

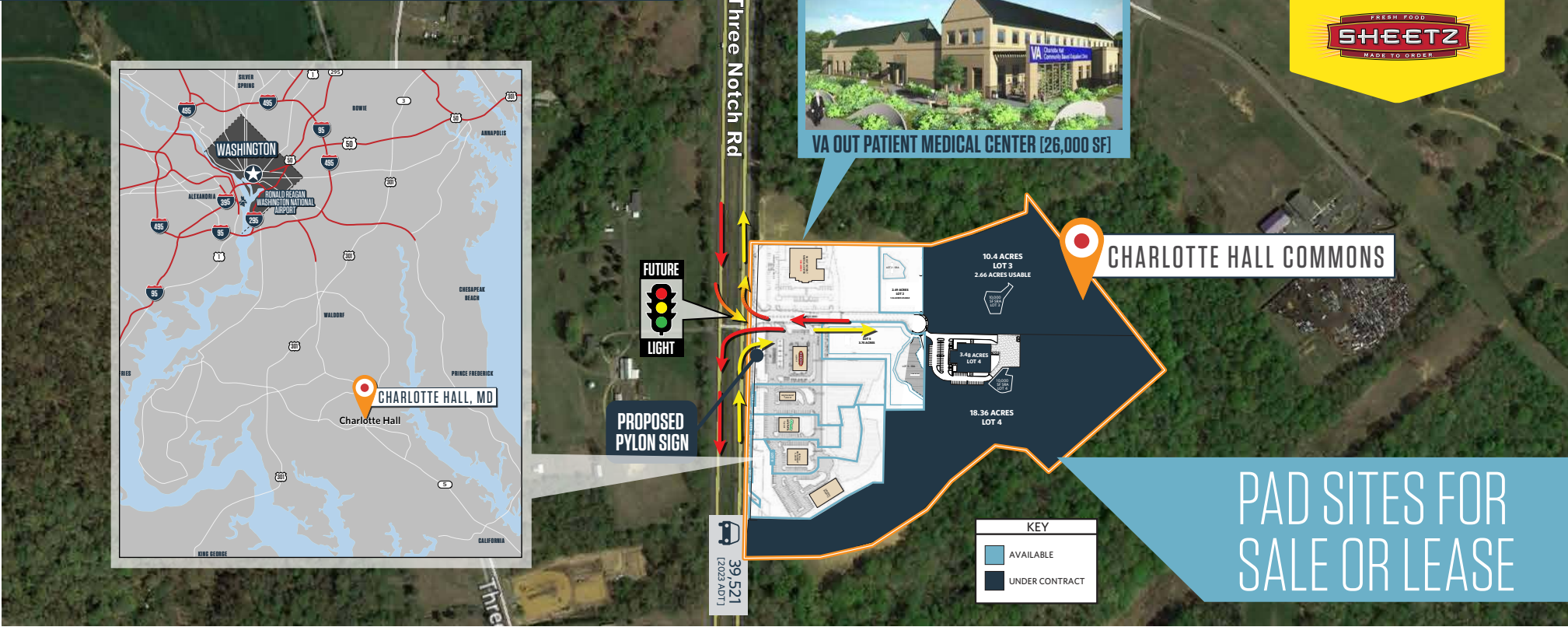
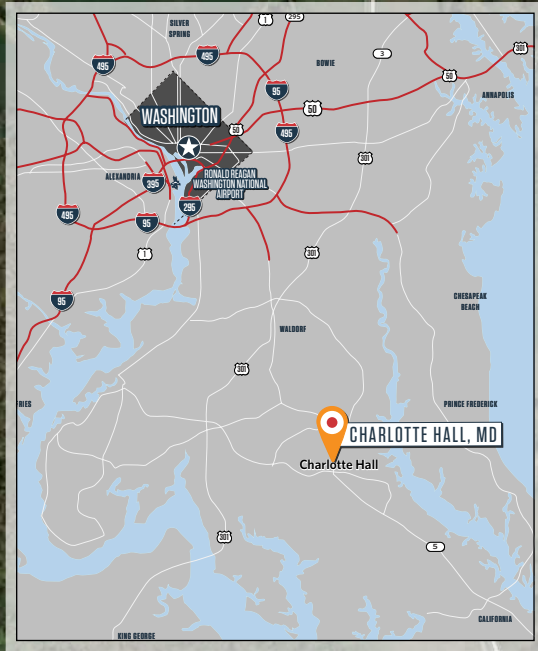
CHARLOTTE HALL COMMONS

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

JUST SIGNED!



VA OUT PATIENT MEDICAL CENTER (26,000 SF)



CHARLOTTE HALL COMMONS

PAD SITES FOR
SALE OR LEASE

JOIN NEARBY RETAILERS:



- New development on high traffic (39,521 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	1.93 AC	\$1,350,000
9	1.69 AC	\$1,100,000
10	3.16 AC (4,410 GPD Allowed)	\$1,300,000

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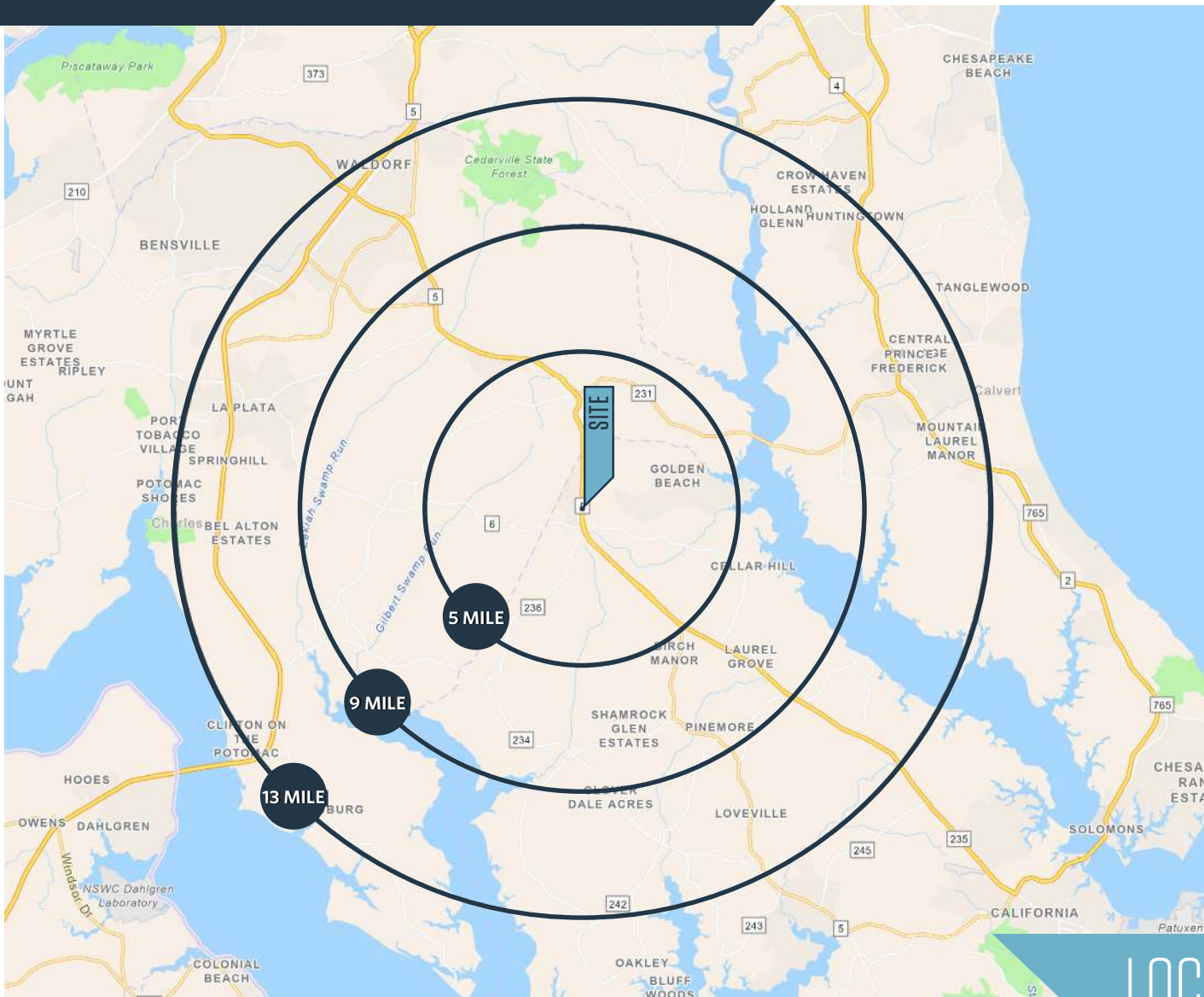
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DEMOGRAPHICS | 2024:

5-MILE	9-MILE	13-MILE	
Population	19,273	47,255	148,013
Daytime Population	6,091	11,234	59,563
Households	6,439	16,253	53,054
Average HH Income	\$147,347	\$153,377	\$143,902

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Three Notch Rd. 39,521 ADT

NEARBY COMMUTER LOTS

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

LOCATION & DEMOGRAPHICS

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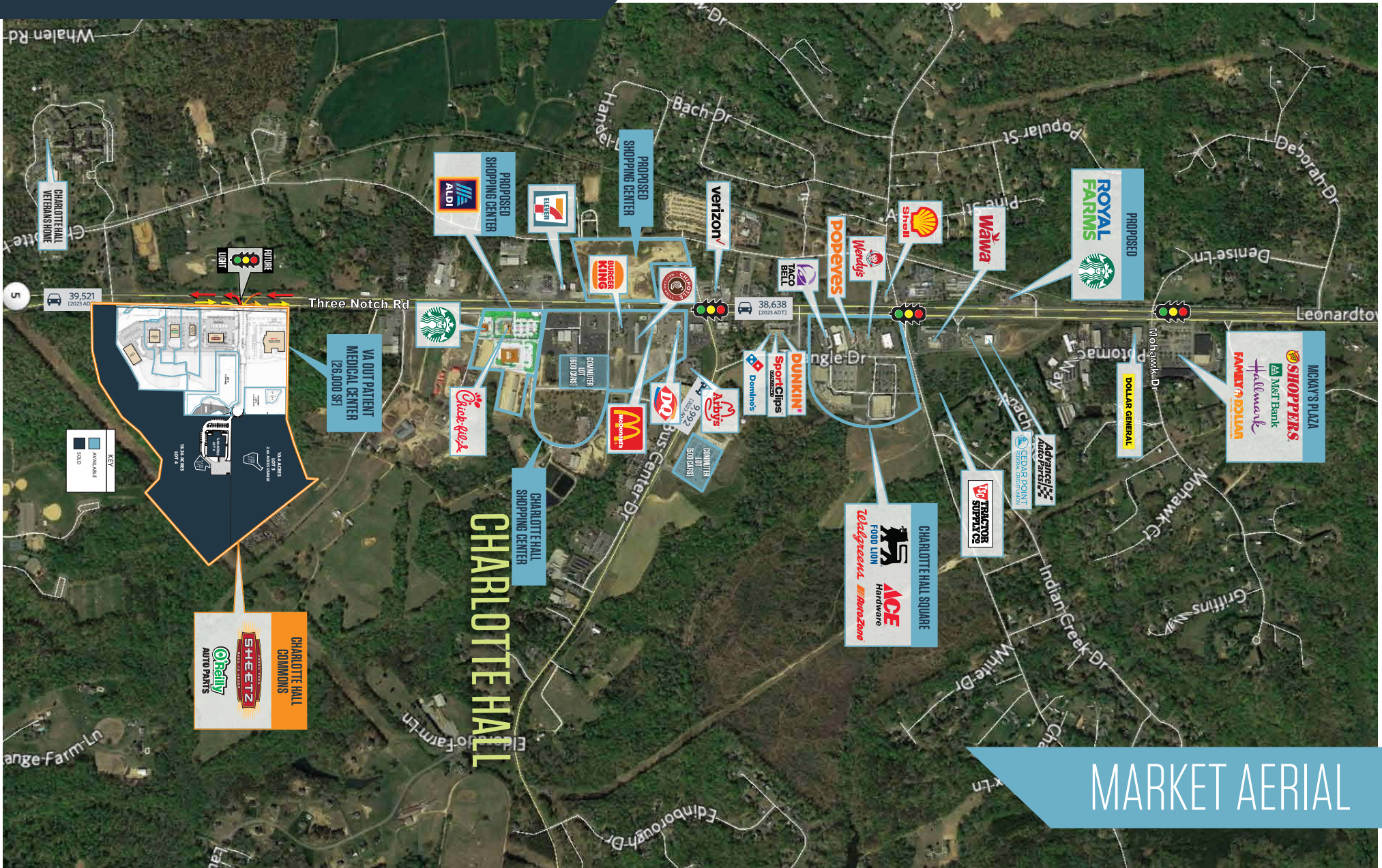
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MARKET AERIAL

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CLOSE-UP AERIAL

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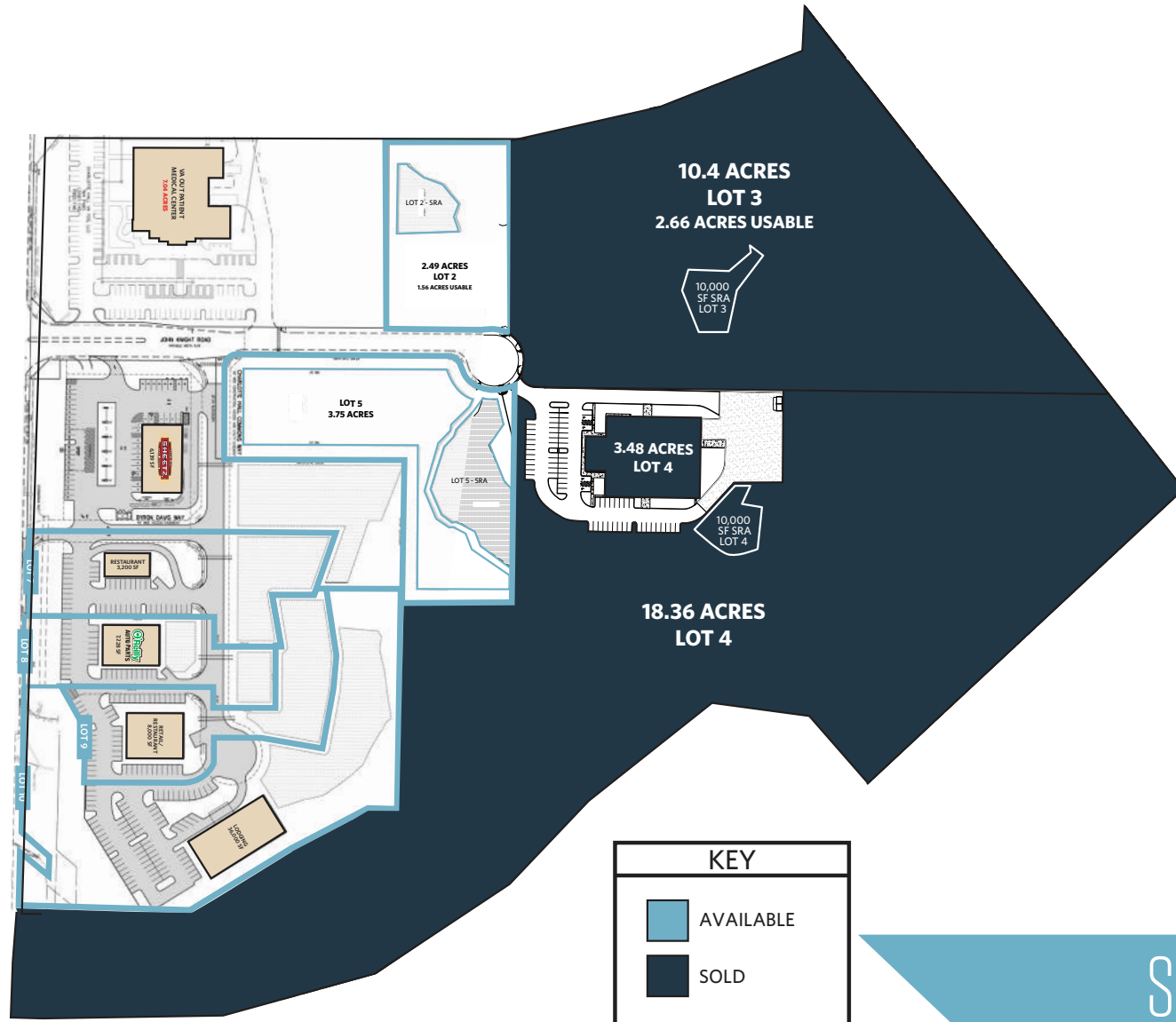
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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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