

INVESTMENT SALE

 Saint Mary's County, MD

BUILDING

9,040 sf ± on 3 levels plus basement

LOT SIZE

.54 Acres

ZONING

CMX (Corridor Mixed Use)

TRAFFIC COUNT

60,000 AADT (Three Notch Road/MD 235)

HIGHLIGHTS

- ▶ Fully leased office building constructed in 2008
- ▶ Located in primary commercial corridor of St. Mary's County
- ▶ 3.5 miles from Naval Air Station Patuxent River (PAX River) - 25,000 + employees
- ▶ 8% office vacancy rate in submarket
- ▶ 3.6% retail vacancy rate in submarket
- ▶ Space can be made available for owner occupant
- ▶ Desirable amenity rich location



23077 THREE NOTCH ROAD

CALIFORNIA, MARYLAND 20619

**DETAILED
OFFERING
MEMORANDUM
AVAILABLE
UPON
REQUEST**



Chris Bennett | Executive Vice President & Principal
☎ 410.953.0352 ✉ cbennett@mackenziecommercial.com

Allison Perry | Real Estate Advisor
☎ 443.573.3208 ✉ aperry@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-872-0400 • 10500 Little Patuxent Pkwy, Suite 460 | Columbia, Maryland 21044 • www.MACKENZIECOMMERCIAL.com

INVESTMENT SALE

 Saint Mary's County, MD

STREET VIEW

23077 THREE NOTCH ROAD | CALIFORNIA, MARYLAND 20619



60,000
AADT

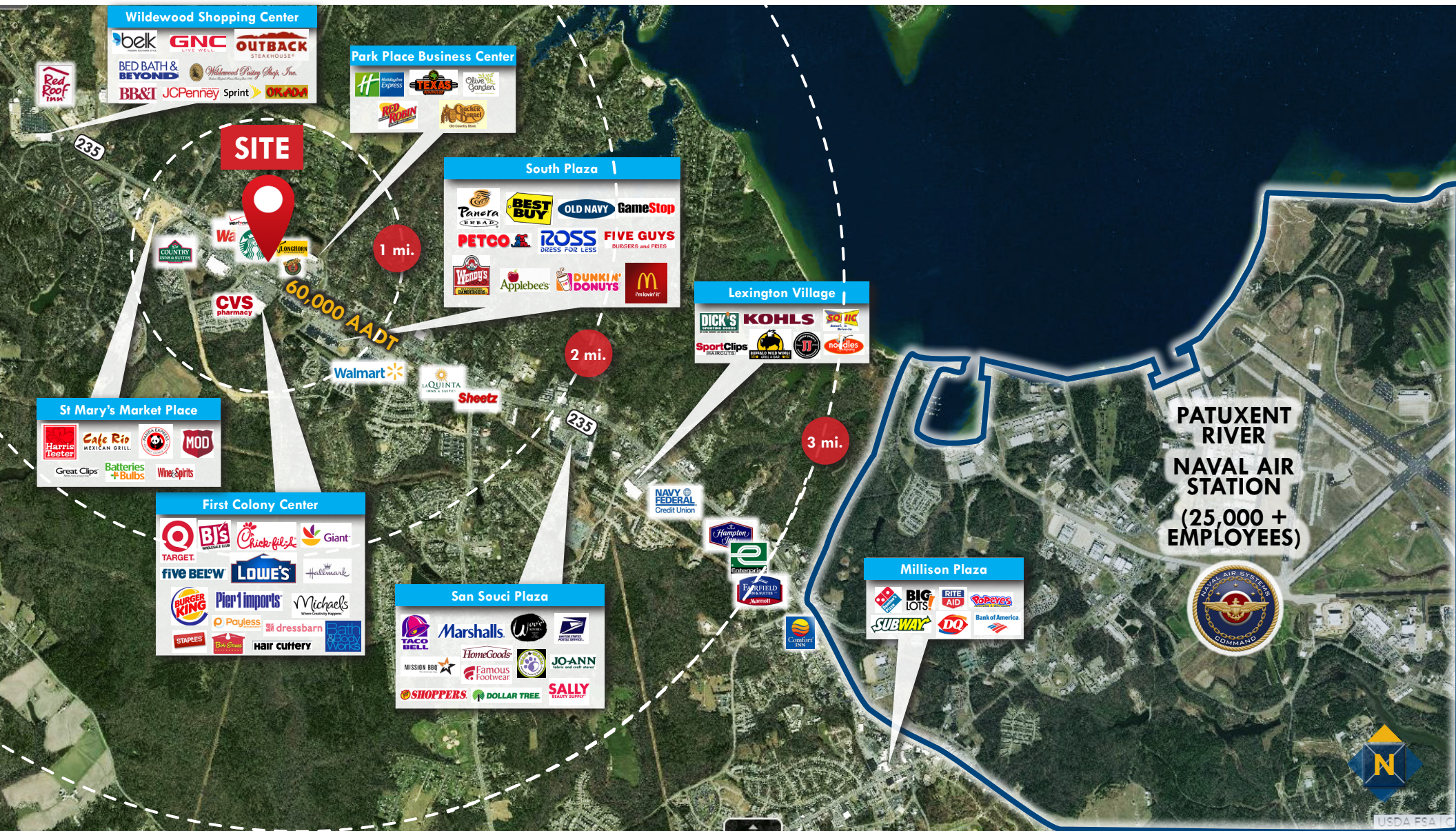


INVESTMENT SALE

Saint Mary's County, MD

TRADE AREA

23077 THREE NOTCH ROAD | CALIFORNIA, MARYLAND 20619

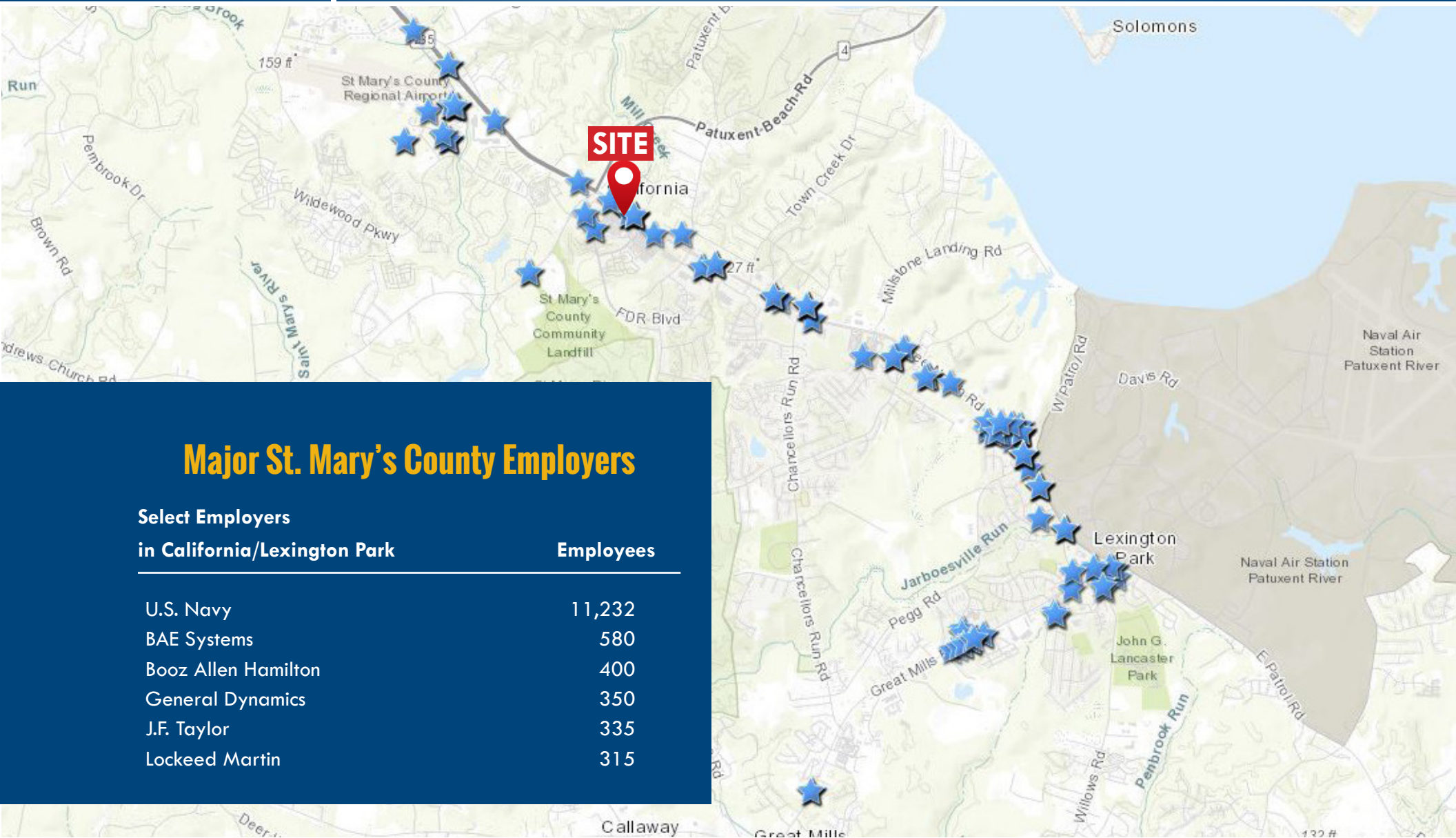


INVESTMENT SALE

 Saint Mary's County, MD

TENANTS WITHIN 5 MILES

23077 THREE NOTCH ROAD | CALIFORNIA, MARYLAND 20619



Major St. Mary's County Employers

Select Employers

in California/Lexington Park

Employees

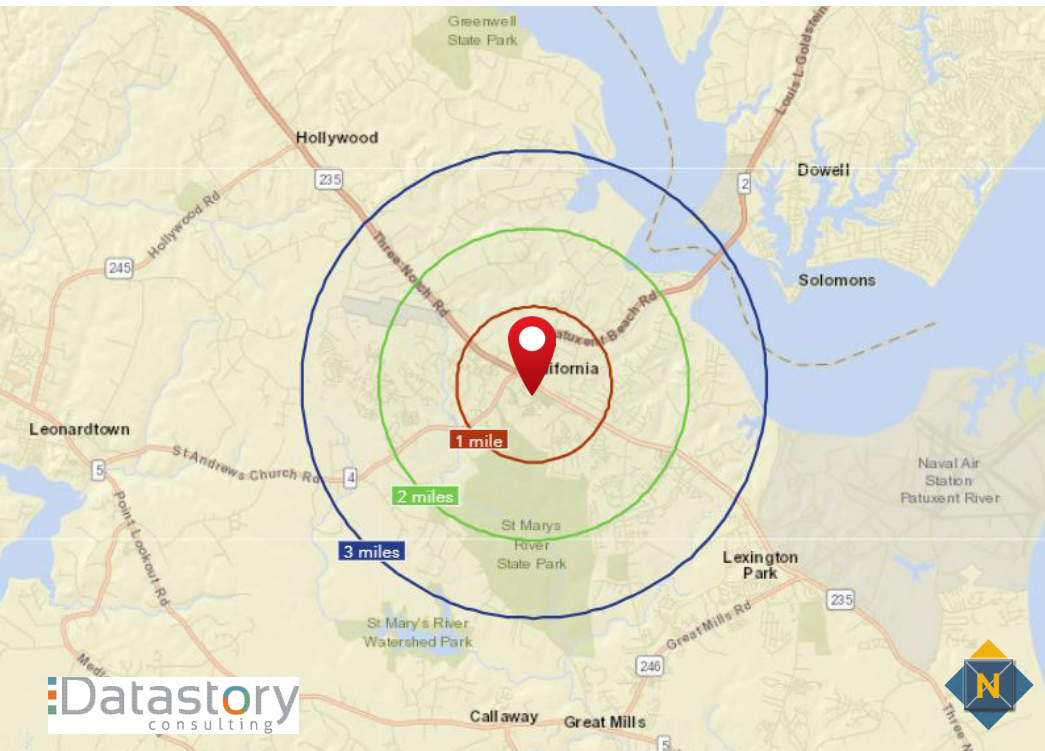
U.S. Navy	11,232
BAE Systems	580
Booz Allen Hamilton	400
General Dynamics	350
J.F. Taylor	335
Lockeed Martin	315









INVESTMENT SALE

 Saint Mary's County, MD

PSYCHOGRAPHICS

23077 THREE NOTCH ROAD | CALIFORNIA, MARYLAND 20619



 <p>RESIDENTIAL POPULATION</p> <p>4,693 1 MILE</p> <p>14,496 2 MILES</p> <p>22,745 3 MILES</p>	 <p>NUMBER OF HOUSEHOLDS</p> <p>2,005 1 MILE</p> <p>5,571 2 MILES</p> <p>8,534 3 MILES</p>	 <p>AVERAGE HH SIZE</p> <p>2.34 1 MILE</p> <p>2.60 2 MILES</p> <p>2.66 3 MILES</p>	 <p>MEDIAN AGE</p> <p>36.1 1 MILE</p> <p>35.8 2 MILES</p> <p>36.8 3 MILES</p>
 <p>AVERAGE HH INCOME</p> <p>\$104,307 1 MILE</p> <p>\$107,837 2 MILES</p> <p>\$112,330 3 MILES</p>	 <p>EDUCATION (COLLEGE+)</p> <p>25.3% 1 MILE</p> <p>24.5% 2 MILES</p> <p>23.8% 3 MILES</p>	 <p>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</p> <p>98.0% 1 MILE</p> <p>97.4% 2 MILES</p> <p>97.0% 3 MILES</p>	 <p>DAYTIME POPULATION</p> <p>6,381 1 MILE</p> <p>18,302 2 MILES</p> <p>29,221 3 MILES</p>

54%
BRIGHT YOUNG PROFESSIONALS
1 MILE

More than one out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings.

2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME

[LEARN MORE](#)

2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME

26%
ENTERPRISING PROFESSIONALS
1 MILE

Well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

[LEARN MORE](#)

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

12%
IN STYLE
1 MILE

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel, and extensive reading. They are connected and make full use of the advantages of mobile devices.

2.35
AVERAGE HH SIZE

42.0 MEDIAN AGE

\$73,000
MEDIAN HH INCOME

[LEARN MORE](#)

2.35
AVERAGE HH SIZE

42.0 MEDIAN AGE

\$73,000
MEDIAN HH INCOME

7%
GREEN ACRES
1 MILE

They are avid do-it yourselfers, maintaining and remodeling their homes, with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is also a priority, again with the right tools, tillers, tractors, and riding mowers.

2.70
AVERAGE HH SIZE

43.9
MEDIAN AGE

\$76,800
MEDIAN HH INCOME

[LEARN MORE](#)

2.70
AVERAGE HH SIZE

43.9
MEDIAN AGE

\$76,800
MEDIAN HH INCOME