

THREE NOTCH PLACE

Three Notch Rd and Sotterly Rd, Hollywood, MD 20636
St. Mary's County



RETAIL FOR LEASE

NEARBY RETAILERS:



- Proposed retail center with pad sites, build-to-suit opportunities, and anchor space in an underserved market
- Excellent visibility and traffic counts (28,763 ADT)
- Proposed traffic light directly across from the Hollywood Firehouse
- Zoning: TMX ([Link to Zoning Table](#))

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

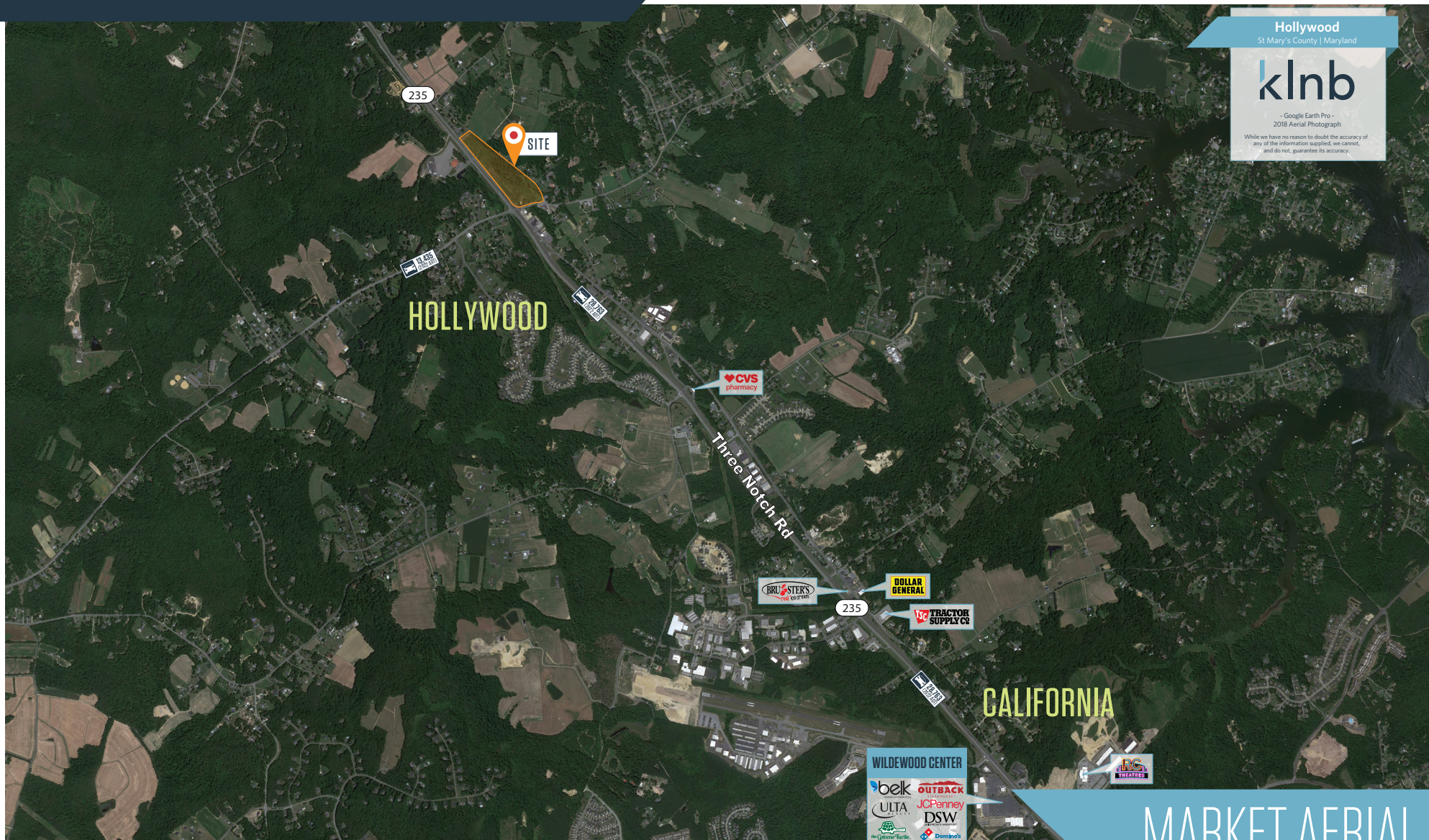
Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

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



THREE NOTCH PLACE

Three Notch Rd and Sotterly Rd, Hollywood, MD 20636
St. Mary's County



Hollywood
St. Mary's County | Maryland

klnb

- Google Earth Pro -
2018 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

MARKET AERIAL

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

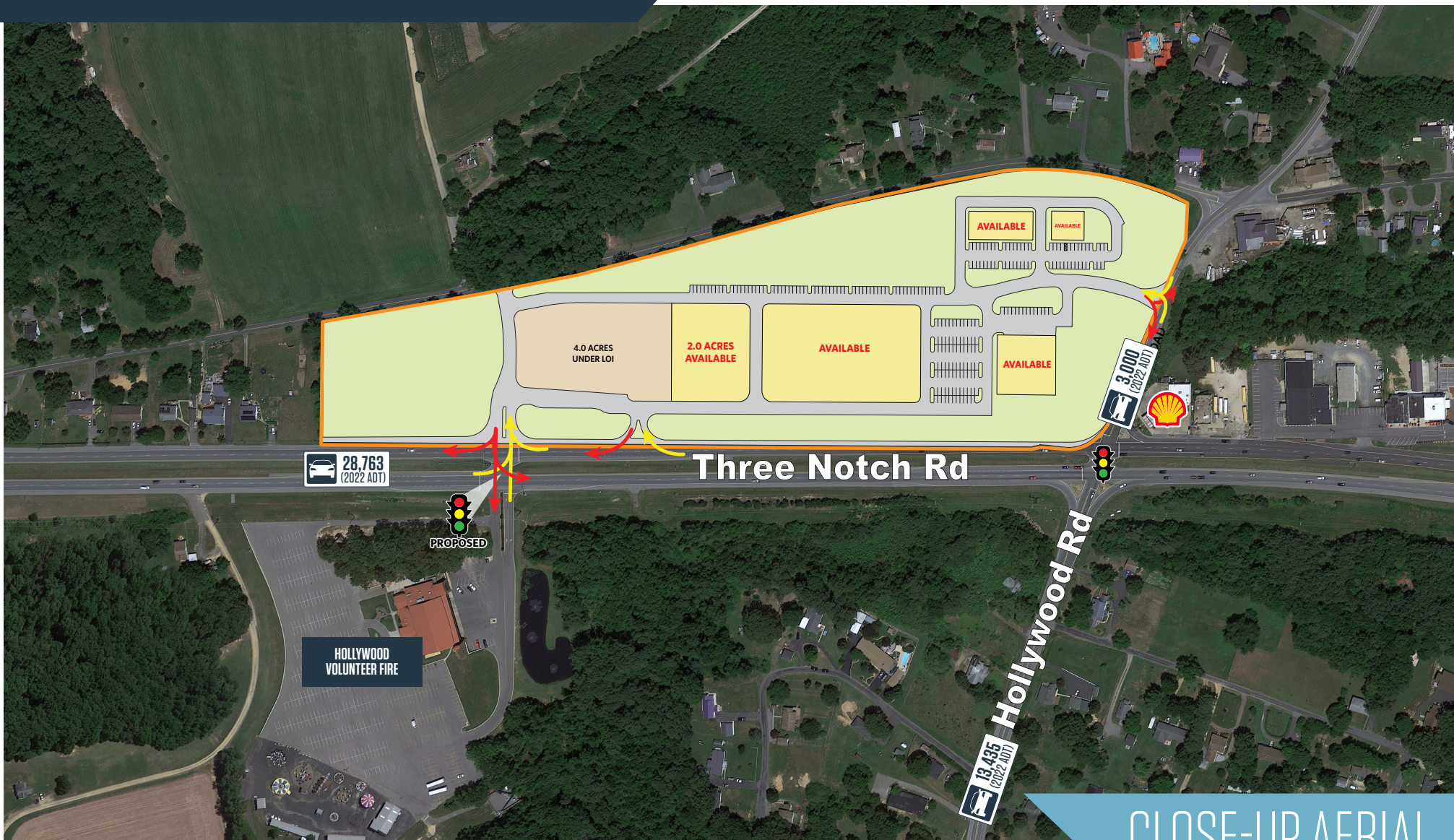
Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

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

klnb

THREE NOTCH PLACE

Three Notch Rd and Sotterly Rd, Hollywood, MD 20636
St. Mary's County



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

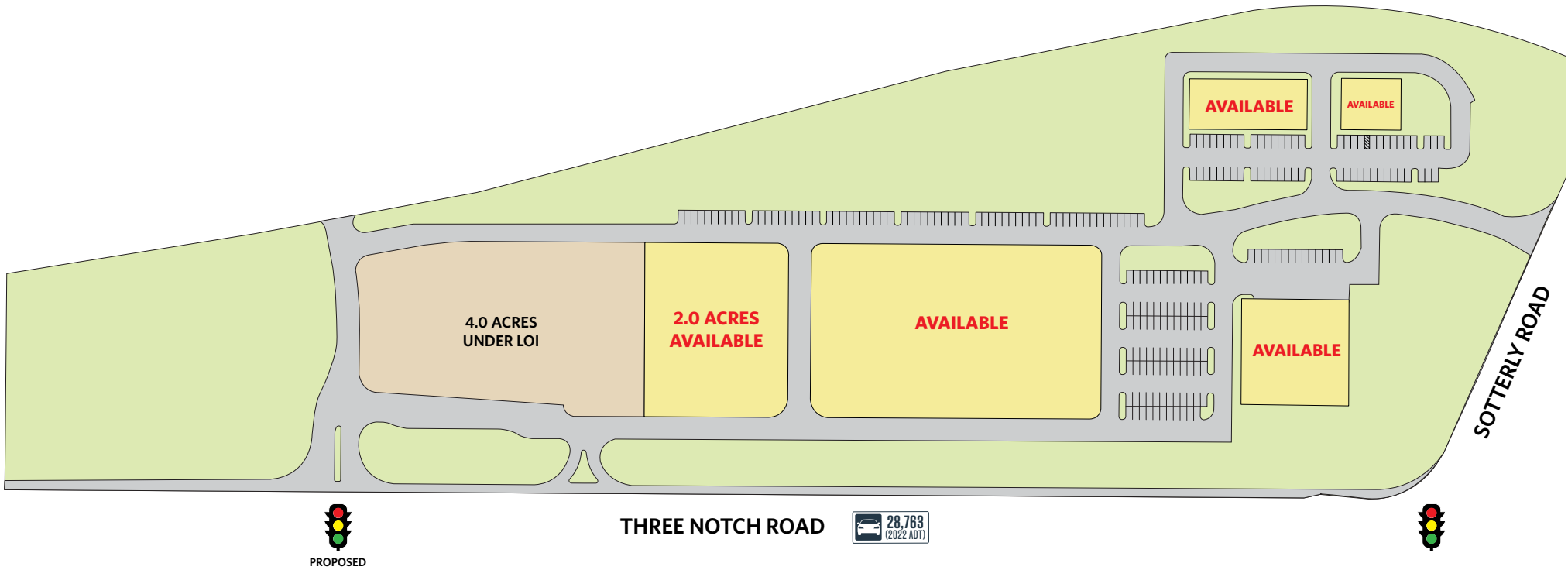
Dimitri Georgelakos
dimitri@klnb.com
703-268-2710



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

klnb

THREE NOTCH PLACE

Three Notch Rd and Sotterly Rd, Hollywood, MD 20636
St. Mary's County



KEY	
	AVAILABLE
	UNDER LOI

SITE PLAN

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

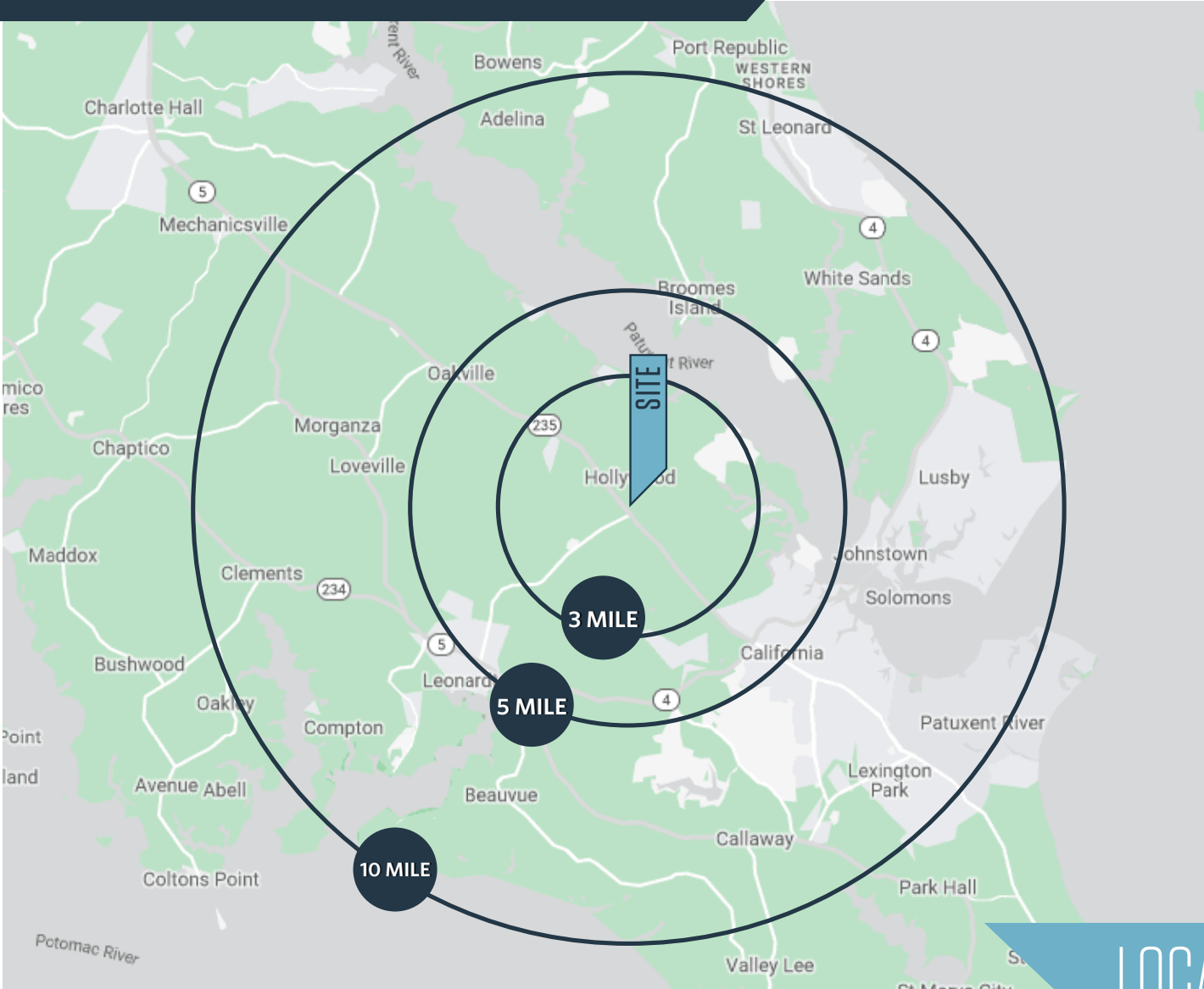
Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

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



THREE NOTCH PLACE

Three Notch Rd and Sotterly Rd, Hollywood, MD 20636
St. Mary's County



DEMOGRAPHICS | 2023:

3-MILE	5-MILE	10-MILE
Population		
9,682	28,789	108,929
Daytime Population		
3,532	15,477	40,905
Households		
3,418	10,644	40,706
Average HH Income		
\$166,684	\$154,400	\$145,345

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Three Notch Rd	28,763 ADT
Hollywood Rd	13,435 ADT

LOCATION & DEMOGRAPHICS

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

Dimitri Georgelakos
dimitri@klnb.com
703-268-2710

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



THREE NOTCH PLACE

Three Notch Rd and Sotterly Rd, Hollywood, MD 20636
St. Mary's County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Josh Weiner

jweiner@klnb.com

703-268-2715

Dimitri Georgelakos

dimitri@klnb.com

703-268-2710


8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com

 facebook.com/KLNBCRE

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

 linkedin.com/company/klnb

 instagram.com/klnbcre

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