



COMMERCIAL PAD SITES

23178-23186 THREE NOTCH ROAD | CALIFORNIA, MARYLAND 20619

FOR
**LEASE/
SALE**



PROPERTY OVERVIEW

IDEAL FOR:

BANK, AUTOMOTIVE SERVICE/STORE, MED-RETAIL, FAST FOOD/QSR, DAYCARE, MERCHANT RETAIL OR SERVICE RETAIL

HIGHLIGHTS:

- Highly visible sites at a corner, signalized intersection
- Ingress/egress on heavily trafficked Three Notch Road/Rt. 235 (35,270 cars/day) and Patuxent Beach Road/Rt. 4 (28,212 cars/day)
- Located on desirable Route 235 commercial corridor with numerous service, retail and dining destinations
- Close to Patuxent River NAS/Trapnell Field

LOT 1: 1.33 ACRES ±

LOT 2: 1.39 ACRES ±

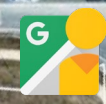
TOTAL: 2.72 ACRES ±

TRAFFIC COUNT: 63,210 AADT (THREE NOTCH RD)

28,212 AADT (PATUXENT BEACH RD)

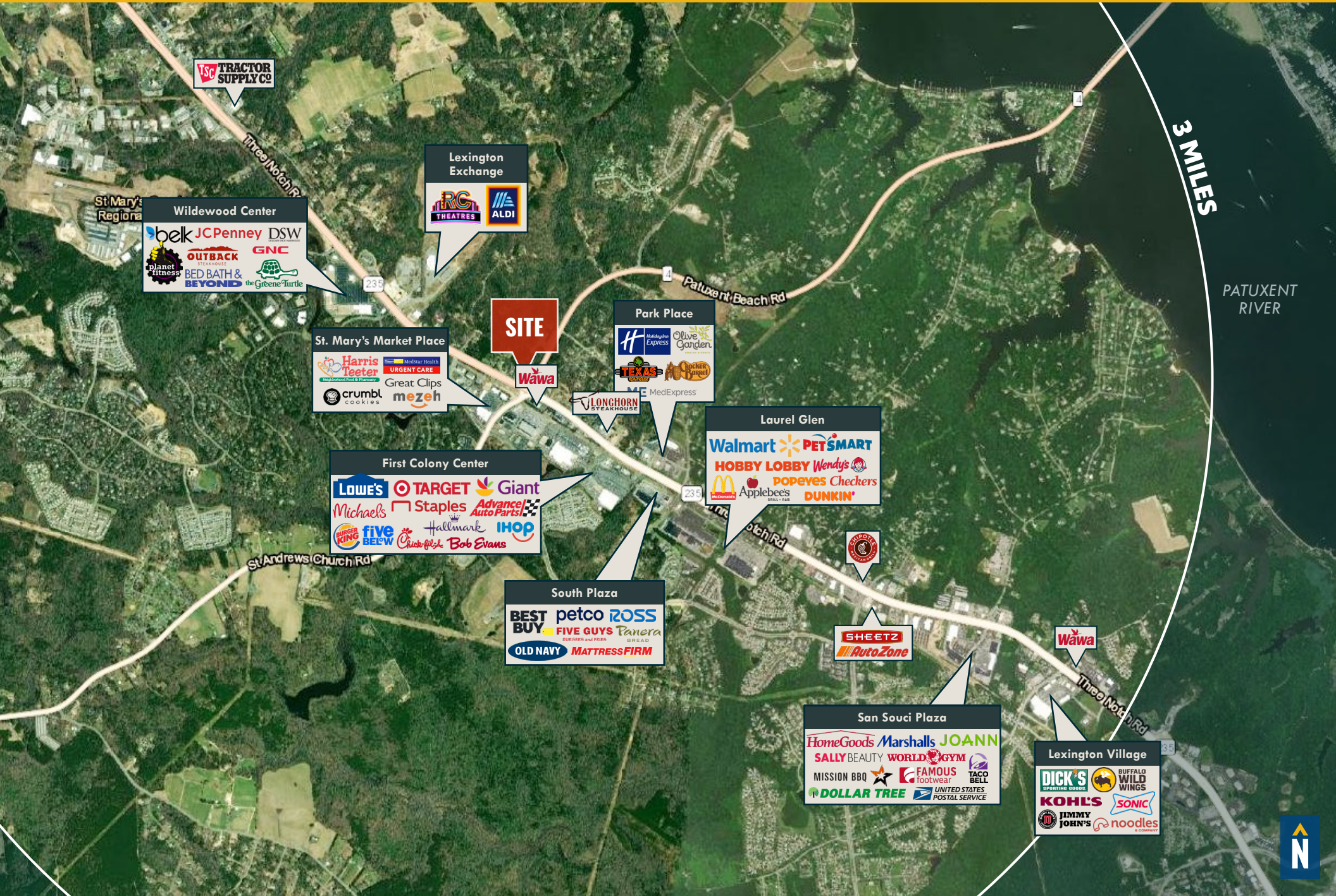
ZONING: RMX (RESIDENTIAL MIXED USE DISTRICT)

RENTAL RATE: AVAILABLE UPON REQUEST



GOOGLE STREET VIEW

MARKET AERIAL



TSC TRACTOR SUPPLY CO

Wildewood Center
 belk JCPenney DSW
 planet fitness OUTBACK STEAKHOUSE GNC
 BED BATH & BEYOND the Greene Turtle

Lexington Exchange
 RGC THEATRES ALDI

St. Mary's Market Place
 Harris Teeter URGENT CARE
 Great Clips mezeH
 crumbl cookies

SITE
 Wawa

Park Place
 Holiday Inn Express Olive Garden
 TEXAS ROADHOUSE MedExpress
 LONGHORN STEAKHOUSE

Laurel Glen
 Walmart PETS MART
 HOBBY LOBBY Wendys
 McDonalds Popeyes Checkers
 Applebees DUNKIN'

First Colony Center
 LOWE'S TARGET Giant
 Michaels Staples Advance Auto Parts
 Burger King five BELOW Hallmark IHOP
 Chick-fil-A Bob Evans

South Plaza
 BEST BUY petco ROSS
 FIVE GUYS Panera
 OLD NAVY MATTRESS FIRM

SHEETZ
 AutoZone

San Souci Plaza
 HomeGoods Marshalls JOANN
 SALLY BEAUTY WORLD GYM
 MISSION BBQ FAMOUS footwear TACO BELL
 DOLLAR TREE UNITED STATES POSTAL SERVICE

Lexington Village
 DICK'S SPORTING GOODS BUFFALO WILD WINGS
 KOHL'S SONIC
 IMMY JOHN'S noodles & COMPANY

3 MILES

PATUXENT RIVER



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



4,287

23,454

47,372

DAYTIME POPULATION



5,977

24,127

48,302

AVERAGE HOUSEHOLD INCOME



\$115,759

\$146,245

\$138,489

NUMBER OF HOUSEHOLDS



2,014

9,017

18,190

MEDIAN AGE

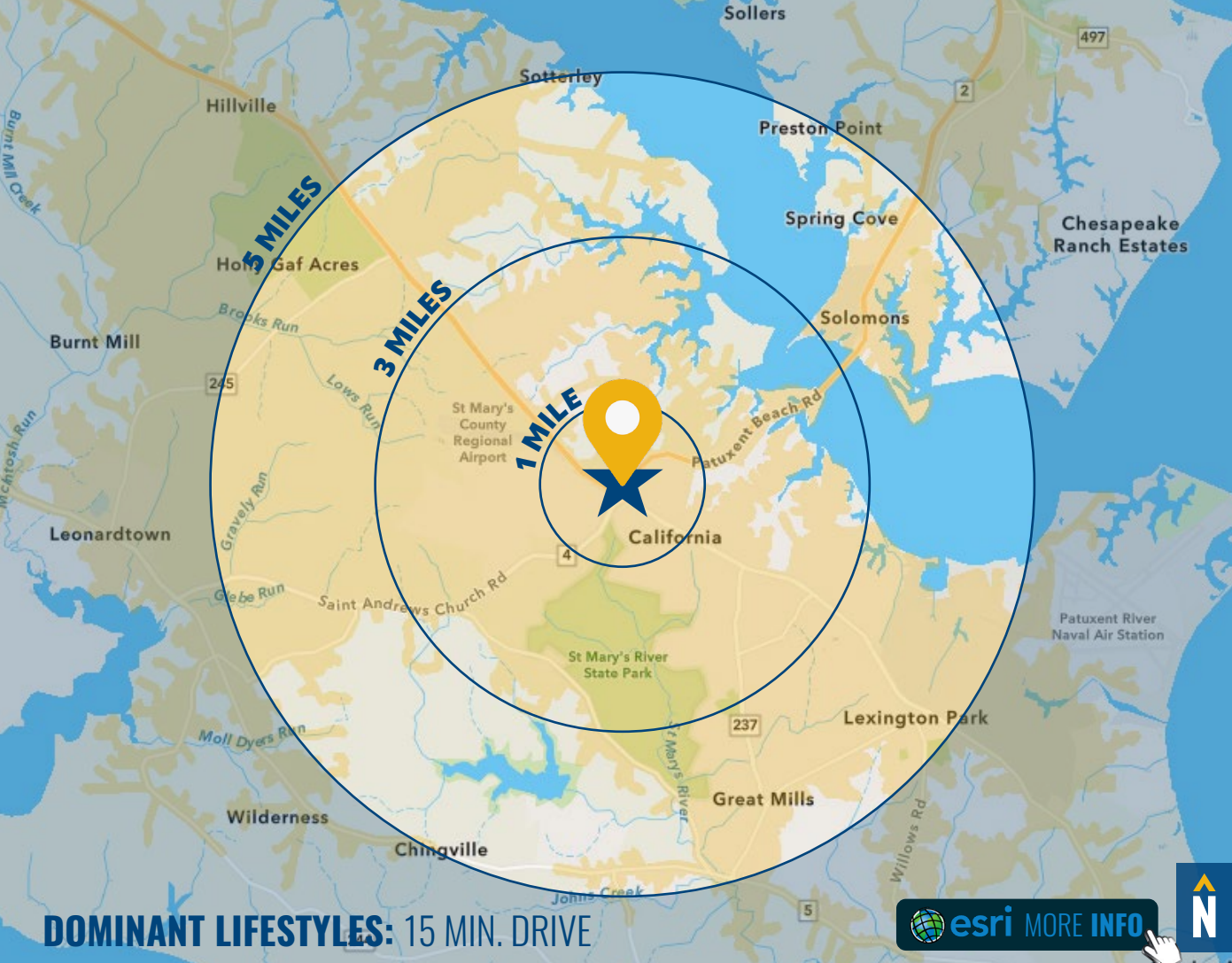


36.9

37.7

36.8

[FULL DEMOS REPORT](#)



26%
WORKDAY
DRIVE



Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

Median Age: **37.0**
Median Household Income: **\$90,500**

22%
ENTERPRISING
PROFESSIONALS



These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1.5 times more income than the US median.

Median Age: **35.3**
Median Household Income: **\$86,600**

11%
BRIGHT YOUNG
PROFESSIONALS



These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age: **33.0**
Median Household Income: **\$54,000**

FOR MORE INFO CONTACT:



TIM HARRINGTON

VICE PRESIDENT

410.494.4855

TIMHARRINGTON@mackenziecommercial.com



JOHN SCHULTZ

VICE PRESIDENT

410.498.6434

JSCHULTZ@hrretail.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200
Lutherville, MD 21093

OFFICES IN:

ANNAPOLIS

BALTIMORE

BEL AIR

COLUMBIA

LUTHERVILLE

www.MACKENZIECOMMERCIAL.com



410-308-0800

1 W. Pennsylvania Avenue, Suite 320
Baltimore, MD 21204

OFFICES IN:

BALTIMORE

WASHINGTON, DC

www.HRRETAIL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.