

FOR LEASE Available Immediately



21991 Three Notch Road






Lexington Park, MD 20653

Overview

Free-standing former restaurant building available for lease on Three Notch Road (MD 235) in Lexington Park, MD. Close proximity to the Patuxent River Naval Air Station's primary access points and off-base daytime/office density. Property has access to a signalized, full-movement traffic signal, pylon signage for a tenant's sole use and 65 parking spaces.

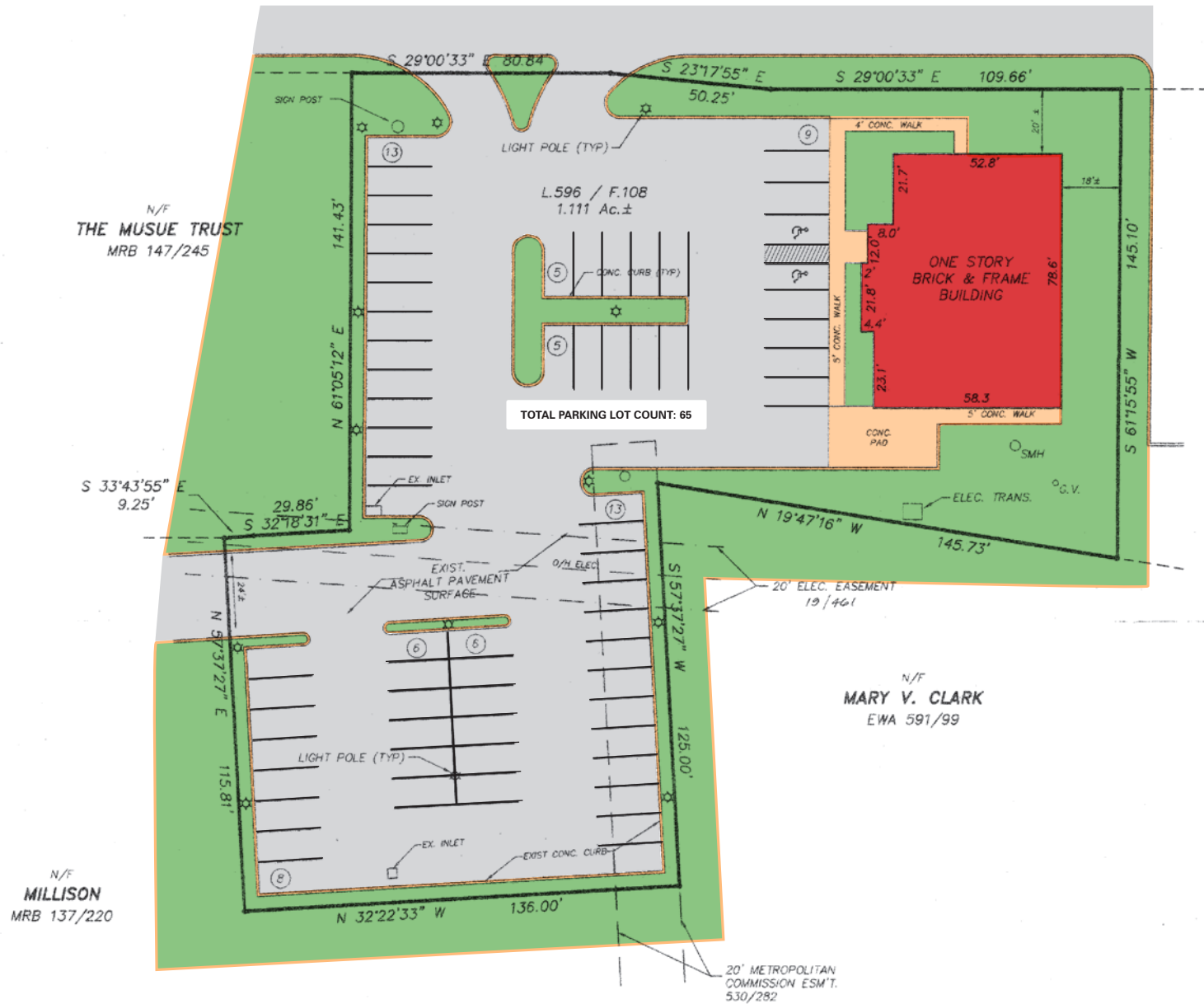
Quick Facts

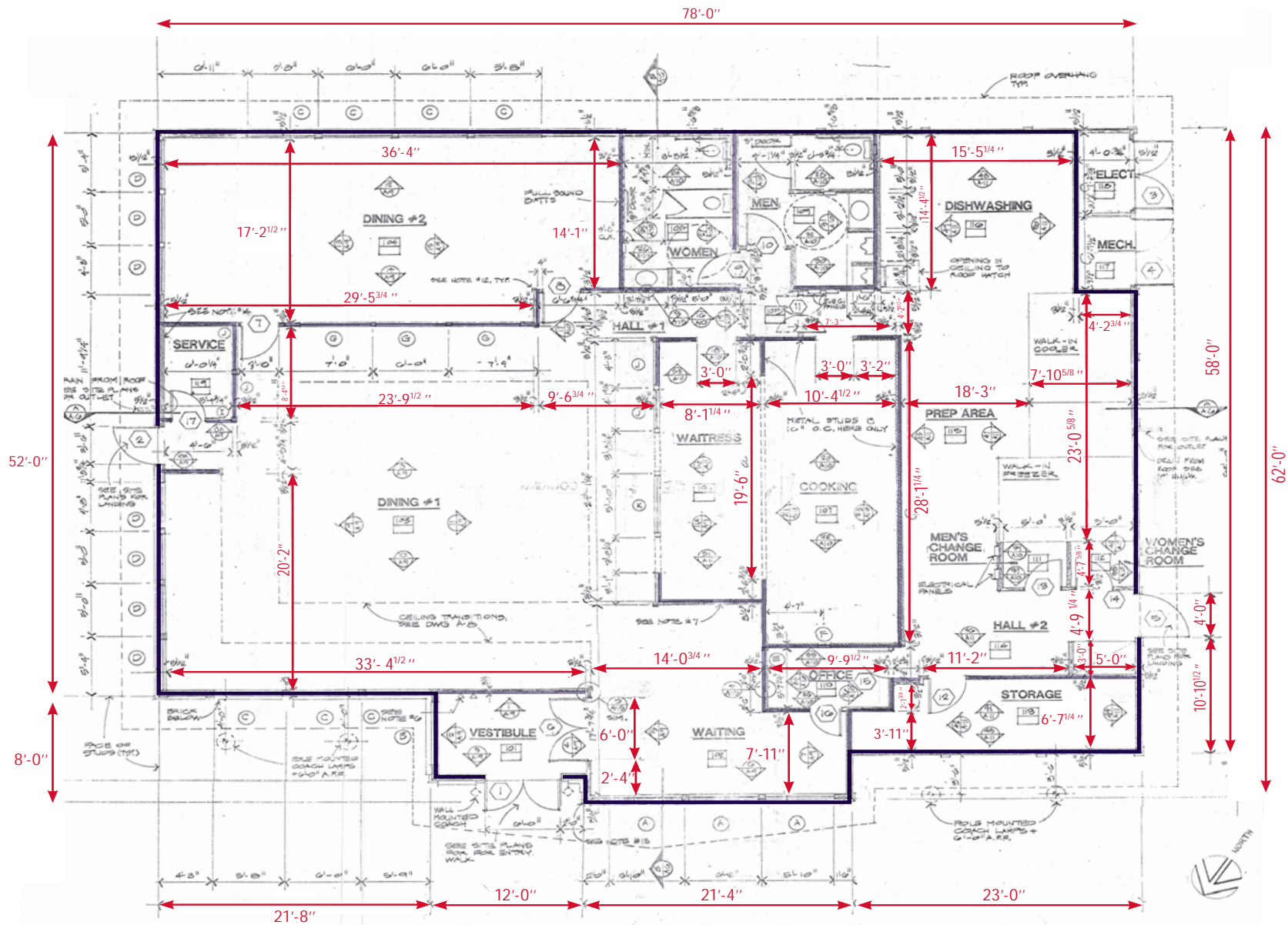
- Availability** Immediately
- Size** 4,140 SF Building on 1.11 acres
- Rental Rate** \$145,000/year (\$35.00/sf)
- Property Taxes** \$15,282.18 (2020)

2020 Demographics	1 mile	3 mile	5 miles
 POPULATION	4,637	28,551	45,790
 HOUSEHOLDS	1,772	10,530	17,450
 AVG. HH INCOME	\$62,848	\$89,503	\$103,019
 DAYTIME POPULATION	5,032	34,755	52,417
 TRAFFIC COUNT	34,800 AADT (Three Notch Road)	18,351 AADT (Great Mills Road)	

MARYLAND STATE ROUTE 235

(VARIABLE WIDTH R.O.W.)







PAX RIVER ALE HOUSE

235



Corporate Dr



Three Notch Rd

34,800 ADT

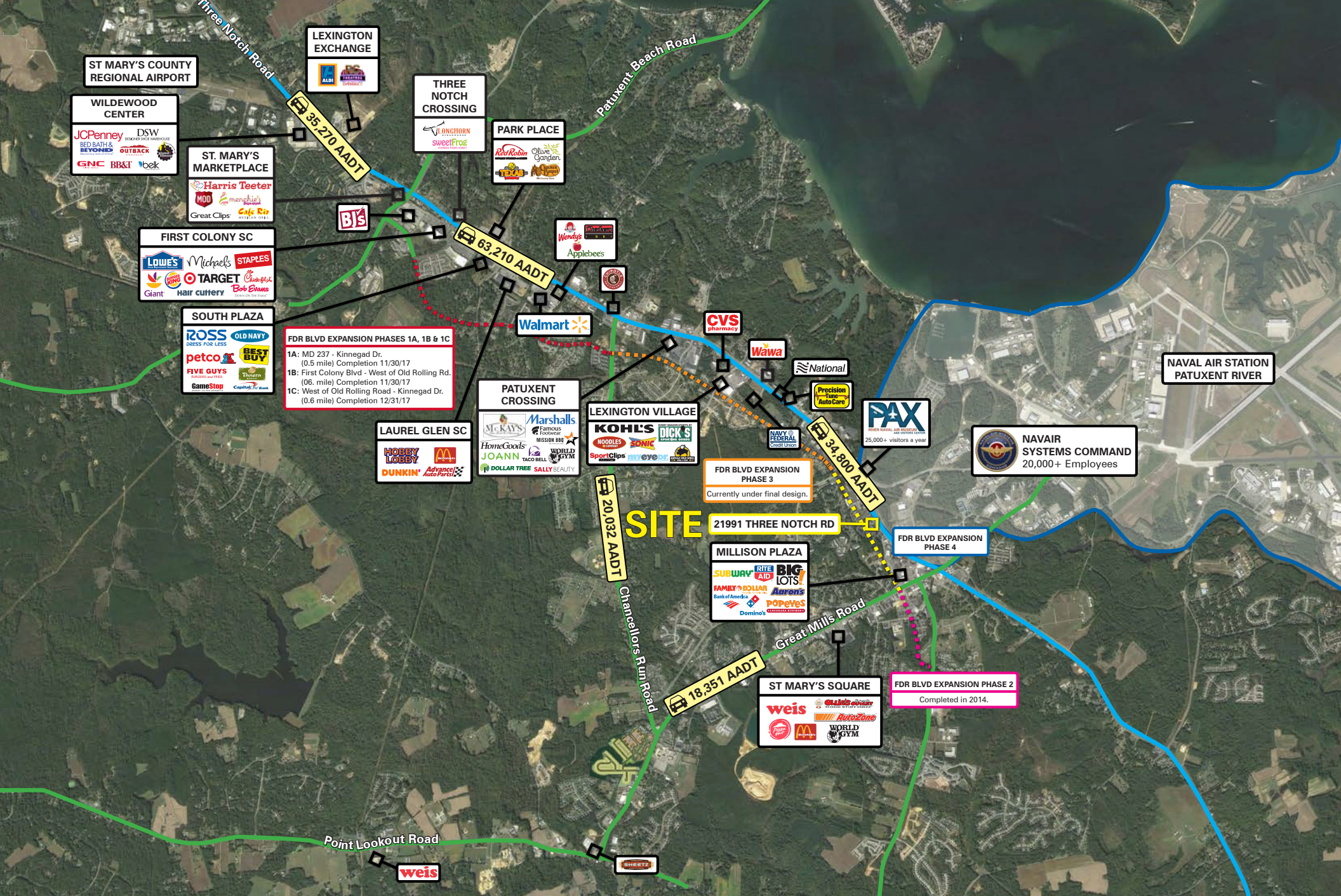
SITE

21991 THREE NOTCH RD
LEXINGTON PARK, MD

AZZ AUTO SALES

235





Interested? Contact:

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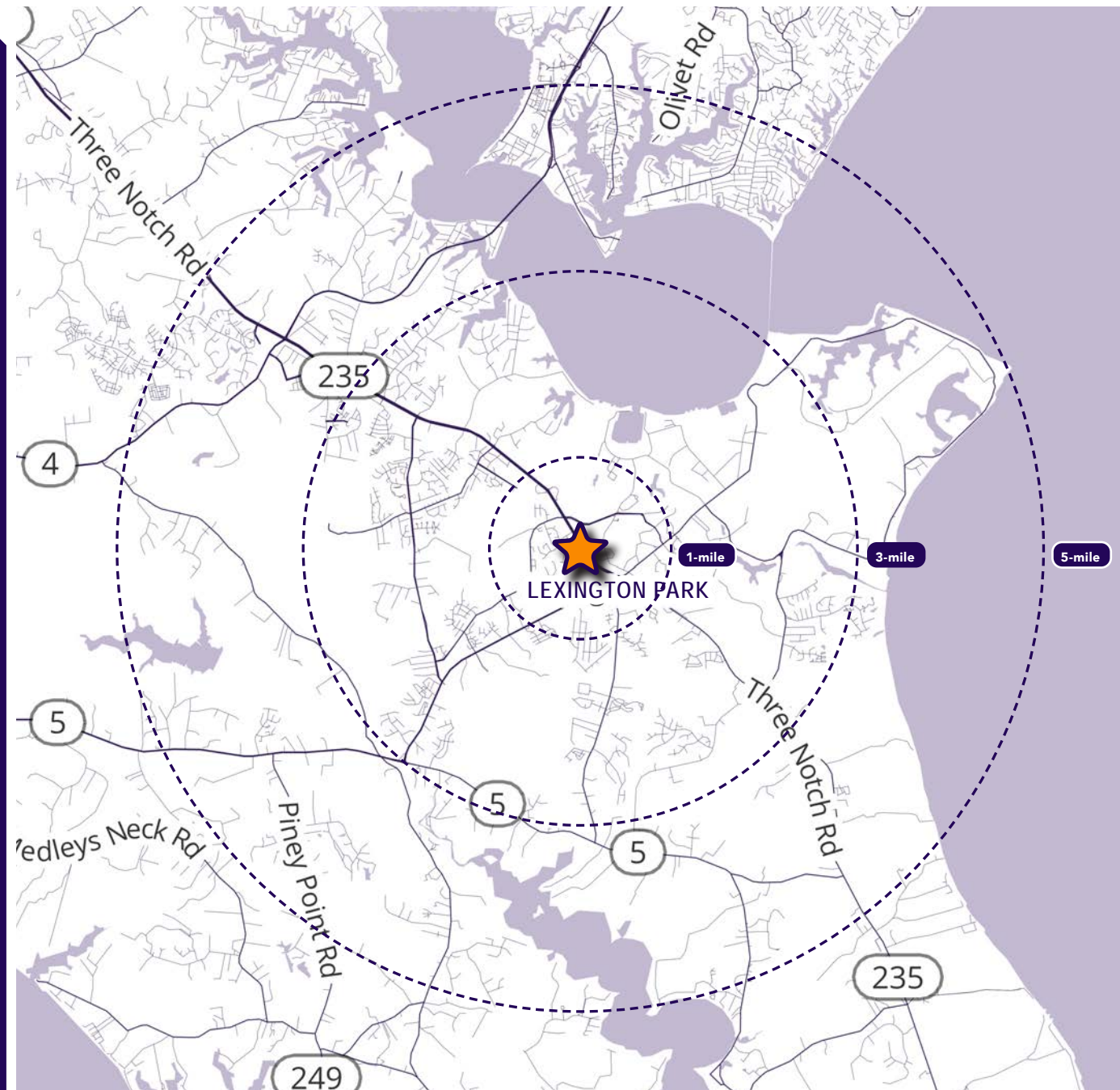
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