

**1,700 - 23,400 SF
AVAILABLE**



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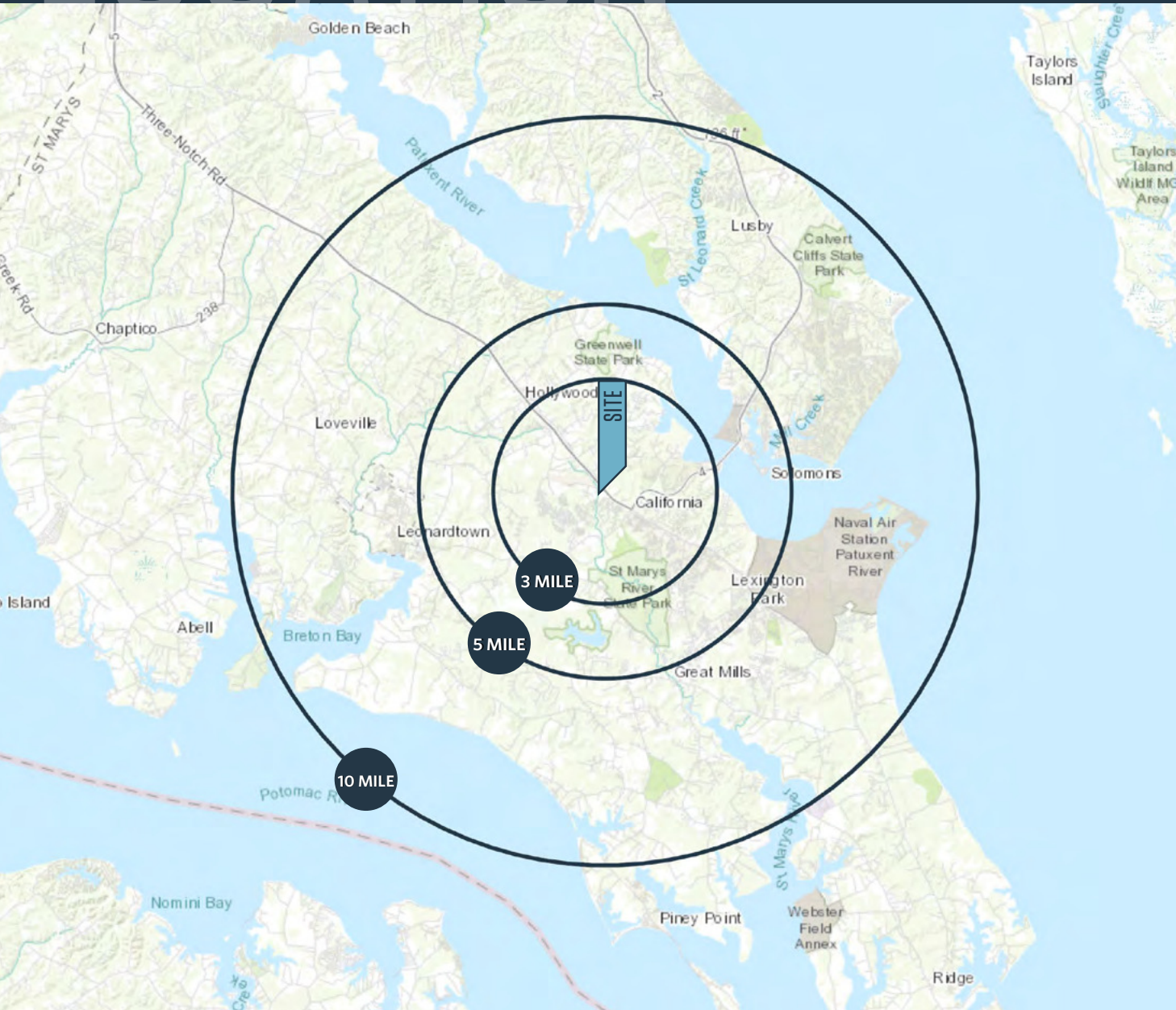
RYAN SCHMITZ

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LOCATION

WILDEWOOD CENTER

23415 THREE NOTCH ROAD, CALIFORNIA, MD 20619



RETAIL SPACE AVAILABLE:

- Former Bed Bath & Beyond 23,400 SF anchor space available.
- 1,700-5,827 SF small shop space available.
- NNN estimate \$3.43 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 AirStation 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 | 2023:

Three Notch Road	36,200 ADT
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FOR MORE INFORMATION, PLEASE CONTACT:

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