

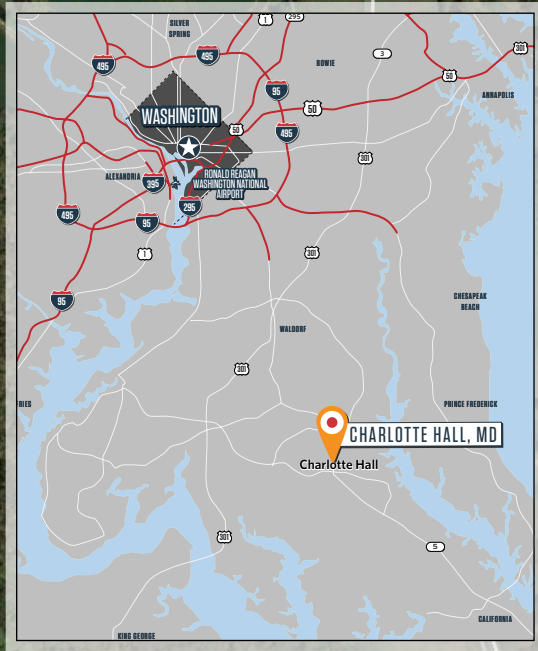
CHARLOTTE HALL COMMONS

29660 Three Notch Rd, Charlotte Hall, Maryland 20622
St. Mary's County

JUST SIGNED!



VA OUT PATIENT MEDICAL CENTER (26,000 SF)

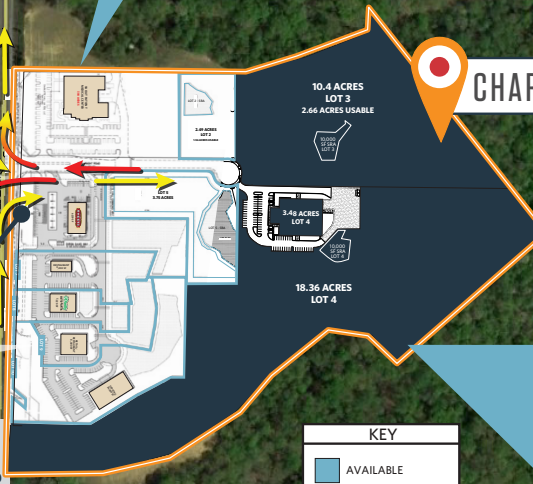


Three Notch Rd



PROPOSED
PYLON SIGN

37,845
[2022 ADT]



CHARLOTTE HALL COMMONS

PAD SITES FOR
SALE OR LEASE

JOIN NEARBY RETAILERS:



- New development on high traffic (37,845 ADT) Three Notch Rd in an under served community in St. Mary's County MD.
- Multiple configurations and pad sites available (1-5 acres).
- Close proximity to commuter lots.
- Perfect for fast food, hotel, restaurant, medical, retail, grocery, flex, and industrial.
- Pad sites will be delivered rough graded with utilities.

LOT #	SIZE	PRICE
2	2.49 AC	\$700,000
5	3.75 AC	\$1,500,000
7	2.53 AC	\$1,700,000
9	2.19 AC	\$1,250,000
10	3.42 AC	\$1,350,000

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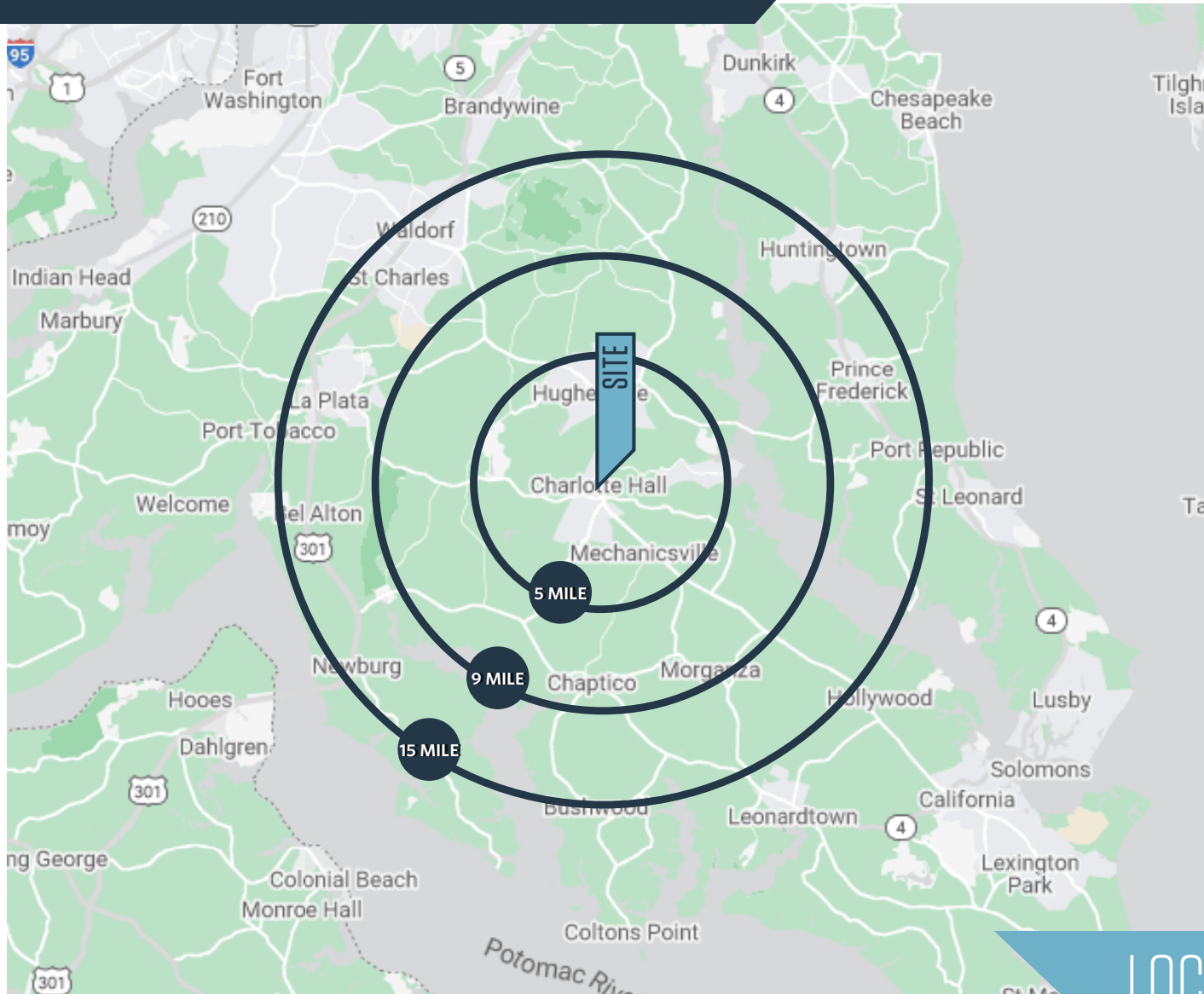
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DEMOGRAPHICS | 2022:

5-MILE	9-MILE	13-MILE
Population		
18,363	47,027	149,267
Daytime Population		
5,668	9,431	63,145
Households		
6,060	15,953	53,214
Average HH Income		
\$144,832	\$149,205	\$137,206

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Three Notch Rd.	37,845 ADT
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NEARBY COMMUTER LOTS

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

LOCATION & DEMOGRAPHICS

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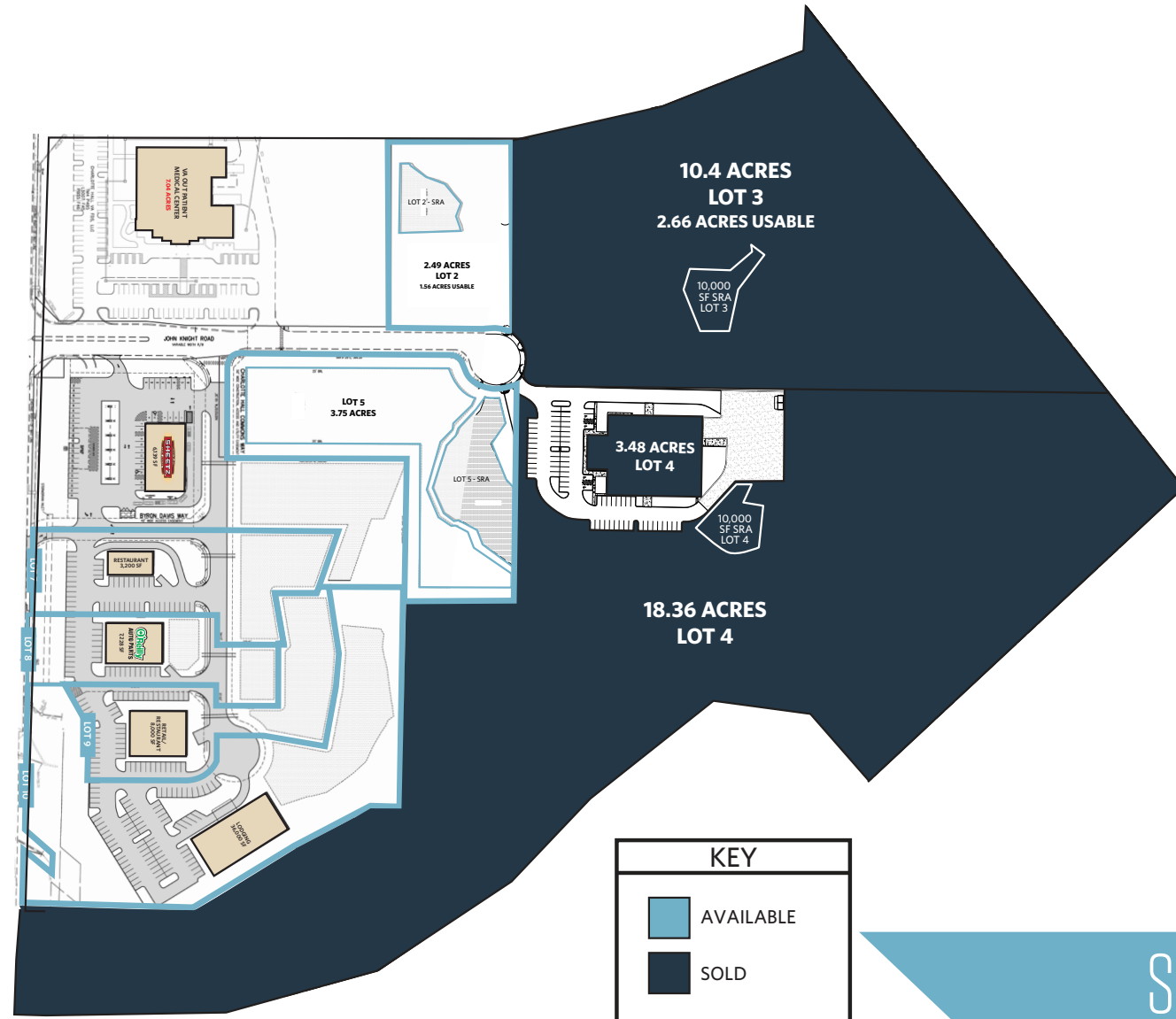
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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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