

**1,800 - 5,827 SF
AVAILABLE**



MATT SKALET
mskalet@klnb.com | 202-420-7775

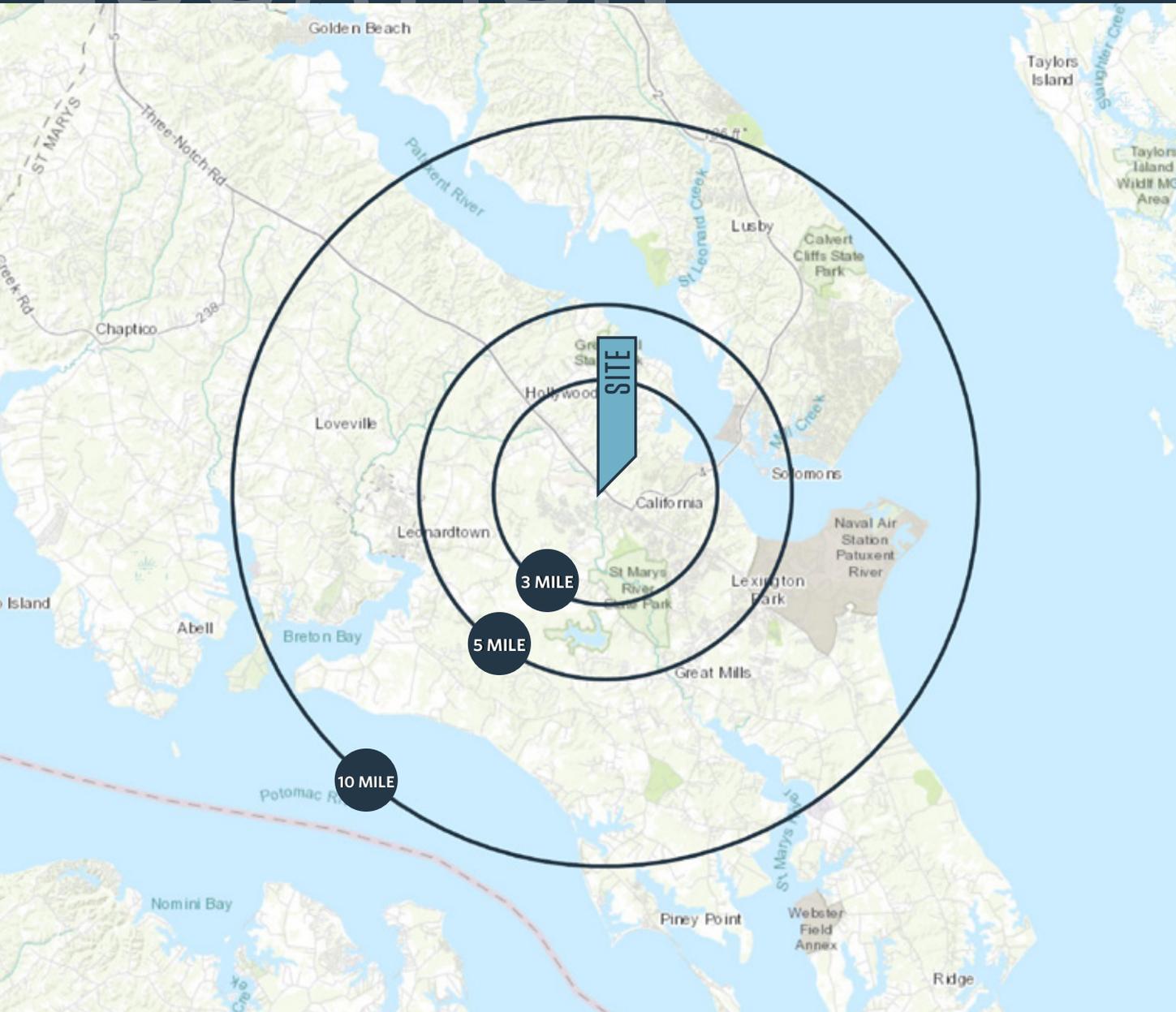
JOSH WEINER
jweiner@klnb.com | 703-268-2715

RYAN SCHMITZ
rschmitz@klnb.com | 202-602-1743

LOCATION

WILDEWOOD CENTER

23415 THREE NOTCH ROAD, CALIFORNIA, MD 20619



RETAIL SPACE AVAILABLE:

- New Pad Site Available
- 1,800-5,827 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 | 2025:

3-MILE	5-MILE	10-MILE
Population		
22,533	44,918	109,219
Daytime Population		
23,058	43,877	106,046
Households		
8,505	17,135	40,796
Average HH Income		
\$139,908	\$134,960	\$135,104

TRAFFIC COUNT | 2024:

Three Notch Road 31,581 ADT

MATT SKALET

maskalet@klnb.com | 202-420-7775

JOSH WEINER

jweiner@klnb.com | 703-268-2715

RYAN SCHMITZ

rschmitz@klnb.com | 202-602-1743



AERIAL

WILDEWOOD CENTER

23415 THREE NOTCH ROAD, CALIFORNIA, MD 20619



Lexington Park/California
St. Mary's County | Maryland

klnb

- Google Earth Pro Aerial Photograph -
While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

MATT SKALET
 mskalet@klnb.com | 202-420-7775

JOSH WEINER
 jweiner@klnb.com | 703-268-2715

RYAN SCHMITZ
 rschmitz@klnb.com | 202-602-1743

klnb



WILDEWOOD CENTER

23415 THREE NOTCH ROAD, CALIFORNIA, MD 20619

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

mskalet@klnb.com
202-420-7775

JOSH WEINER

jweiner@klnb.com
703-268-2715

RYAN SCHMITZ

rschmitz@klnb.com
202-602-1743

1130 Connecticut Ave, NW, Suite 600, Washington, DC 20036

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

[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.