

23306 & 23290 THREE NOTCH RD

23306 and 23290 Three Notch Rd, California MD 20619
St. Mary's County



RETAIL FOR SALE OR LEASE

NEARBY RETAILERS:



- 1-2.29 Acres available for sale or ground lease.
- Zoned Medium Intensity Mixed Use. St. Mary's County
- Strategically Located Fronting Three Notch Rd, and adjacent to Lexington Exchange and new Avid Hotel (Coming Soon)

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

Joe Mekulski
jmekulski@klnb.com
443-632-1343

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



23306 & 23290 THREE NOTCH RD

23306 and 23290 Three Notch Rd, California MD 20619
St. Mary's County



MARKET AERIAL

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

Joe Mekulski
jmekulski@klnb.com
443-632-1343

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



23306 & 23290 THREE NOTCH RD

23306 and 23290 Three Notch Rd, California MD 20619
St. Mary's County



CLOSE-UP AERIAL

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

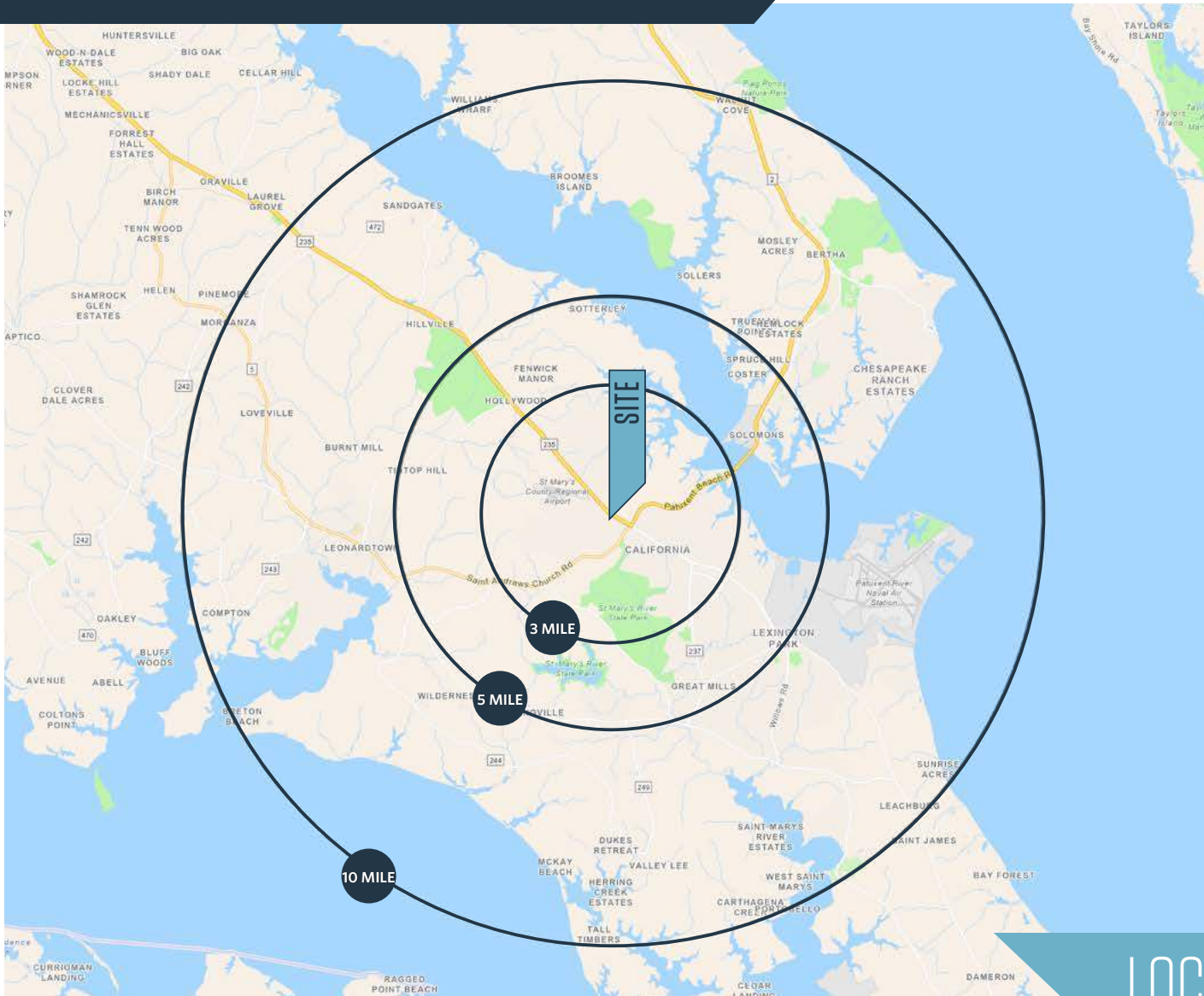
Joe Mekulski
jmekulski@klnb.com
443-632-1343

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

klnb

23306 & 23290 THREE NOTCH RD

23306 and 23290 Three Notch Rd, California MD 20619
St. Mary's County



DEMOGRAPHICS | 2024:

3-MILE	5-MILE	10-MILE
Population	46,141	108,030
Daytime Population	24,438	53,127
Households	17,821	40,602
Average HH Income	\$141,437	\$141,306

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

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

LOCATION & DEMOGRAPHICS

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

Joe Mekulski
jmekulski@klnb.com
443-632-1343

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



23306 & 23290 THREE NOTCH RD

23306 and 23290 Three Notch Rd, California MD 20619
St. Mary's County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Josh Weiner

jweiner@klnb.com
703-268-2715

Joe Mekulski

jmekulski@klnb.com
443-632-1343

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.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