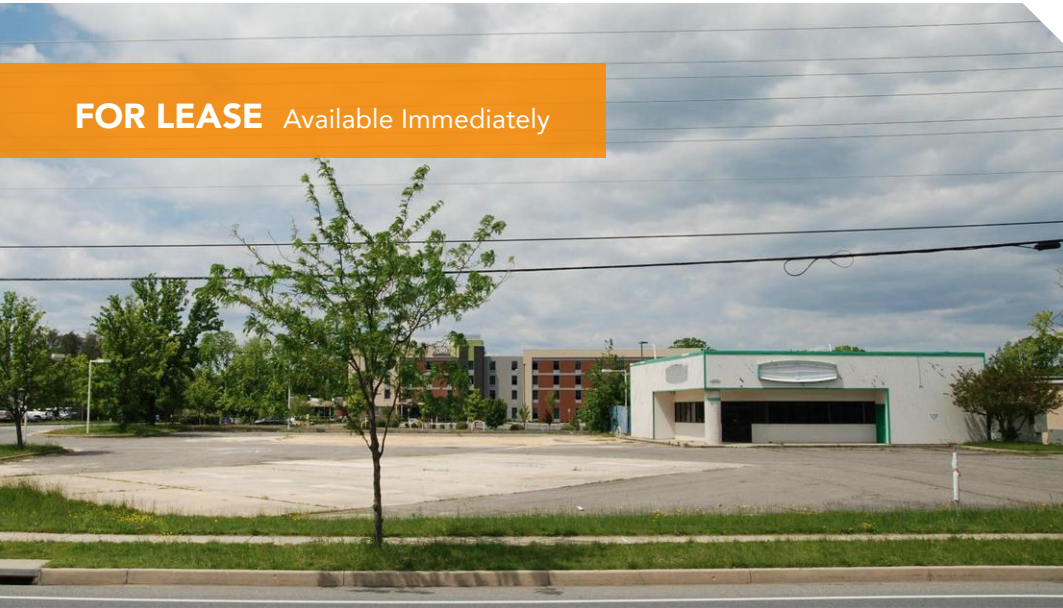


FOR LEASE Available Immediately



22065 Three Notch Road






Lexington Park, MD 20653

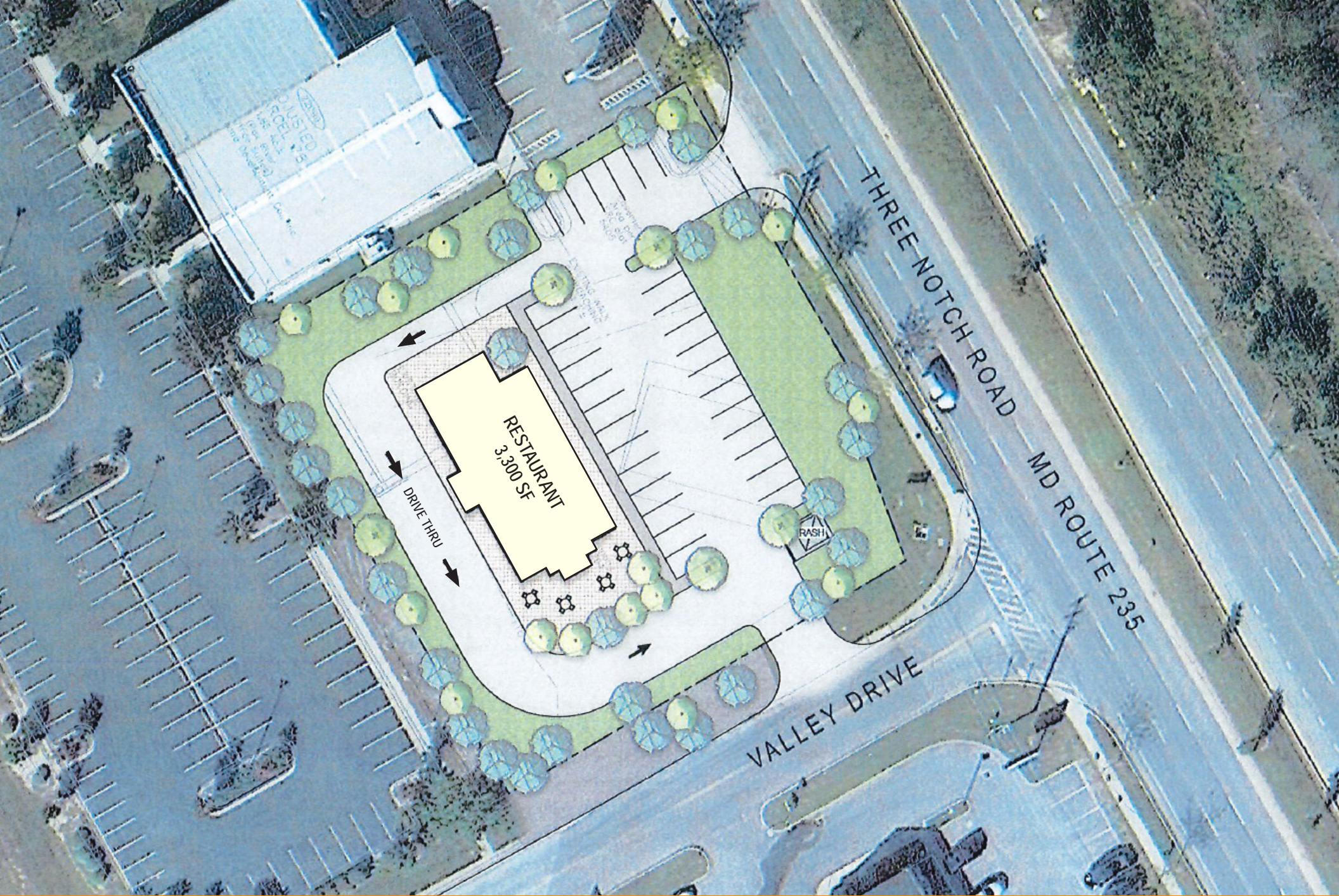
Overview

Free-standing former gas station available for ground lease or build to suit along heavily-trafficked Three Notch Road (MD-235). Lexington Park is home to the Patuxent Naval Air Station (Pax River), which employs over 20,000 military and civilian personnel. The site is in close proximity to the Station's primary access points and numerous off-base defense contracting firms. Surrounding hotels include Home2, Fairfield Inn, Extended Stay America, and Comfort Inn & Suites.

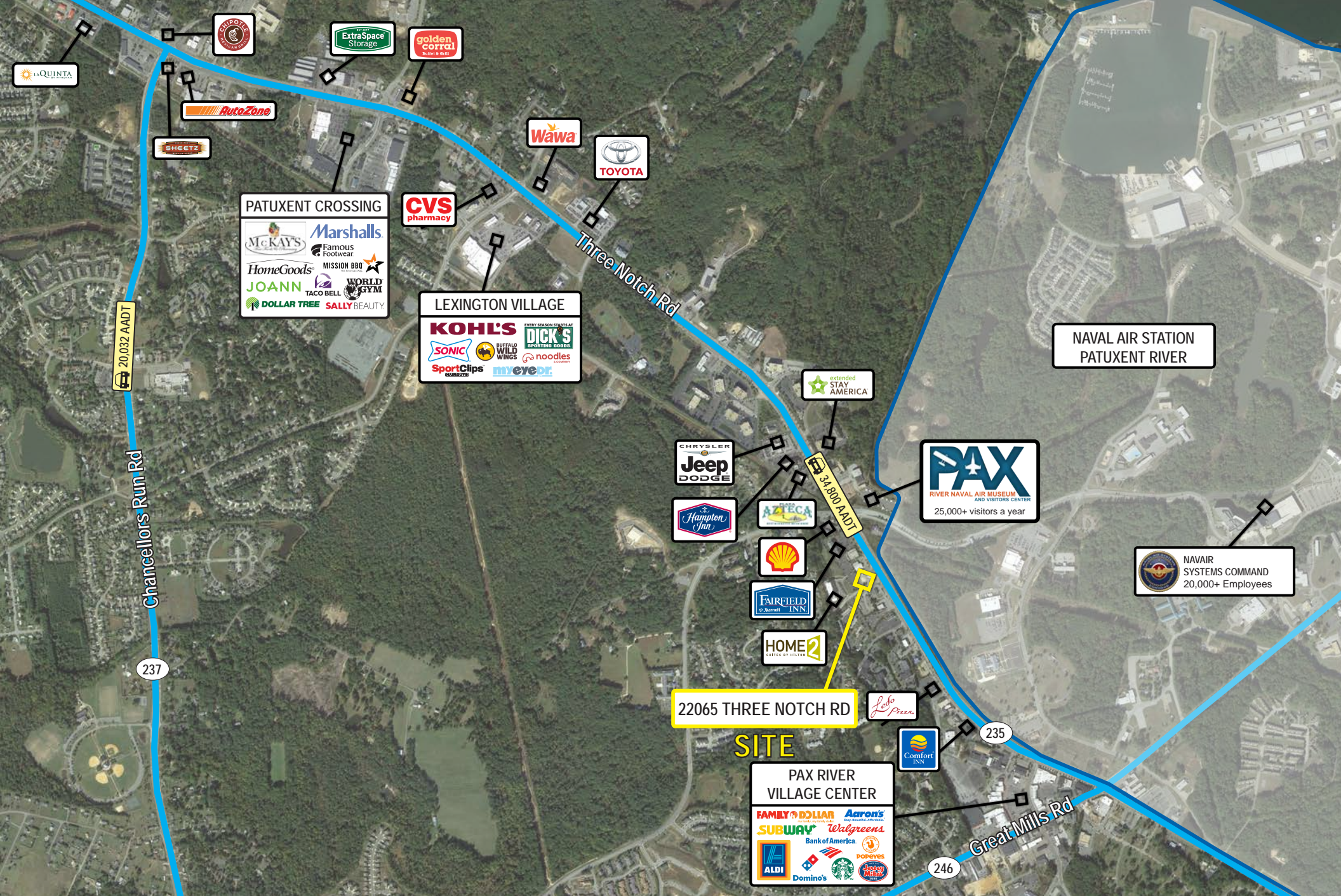
Quick Facts

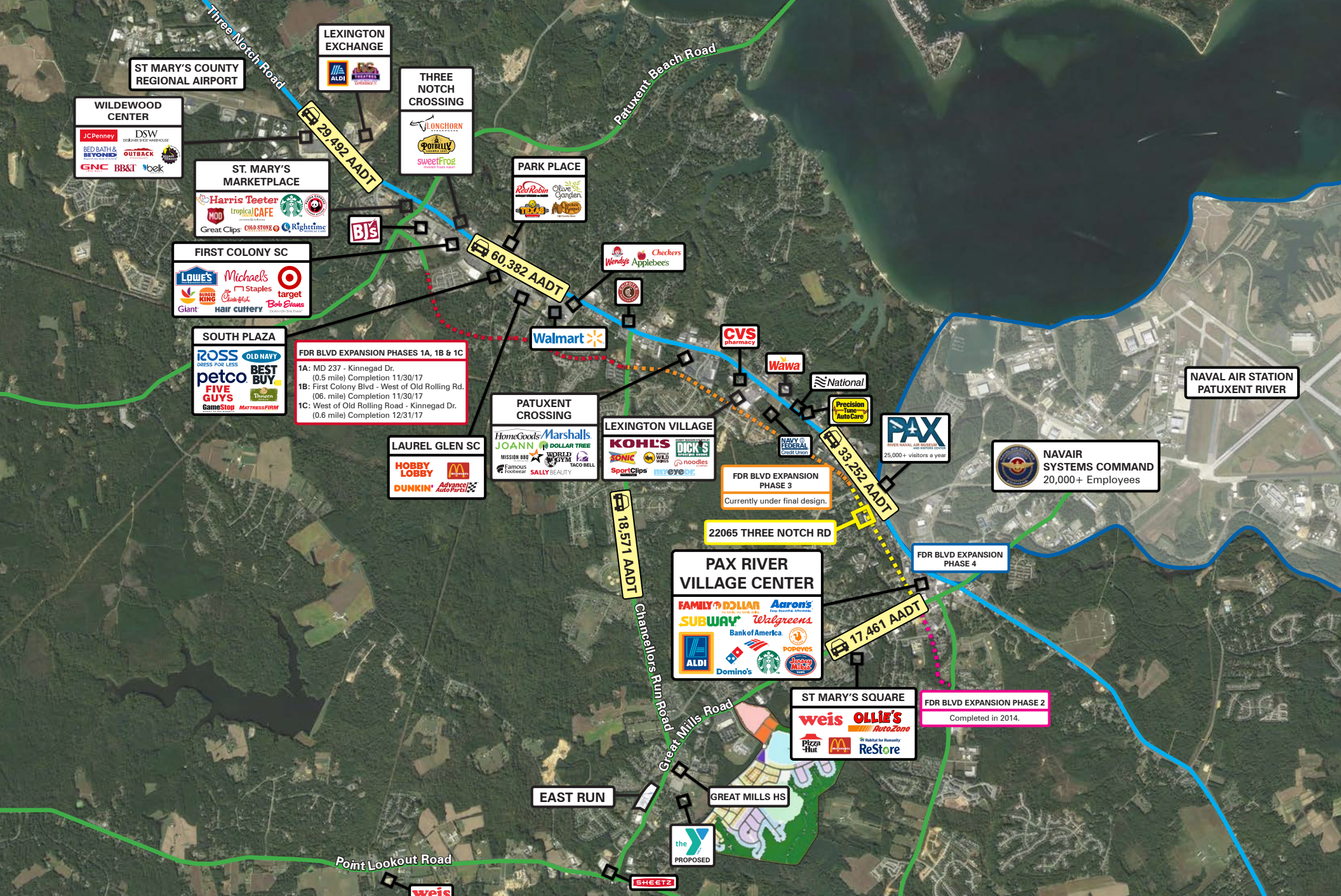
Availability	Immediately
Size	39,648 square feet
Rental Rate	TBD
Net Charges	TBD

2024 Demographics	1 mile	3 miles	5 miles
 POPULATION	4,966	29,496	48,780
 HOUSEHOLDS	2,023	11,446	19,234
 AVG. HH INCOME	\$96,944	\$118,795	\$125,274
 DAYTIME POPULATION	4,316	46,106	58,617
 TRAFFIC COUNT	34,800 AADT (Three Notch Road)	18,351 AADT (Great Mills Road)	










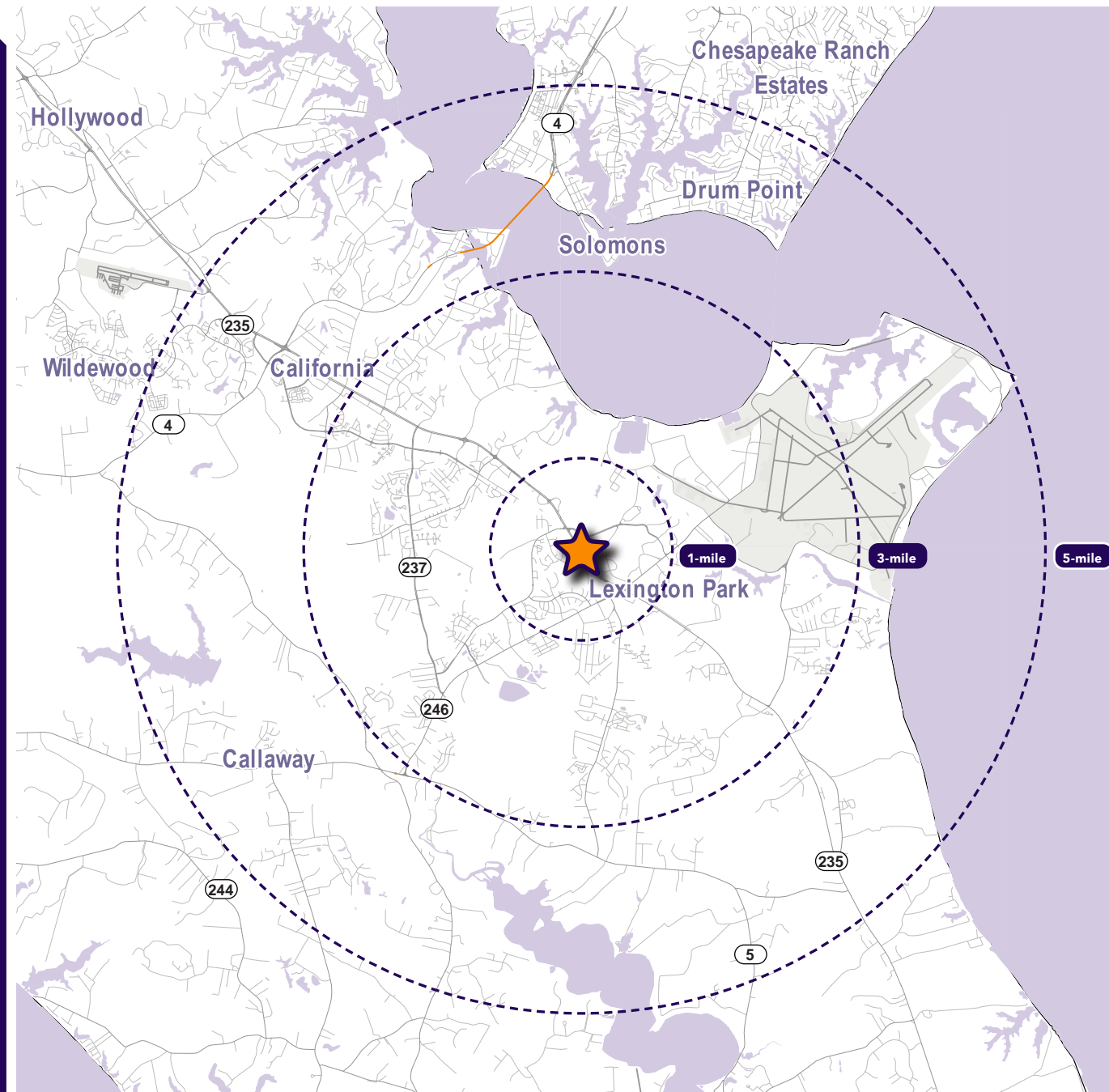
Interested? Contact:

Andrew Segall

 asegall@segallgroup.com

 410.753.3947

 443.960.0361



Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

7900 Westpark Drive
Suite 560
McLean, VA 22102
202.833.3830

Richmond

4870 Sadler Road
Suite 300
Glen Allen, VA 23060
804.336.2501

Online

www.segallgroup.com

