



## NEARBY RETAILERS



## PAD SITE FOR LEASE

- 1.59 acre pad available adjacent to new Royal Farms
- Highly visible, and direct access to Three Notch Road (39,895 ADT)
- Zoned TMX in Saint Mary's County – Ideal Users include Banks, Fast Food, QSRs, Automotive, Express Medical and Dental, etc.
- Fully Signalized Site - Multiple Ingress and Egress Points
- Cross access with Royal Farms available

**RYAN MINNEHAN**

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**BOB MORRIS**

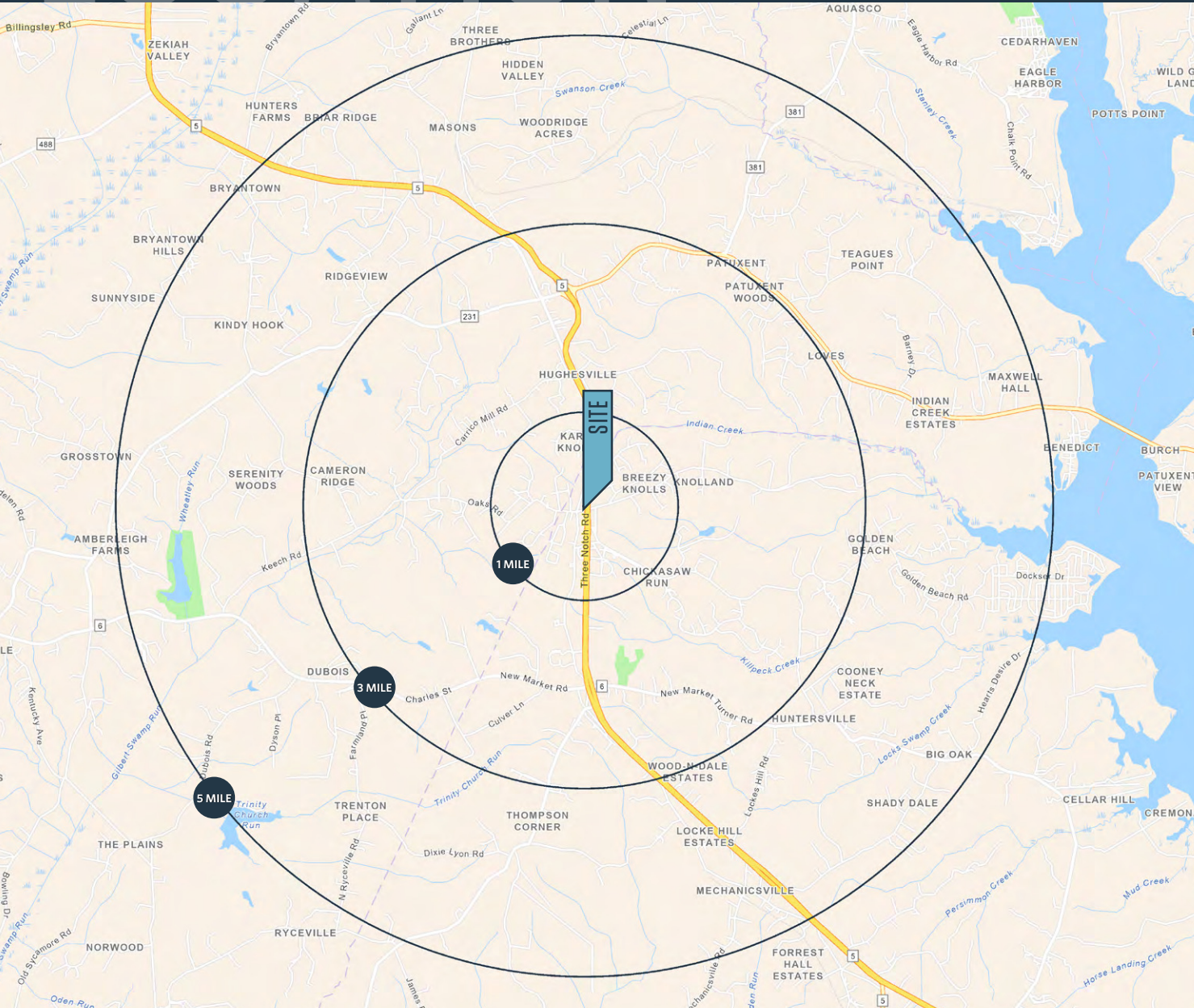
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# LOCATION

# CHARLOTTE HALL

30315 THREE NOTCH RD, CHARLOTTE HALL, MD 20622, ST. MARY'S COUNTY



## PROPERTY HIGHLIGHTS:

1.59 Acre Pad Site

## DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	1,426	6,504	17,881
Daytime Population	2,012	7,312	14,934
Households	505	2,138	6,007
Average HH Income	\$136,562	\$149,139	\$148,017

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Three Notch Road 39,895 ADT

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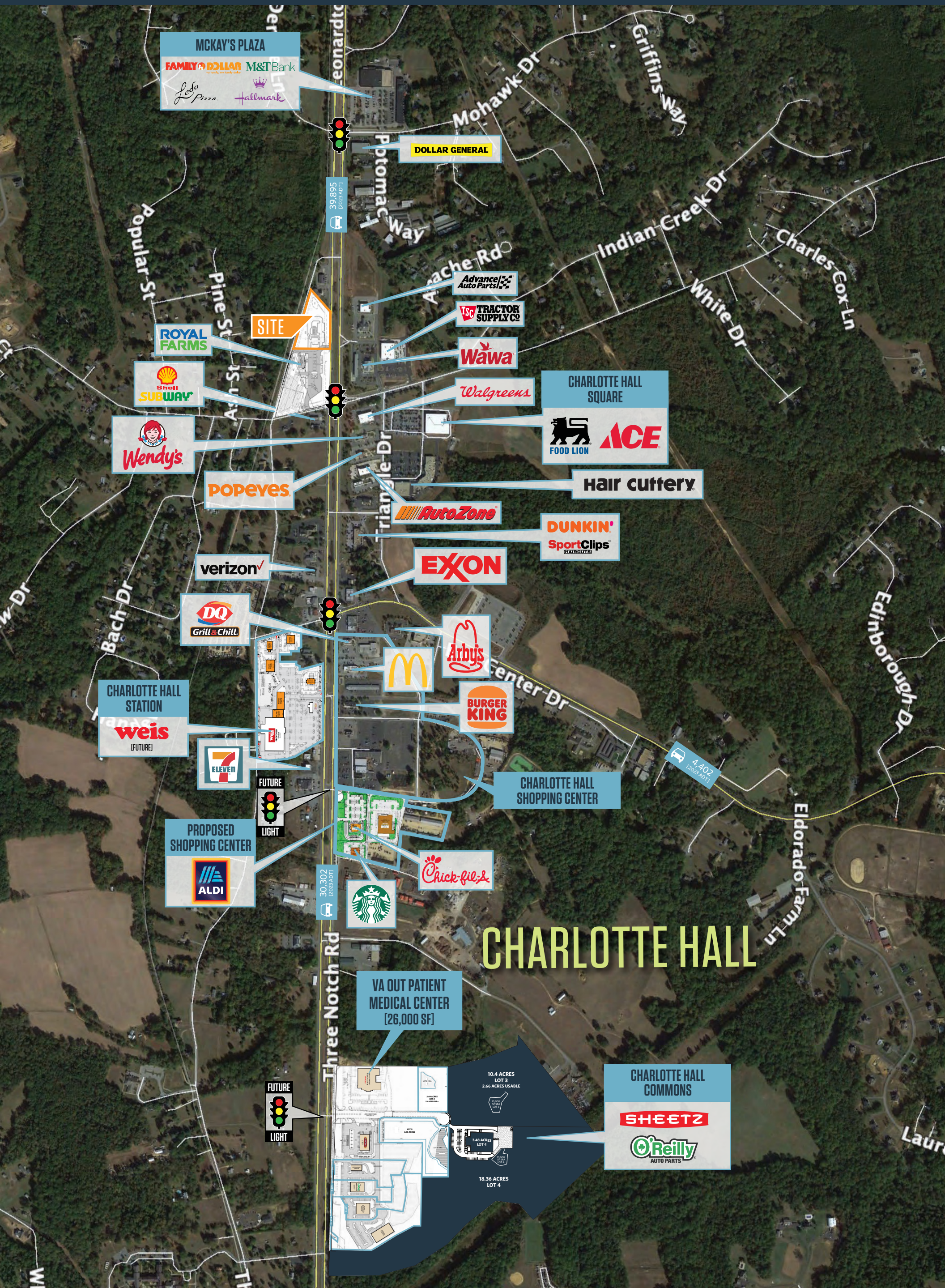
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## FOR MORE INFORMATION, PLEASE CONTACT:

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**CLICK TO VIEW PROPERTY WEBSITE**

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.