



Located in McKays Plaza Shopping Center
LEASE EXPIRATION DATE: JANUARY 31, 2033
48,144 SF Available for Sublease

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RETAIL FOR SUBLEASE

- Lease dated January 6, 2023 (as amended, modified, and assigned, the "Lease")
- Landlord: NORTHGATE PLAZA, LLC, a Maryland limited liability company
- Tenant: SHOPPERS FOOD WAREHOUSE CORP., an Ohio corporation
- Approximately 48,144 square feet, vacant building
- Lease Expiration Date 1/31/2033

RYAN MINNEHAN

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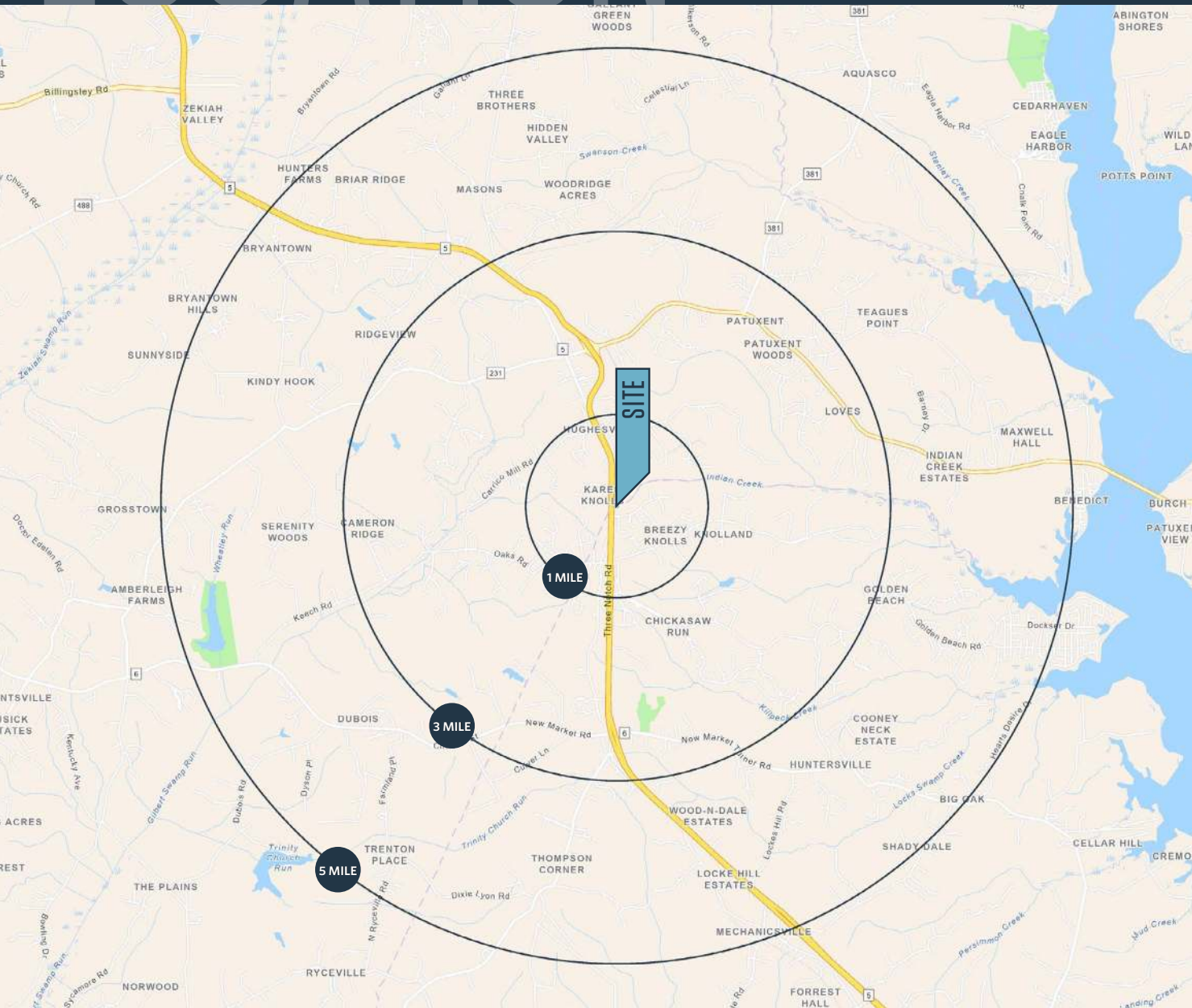
MATT COPELAND

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LOCATION

37670 MOHAWK DRIVE

CHARLOTTE HALL, MD 20622, ST. MARY'S COUNTY



PROPERTY HIGHLIGHTS:

Approximately 48,144 square feet, vacant building

DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	1,573	6,727	18,230
Daytime Population	1,580	7,081	14,544
Households	575	2,214	6,191
Average HH Income	\$141,422	\$147,359	\$147,081

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Three Notch Road 38,574 ADT

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CLOSE UP

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FOR MORE INFORMATION, PLEASE CONTACT:

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