

# CHARLOTTE HALL LAND PARCELS

30225-30265 Three Notch Road, Charlotte Hall, MD 20622  
St. Mary's County



## PADS FOR LEASE

### NEARBY:



- Large 7.3 Contiguous land parcel for sale or lease
- High traffic counts (38,638 ADT) Three Notch Rd in an underserved community in St. Mary's County MD.
- Easy access of both Three Notch Rd and Charlotte Hall Rd
- Perfect for grocery, hotel, medical, restaurant, automotive, and fast food.

### AVAILABLE SPACE:

PARCEL	SIZE	RATE
PARCEL 4	2.04 ACRES	NEGOTIABLE
PARCEL 5	1.02 ACRES	NEGOTIABLE
PARCEL 65	1.37 ACRE	NEGOTIABLE
PARCEL 6	2.94 ACRES	NEGOTIABLE
*EST. NNN: NEGOTIABLE		

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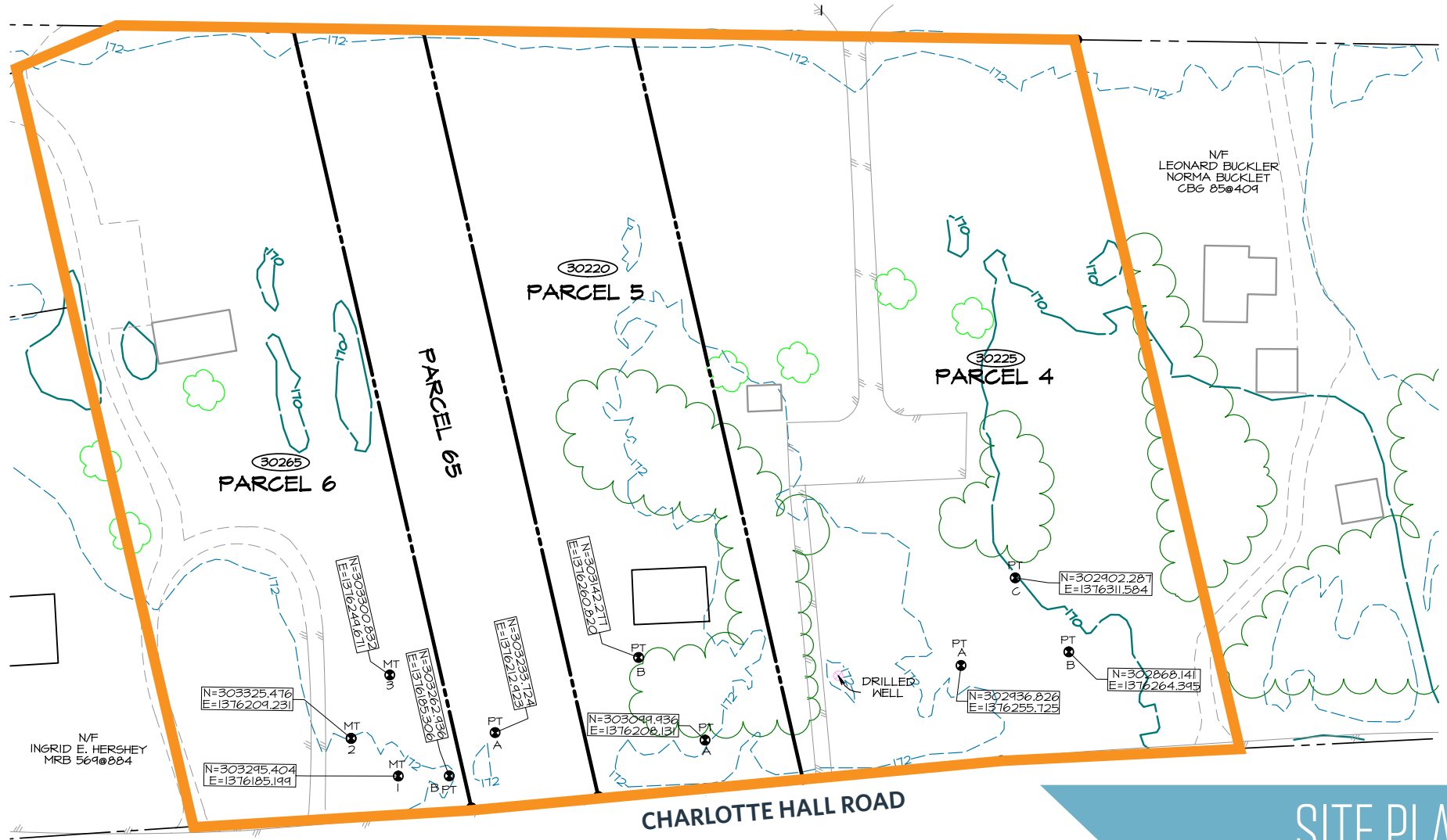
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THREE NOTCH ROAD - 38,638 ADT



SITE PLAN

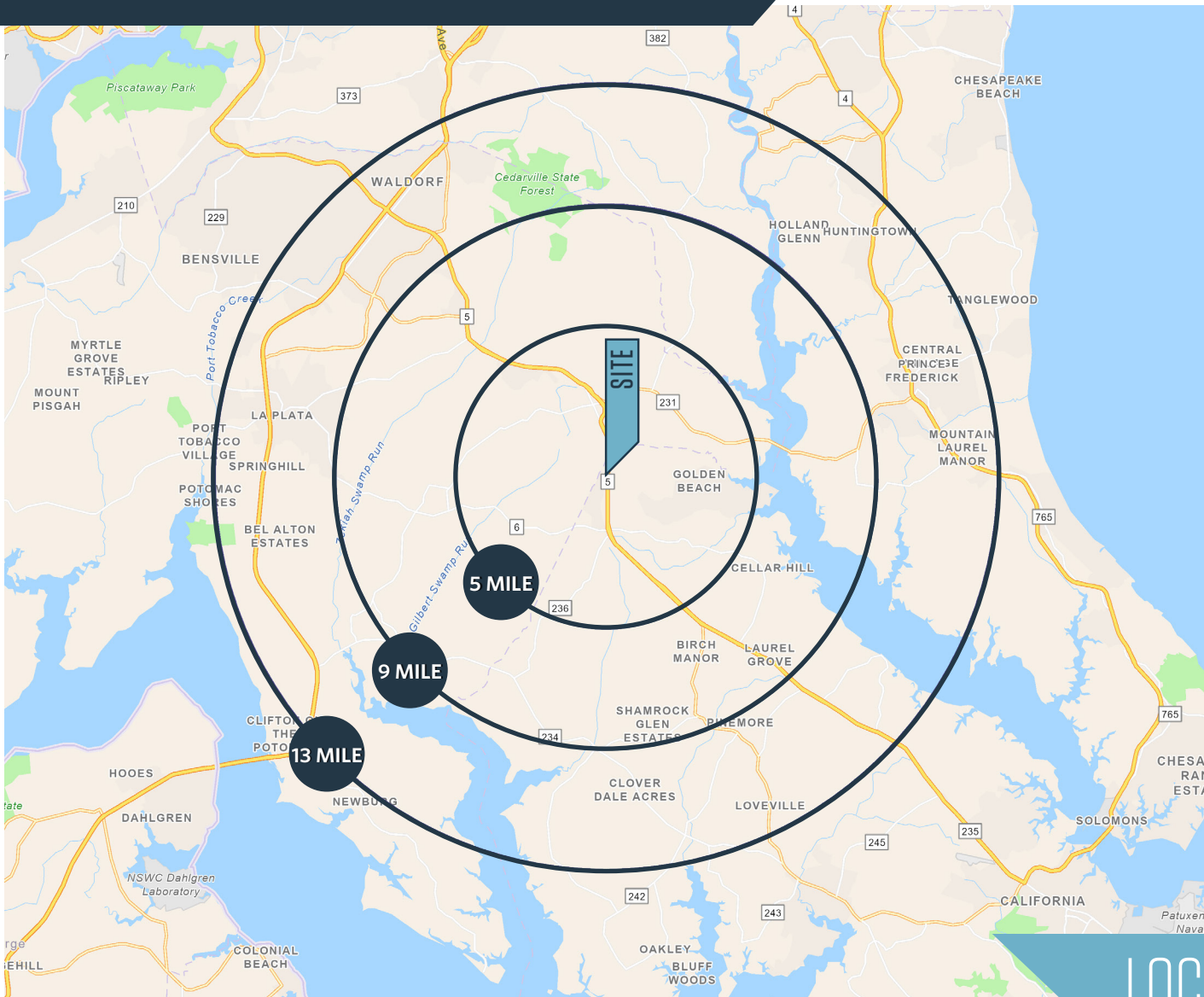
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## DEMOGRAPHICS | 2024:

5-MILE	9-MILE	13-MILE
Population		
17,788	54,959	170,408
Daytime Population		
5,829	12,353	63,824
Households		
5,926	18,782	61,105
Average HH Income		
\$148,670	\$152,709	\$144,211

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Three Notch Road 38,638 ADT

# LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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