

**1,700 - 24,396 SF
AVAILABLE**



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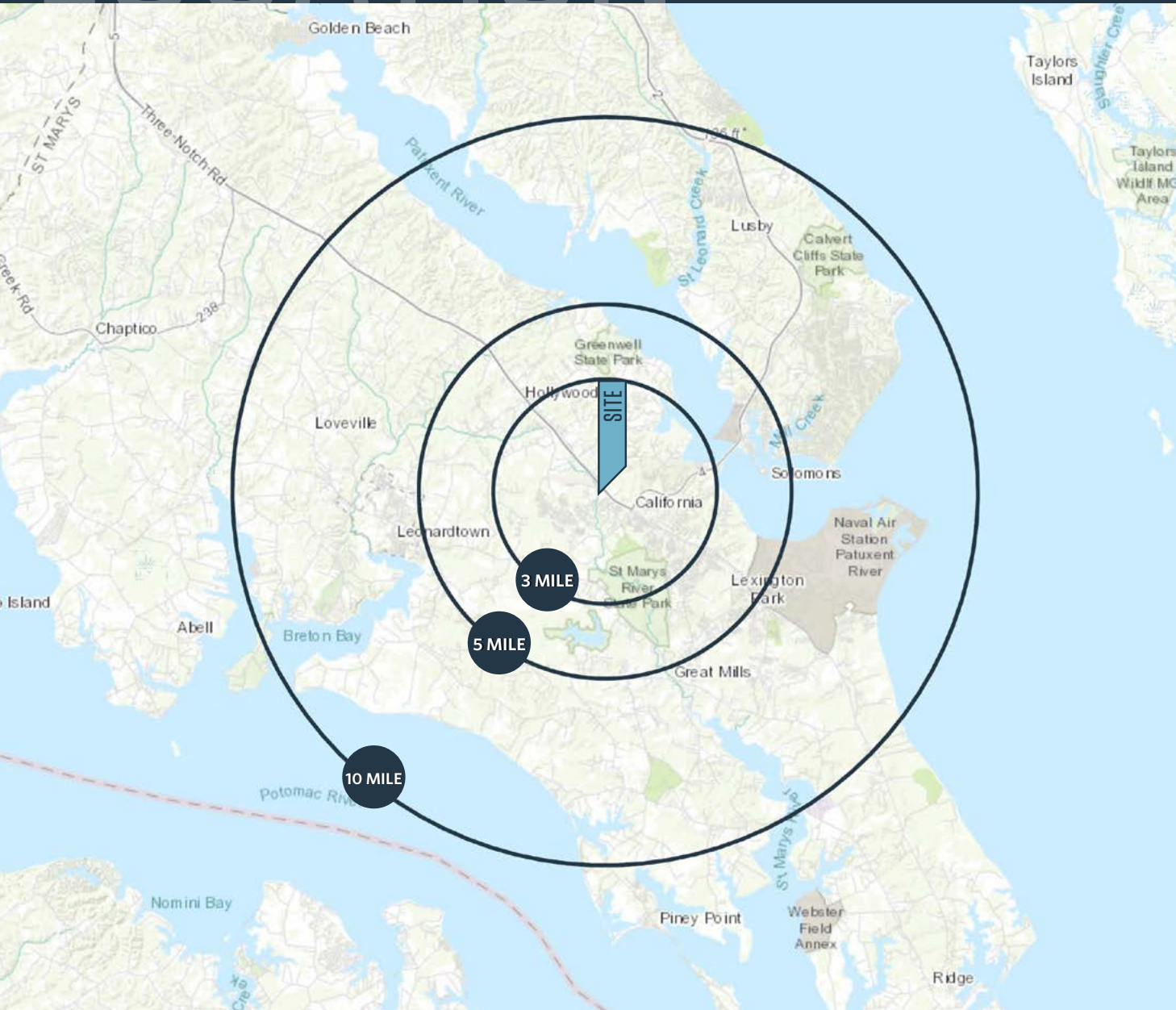
JOSH WEINER

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LOCATION

WILDEWOOD CENTER

23415 THREE NOTCH ROAD, CALIFORNIA, MD 20619



RETAIL SPACE AVAILABLE:

- 1,700 SF - 24,396 SF Available
- NNN estimate \$2.82 PSF
- 300,000 SF Regional Center with approximately 1,700+ parking spaces
- Easily accessible from all of St Mary's, Calvert and Charles Counties as well as close to the Patuxent River Naval Air Station and the Regional Airport.

DEMOGRAPHICS | 2023:

3-MILE	5-MILE	10-MILE
Population 22,572	44,405	106,348
Daytime Population 23,223	44,231	104,689
Households 8,659	17,245	40,237
Average HH Income \$150,558	\$141,058	\$141,357

TRAFFIC COUNT | 2022:

Three Notch Road	28,763 ADT
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SITE PLAN

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UNIT	TENANT	SQ FT
2001-2	AT LEASE	3,258
2003	ORTHODONTICS	2,148
2004-5	VACANT	3,353
2006	LENDMARK FINANCIAL	2,132
2007	SPRINT	2,925
2008	SHIPPING STORE	1,523
2009	H&R BLOCK	1,334
2010	VACANT (FORMER BB&B)	24,396
2011	VACANT	1,890
2012	VACANT	1,800
2013	VACANT	2,318
2014	CLEANERS	2,318
2015	WINE & SPIRITS	2,363
2016	JAPANESE STEAKHOUSE	6,864
2017-9	BLACK BELT ACADEMY	6,327
2020	JUST BETWEEN KIDS	1,800
2021	HUNTINGTON LEARNING	1,915
2022 - 24	MY GYM	3,499
2025	KITCHEN/BATH DESIGNS	6,820
2026	SOUTHERN MD ORTHOPAEDIC	5,682
2030	AT LEASE	2,833
2031	PASTRY SHOP	2,250
2032	VACANT	2,700
2033	VACANT	1,700
2033B	INK WIZARD	1,700
2034	ZEN NAILS	1,800
2035-8	ULTA	9,900
2039	HANDS OF GOLD SPA	1,800
2040	GENERAL NUTRITION	1,800
2041	OLD LINE CYCLE	2,633
2042-6	PLANET FITNESS	18,405
2050-2	MEDSTAR MEDICAL	7,200
2053	VACANT	1,969
2054	SOUTHERN MD FOOT & ANKLE	2,800
2060	TIA'S CANTINA	2,532
2062	OUTBACK STEAKHOUSE	6,514
2063	GREEN TURTLE	6,734
PAD 1A	DOMINOS	1,390
PAD 1B	UBREAKFIX	1,500
PAD 1C	VISION WORKS	2,800



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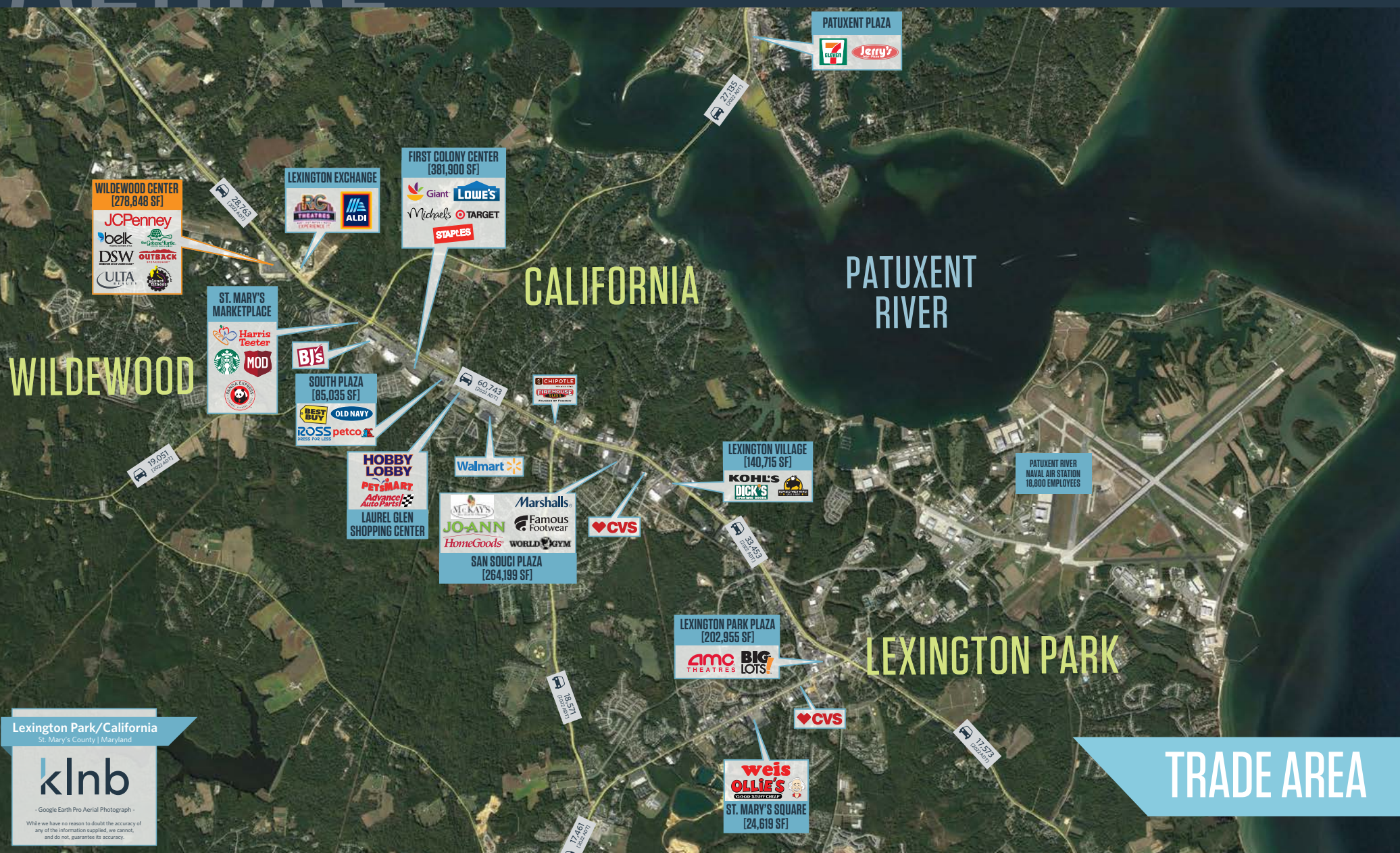
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AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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