

# 45480 MIRAMAR WAY

California, MD 20619  
St. Mary's County



## JOIN

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QUALITY TOOLS LOWEST PRICES

**BEST  
BUY**

**Walmart**



**Wendy's**

**OLD NAVY**



**POPEYES**

**DUNKIN'**

## RETAIL FOR LEASE

- Available: 4,826 SF 2nd Gen Restaurant Building  
Parcel Size: 1.06 Acres
- Located in front of Walmart Supercenter with visibility and signage to Three Notch Road (56,621 ADT)
- 92 Designated Parking Spaces
- Surrounded by an affluent and well-educated population with an average household income of \$150,000

LEASED BY:

**klnb**

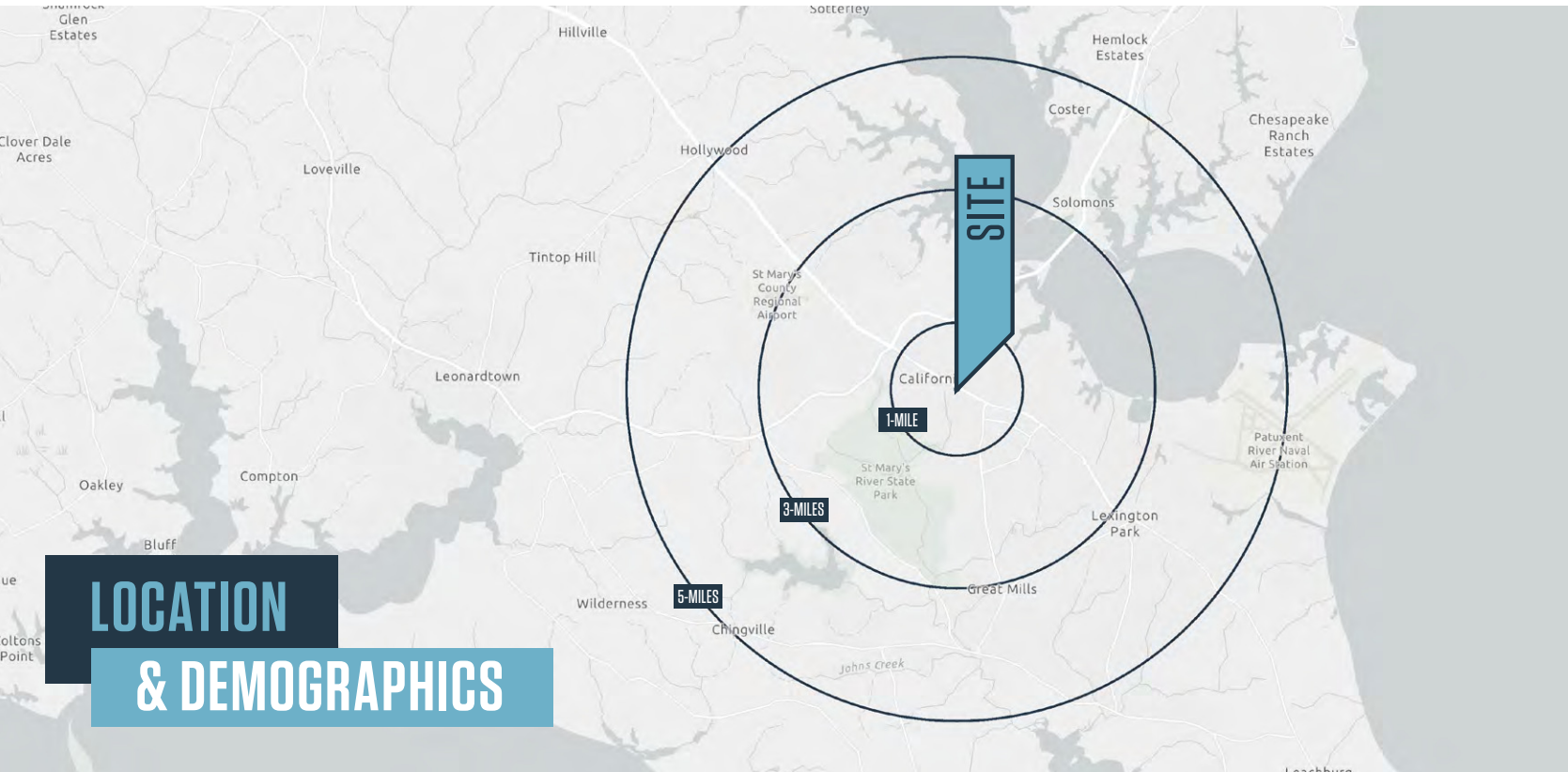
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## AVAILABLE SPACE:

- 4,826 SF (Second Generation Restaurant)
- Parcel Size: 1.06 Acres

## LOCATION & DEMOGRAPHICS

[DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024

Three Notch Rd 56,621 ADT

	1-MILE	3-MILES	5-MILES			
	Population 6,525	27,941	55,971		Households 2,514	10,916 21,549
	Daytime Population 8,411	27,440	53,751		Average Household Income \$128,320	\$126,746 \$128,514

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MARKET AERIAL



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MIDVIEW AERIAL



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CLOSE-UP AERIAL



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[CLICK TO VIEW PROPERTY WEBSITE](#)

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