

**1,500 - 6,016 SF
AVAILABLE**



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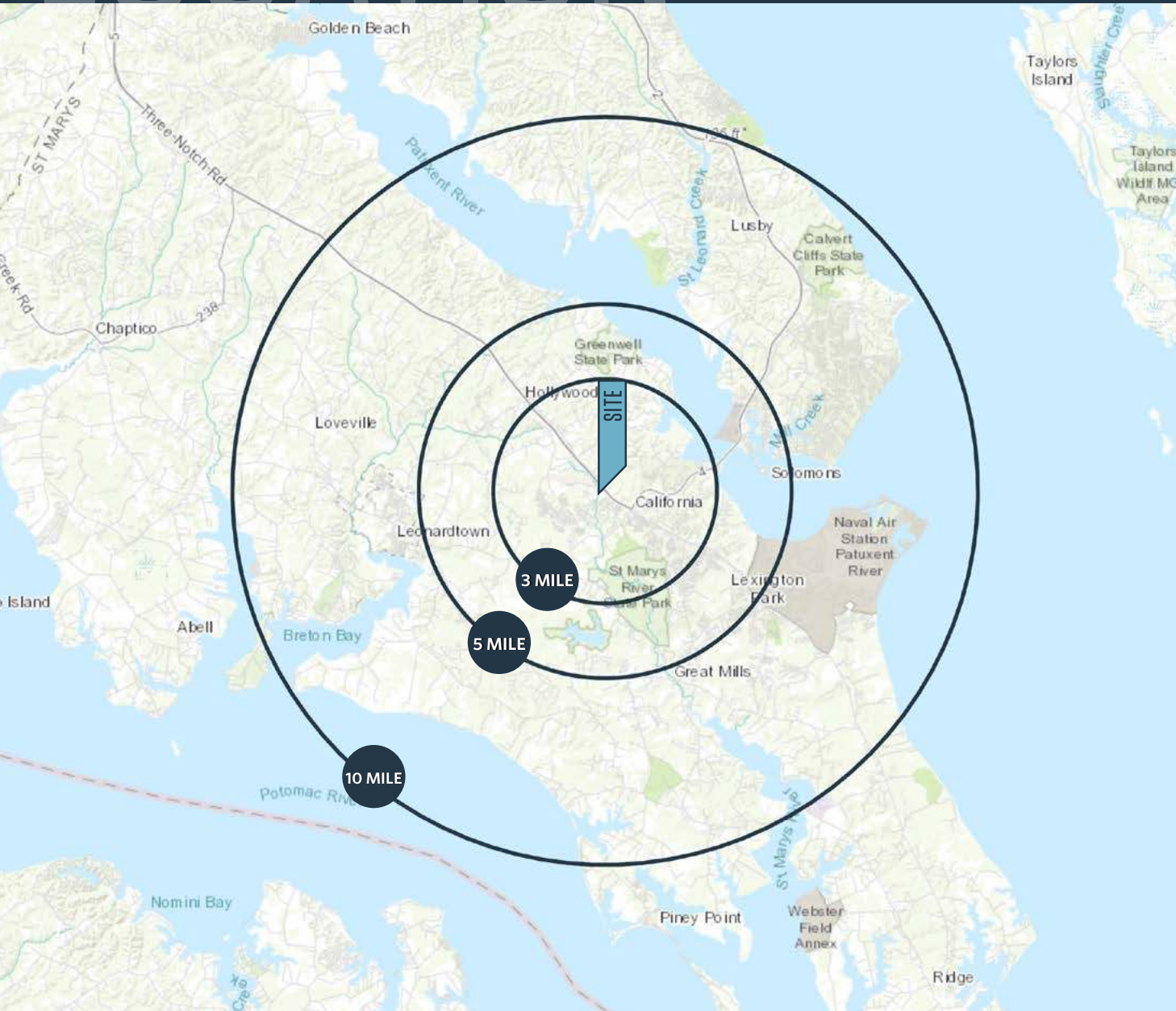
JOSH WEINER

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LOCATION

WILDEWOOD CENTER

23415 THREE NOTCH ROAD, CALIFORNIA, MD 20619



RETAIL SPACE AVAILABLE:

- 1,500 SF - 6,016 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	VACANT	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	GROCERY OUTLET JUST SIGNED!	24,396
2011	VACANT	1,890
2012	VACANT	1,800
2013	VACANT	2,326
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 ORTHOPEDIC - EXPANDED	8,515
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	VACANT	1,500
PAD 1C	VISION WORKS	2,800



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WILDEWOOD

CALIFORNIA

PATUXENT RIVER

LEXINGTON PARK

Lexington Park/California
St. Mary's County | Maryland

klnb

- Google Earth Pro Aerial Photograph -
While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

TRADE AREA

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FOR MORE INFORMATION, PLEASE CONTACT:

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