



NEARBY RETAILERS



KOHL'S



JOANN



Marshall's

HomeGoods

RETAIL FOR LEASE

- Available: 3,600 SF [Can be demised]
- Located nearby to the largest employment base in Southern Maryland, which includes the Patuxent Naval Air Station, employing over 25,000 people
- Visibility to Three Notch Road [33,453 ADT] and ample parking
- National Co-Tenants include Dick's, Kohl's, Kay Jewelers, Noodles & Company, Sport Clips, Pivot Physical Therapy, My Eye Dr. and Pizza Boli's

ALEX SHEARER

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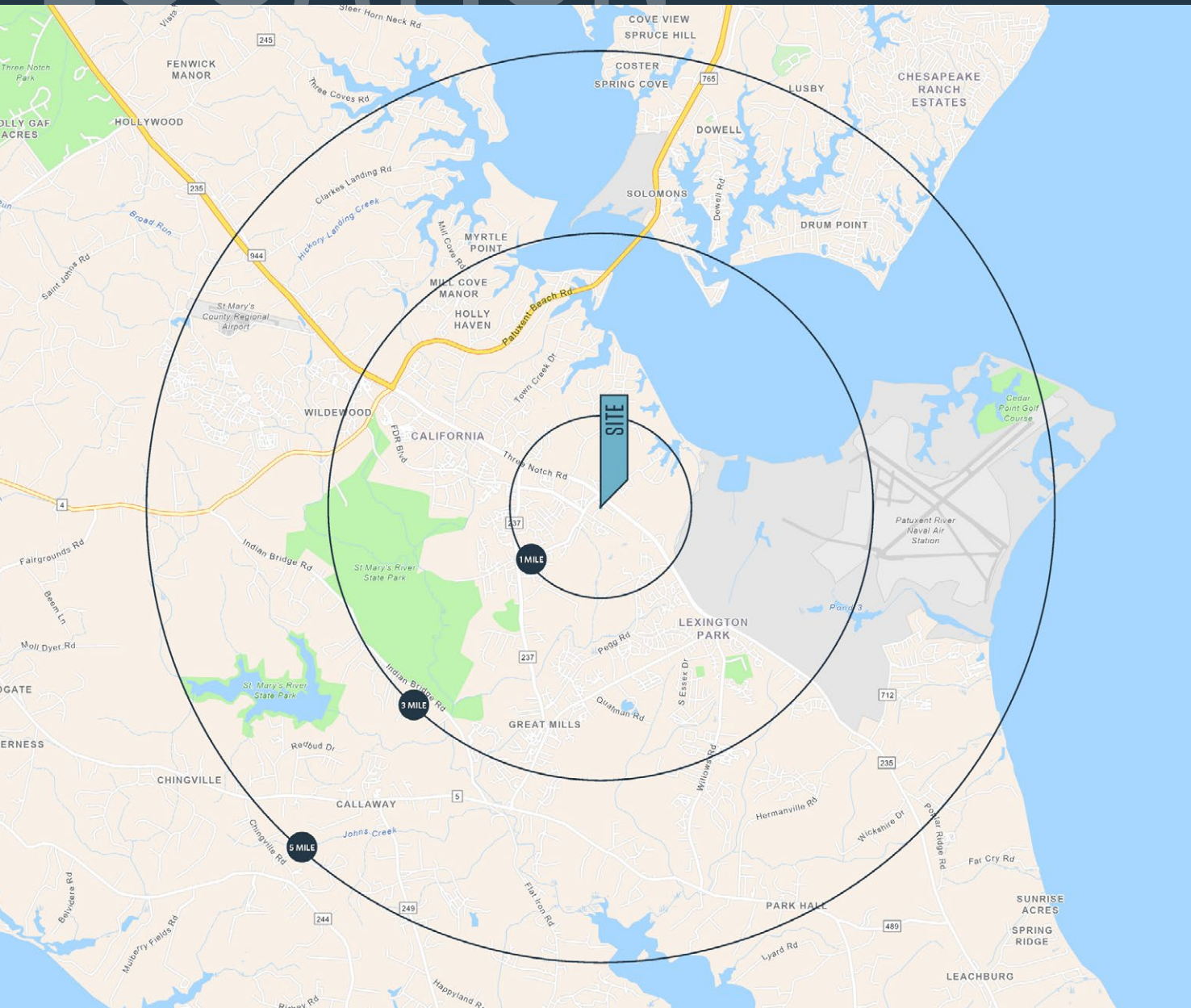
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LOCATION

LEXINGTON VILLAGE

MD-235 & BUCK HEWITT ROAD, LEXINGTON PARK, MD 20653, ST. MARY'S COUNTY



AVAILABLE SPACES:

- 3,600 SF [Can be demised]

DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
3,128	26,654	55,901
Daytime Population		
4,985	26,710	64,581
Households		
1,272	10,427	22,203
Average HH Income		
\$115,502	\$117,746	\$131,368

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

MD 235 [Three Notch Road]	31,500ADT
Buck Hewitt Road	4,862 ADT

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MARKET

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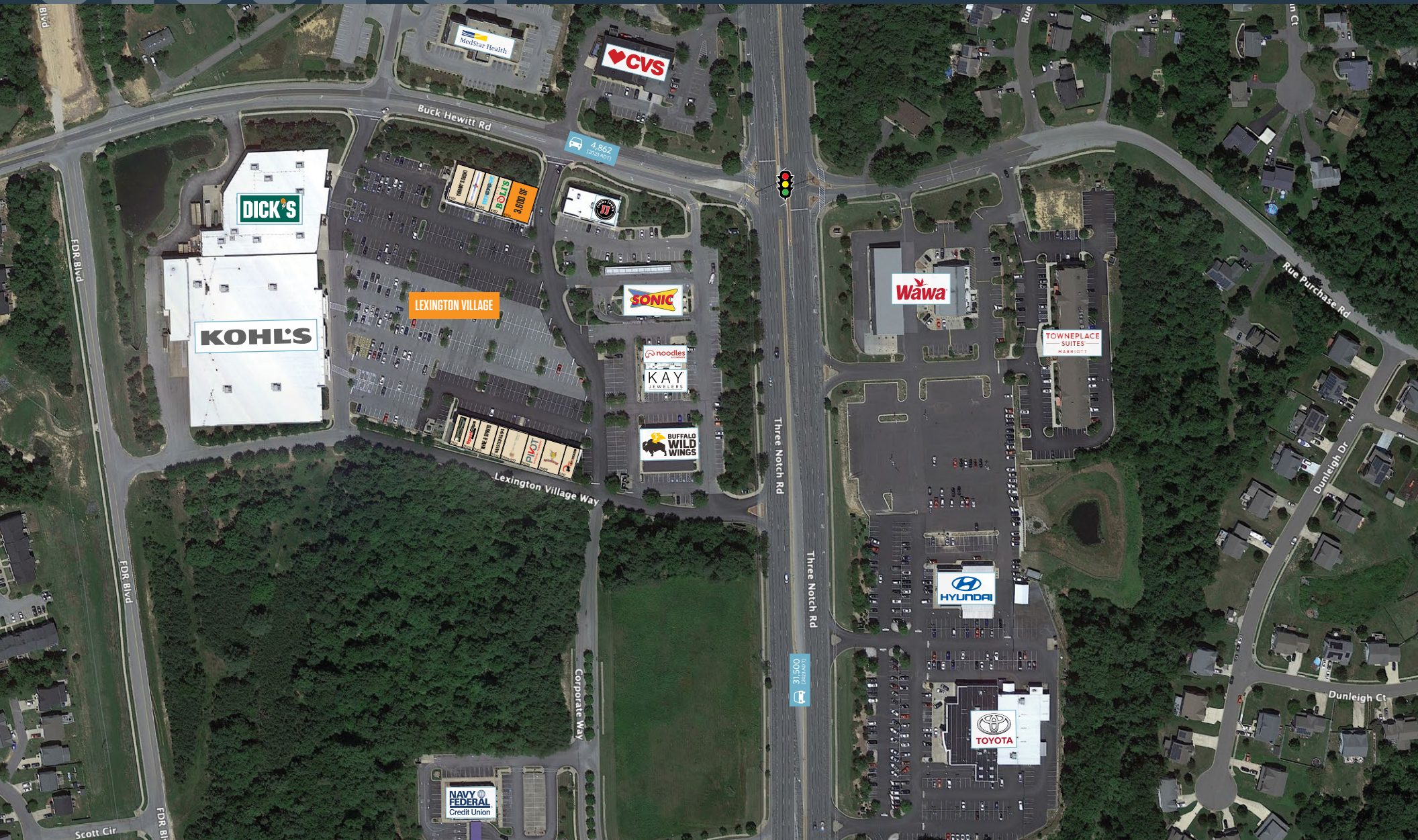
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CLOSE UP

LEXINGTON VILLAGE

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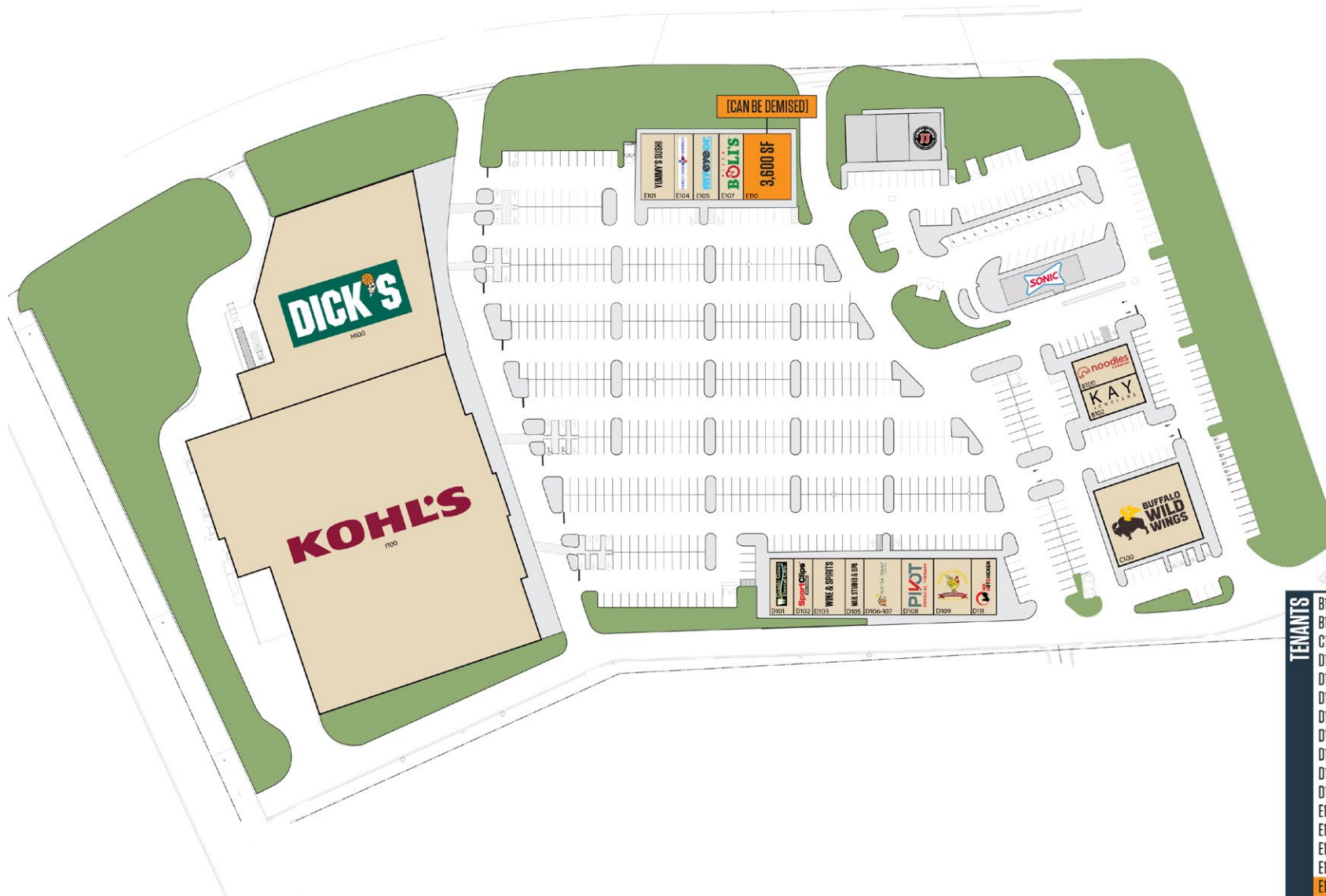
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SITE PLAN

LEXINGTON VILLAGE

MD-235 & BUCK HEWITT ROAD, LEXINGTON PARK, MD 20653, ST. MARY'S COUNTY



TENANTS		
B100	NOODLES & COMPANY	2,800 SF
B102	KAY JEWELERS	2,000 SF
C100	BUFFALO WILD WINGS	5,674 SF
D101	GENTLE GREEN DENTAL CARE	1,420 SF
D102	SPORTS CLIPS	1,200 SF
D103	WINE & SPIRITS	2,040 SF
D105	NAIL STUDIO & SPA	1,200 SF
D106-107	WILD BIRDS UNLIMITED	2,400 SF
D108	PIVOT PHYSICAL THERAPY	2,040 SF
D109	GOLDEN CHICKEN	2,400 SF
D111	HCK HOT CHICKEN	1,600 SF
E101	YUMMY'S SUSHI	1,976 SF
E104	FAMILY CARE PHARMACY	1,317 SF
E105	MY EYE DR.	2,000 SF
E107	PIZZA BOLI'S	1,800 SF
E110	AVAILABLE (CAN BE DEMISED)	3,600 SF
H100	DICK'S SPORTING GOODS	37,300 SF
I100	KOHL'S	89,911 SF

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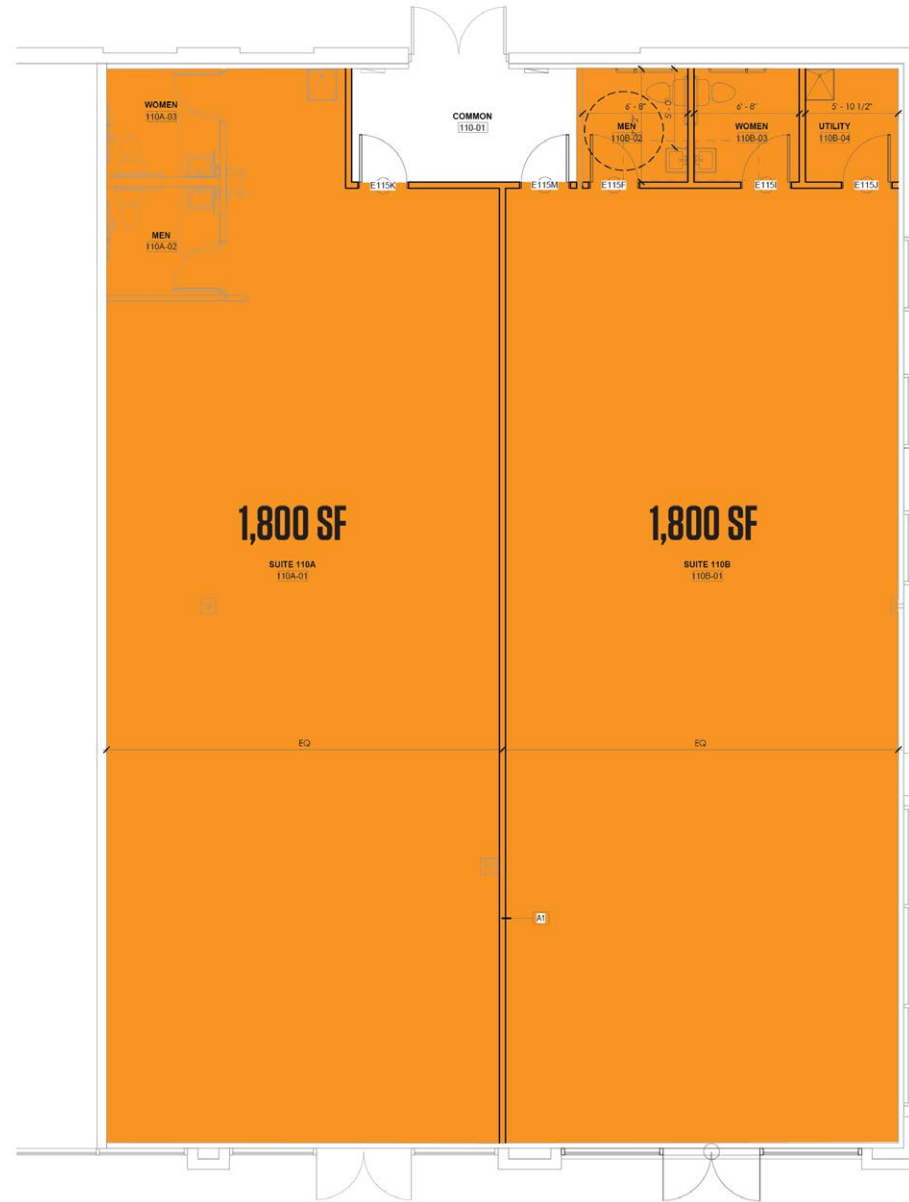
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DEMISING PLAN



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FOR MORE INFORMATION, PLEASE CONTACT:

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