

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



MATT SKALET

maskalet@klnb.com | 202-420-7775

JOSH WEINER

jweiner@klnb.com | 703-268-2715

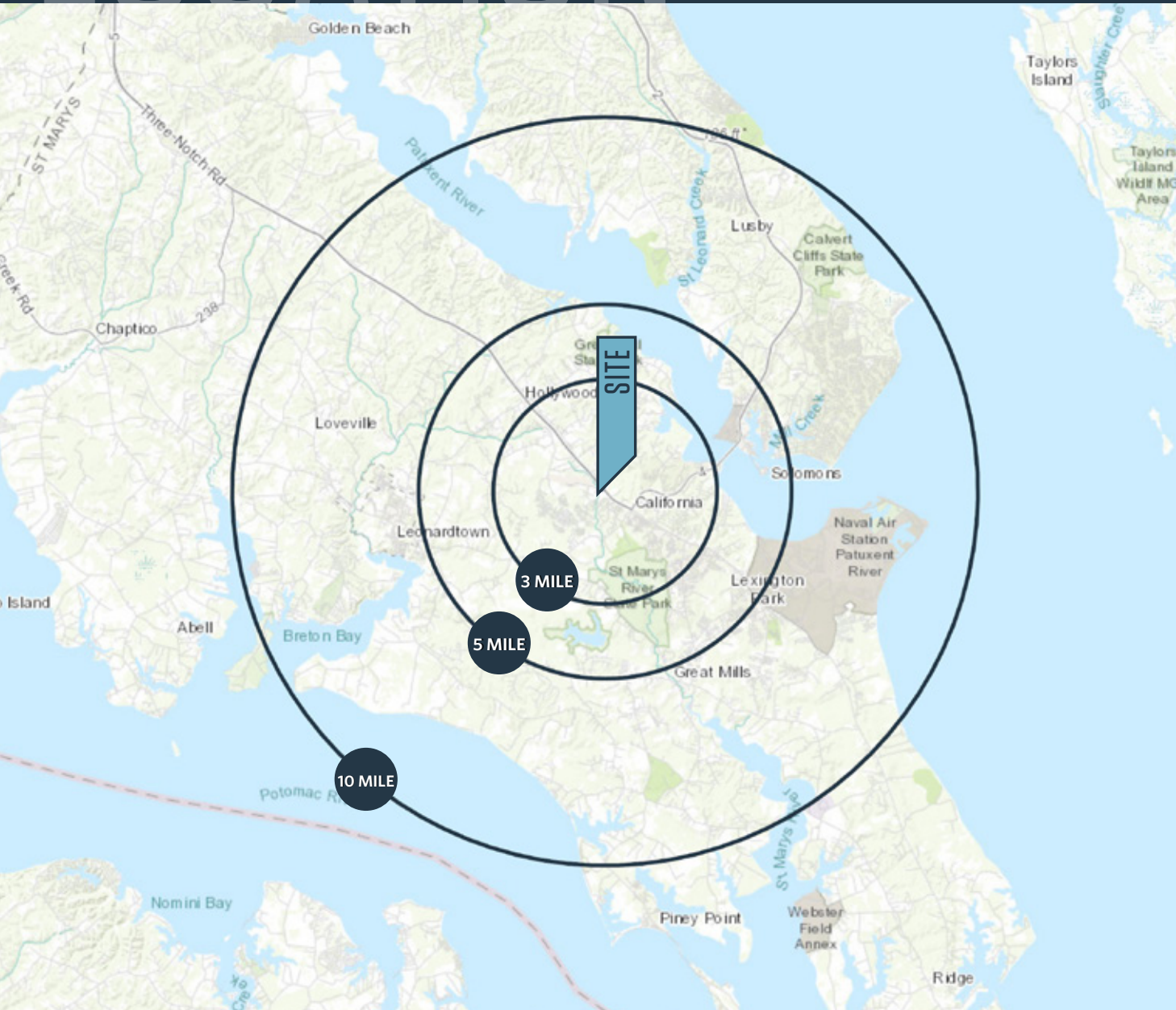
RYAN SCHMITZ

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

m skalet@klnb.com | 202-420-7775

JOSH WEINER

j weiner@klnb.com | 703-268-2715

RYAN SCHMITZ

r schmitz@klnb.com | 202-602-1743

klnb

SITE PLAN

WILDEWOOD CENTER

23415 THREE NOTCH ROAD, CALIFORNIA, MD 20619

UNIT	TENANT	SQ FT
2001-2	VACANT	3,258
2003	ORTHODONTICS	2,148
2004-5	VACANT	3,353
2006	LENDMARK FINANCIAL	2,132
2007	VACANT	2,925
2008	SHIPPING STORE	1,523
2009	H&R BLOCK	1,334
2010	AT LEASE	23,400
2011	VACANT	1,818
2012	VACANT	1,800
2013	VACANT	2,209
2014	CLEANERS	2,318
2015	WINE & SPIRITS	2,363
2016	JAPANESE STEAKHOUSE	6,864
2017-9	BLACK BELT ACADEMY	6,327
2020	JUST BETWEEN KIDS	1,800
2021	HUNTINGTON LEARNING	1,915
2022 - 24	MY GYM	3,499
2025	KITCHEN/BATH DESIGNS	6,828
2026	SOUTHERN MD ORTHOPEDIC - EXPANDED	8,492
2031	PASTRY SHOP	2,250
2032	VACANT	2,700
2033	FULL CIRCLE SALON	1,700
2033B	INK WIZARD	1,700
2034	ZEN NAILS	1,800
2035-8	ULTA	9,902
2039	HANDS OF GOLD SPA	1,800
2040	GENERAL NUTRITION	1,800
2041	OLD LINE CYCLES	2,633
2042-6	PLANET FITNESS	18,405
2047	BELK	58,322
2050-2	MEDSTAR MEDICAL	7,200
2053	VACANT	2,284
2054	SOUTHERN MD FOOT & ANKLE	2,800
2060	TIA'S CANTINA	2,480
2062	OUTBACK STEAKHOUSE	6,514
2063	GREEN TURTLE	6,734
PAD 1A	DOMINOS	1,349
PAD 1B	AMERICA'S BEST WINGS	1,500
PAD 1C	VISION WORKS	2,800
2064	DSW SHOE	8,488
2065	JC PENNY	54,180



MATT SKALET

maskalet@klnb.com | 202-420-7775

JOSH WEINER

jweiner@klnb.com | 703-268-2715

RYAN SCHMITZ

rschmitz@klnb.com | 202-602-1743

klnb

AERIAL

WILDEWOOD CENTER

23415 THREE NOTCH ROAD, CALIFORNIA, MD 20619



MATT SKALET

maskalet@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



linkedin.com/company/klnb



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.