RD

29800 Three Notch Rd, Charlotte Hall, Maryland 20622
St. Mary's County



CLOSE-UP AERIAL

Josh Weiner
jweiner@klnb.com
703-268-2715

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

29800 THREE NOTCH RD

29800 Three Notch Rd, Charlotte Hall, Maryland 20622
St. Mary's County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Josh Weiner

jweiner@klnb.com

703-268-2715

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com

 facebook.com/KLNB

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 linkedin.com/company/klnb

 instagram.com/klnbllc

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

klnb