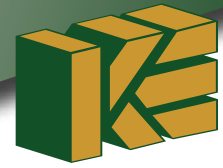


St. Mary's Marketplace

23171-23191 Three Notch Road, California, MD 20619

St. Mary's County



KLEIN ENTERPRISES

DEVELOPMENT • ACQUISITIONS • BROKERAGE • MANAGEMENT

Generations of experience, decades of success.



Property Highlights:

- Total Square Feet: 106,000 ± SF
- Parking Spaces: 536 (5:1000)
- Zoning: CMX (Corridor Mixed Use)
- ADT 20,000 + on St. Andrew's Church Rd/Patuxent Beach Rd. (Route 4)
- ADT 60,000 + on Three Notch Road (Route 235)
- Projected delivery of retail space Q4 2017
- 8 miles from the Patuxent River Naval Air Station
- 1.5 miles from the Wildewood neighborhood
- 4 miles from Solomons Island
- 5 miles from the Lexington Park neighborhood
- 55 miles from Washington, D.C.

Featuring the following tenants:



& MORE NATIONAL BRANDS

About the Property:

St. Mary's Marketplace is a 106,000 ± SF "Harris Teeter" grocery anchored shopping center now under construction in St. Mary's County – one of the fastest growing counties in Maryland. St. Mary's County growth can be partially attributed to the high percentage of millennials moving into the county (**9.8% of the population are young adults between the ages of 25-34**). The county is also home to the **9th* top metropolitan** area boasting the highest concentration of millionaires in the United States. There are currently **3,097 millionaire households out of 40,097 total households** within the county. This is a direct result of the highly educated and skilled workforce in St. Mary's County.

St. Mary's Marketplace is located in the Route 235 corridor, which is the primary commercial corridor for the county and is also the technology corridor given that Patuxent River Naval Air Station is located on Rt. 235 as well as several of the Navy contractors that support the base.

* Source Phoenix Marketing International "Where Millionaires Live in America 2017"

Market Aerial

2017 Demographics	1 mile	3 miles	5 miles
Population	3,547	23,680	47,493
Avg. Household Income	\$112,574	\$110,853	\$101,356
Employees	3,139	12,270	23,661



WILDEWOOD SHOPPING CENTER

DOLLAR GENERAL
BED BATH & BEYOND
H&R BLOCK
OUTBACK STEAKHOUSE

jcp

EYE CARE PLAZA

Starbucks
verizon
MATTRESS Warehouse

Rocky Barrel
TEXAS
RED ROBIN
Olive Garden

SAN SOUCI PLAZA

Marshalls
Famous Footwear
DOLLAR TREE
SALLY BEAUTY

SHOPPERS
SUBWAY
JO-ANN fabric and craft stores
MISSION BBQ

FIRST COLONY CENTER

Giant
LOWE'S
Bj's
Pier Imports
Michaels
TARGET

SOUTH PLAZA SC

ROSS
petco
DRESS FOR LESS
OLD NAVY
Panera BREAD
SLEEPYS
FIVE GUYS
GameStop
BEST BUY

LAUREL GLEN SC

Kmart
FOOD LION
McDonald's
Advance Auto Parts
LONG & FOSTER REALTORS

THREE NOTCH CROSSING
LONGHORN

Walmart

BAE SYSTEMS

CHIPOTE

SHEETZ

AutoZone

CVS/pharmacy

Wawa

**PATUXENT RIVER
NAVAL AIR STATION
20,000 + EMPLOYEES**

LEXINGTON VILLAGE

EVERY SEASON STARTS AT
DICK'S SPORTING GOODS
SONIC
noodles company
BUFFALO WILD WINGS
MATTRESS DISCOUNTERS
SportClips

STAY AMERICA

FAIRFIELD INN

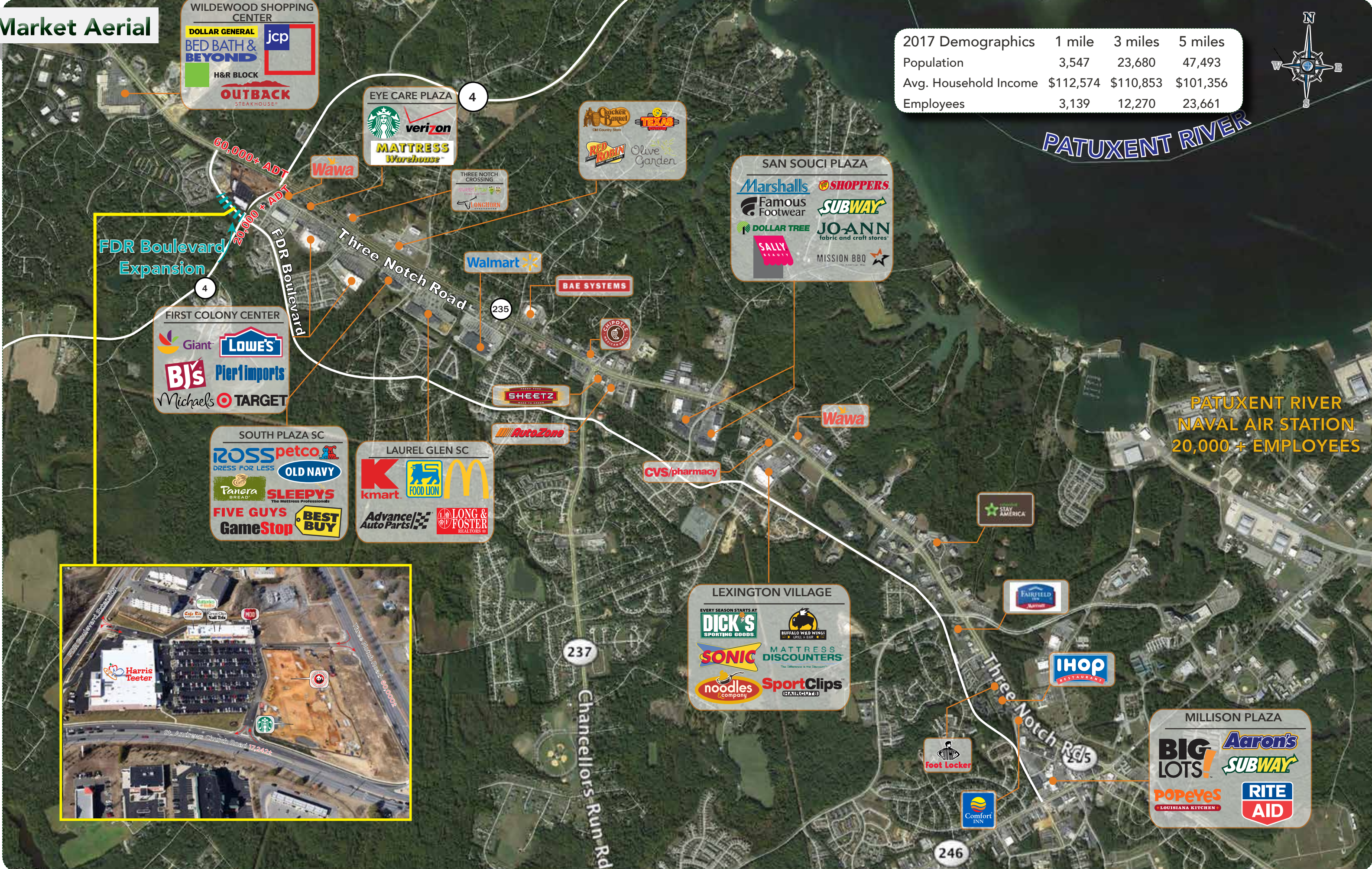
IHOP

Foot Locker

Comfort INN

MILLISON PLAZA

BIG LOTS!
Aaron's
SUBWAY
POPEYES LOUISIANA KITCHEN
RITE AID



Site Plan



Regional Map



Local Map




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1777 Reisterstown Road, Suite 245
Baltimore, MD 21208

📞 410.902.0290

For Leasing Information, Contact: 
Patricia Palumbo ppalumbo@kleinenterprises.com
Paul Weinberg pweinberg@kleinenterprises.com

www.KleinEnterprises.com

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