



# Lexington Exchange

Three Notch Road (MD Route 235) at Oak Crest Drive  
California, MD 20619



NAIOP  
COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION  
NATIONAL  
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OF THE YEAR  
— 2018 —

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## About Lexington Exchange

- ▶ Outstanding new 140-acre mixed use business community located along Three Notch Road (Route 235) half of a mile from the intersection of Patuxent Beach Road (MD Route 4)
- ▶ Located at the crossroads of emerging shopping patterns and growing residential areas of California, Wildewood, Lexington Park, Leonardtown, and Solomon's Island in St. Mary's County
- ▶ Within close proximity of Patuxent Naval Air Station, which employs 20,000+ military and civilian personnel
- ▶ Excellent opportunities for anchor tenants, small shop space, defense-related flex/R&D, office space, and pad users

*Below, from top to bottom: flex/R&D buildings now under construction; potential big box site with visibility from MD Route 235*



### Retail Buildings

#### 44755 Oak Crest Drive

Aldi	18,975 SF
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#### 44800 Oak Crest Drive

RC Theatres	47,318 SF
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#### 23368 Three Notch Road

Chipotle	2,325 SF
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### Available Pad Sites

Pad A	2.01 Acres
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Pad C	2.73 Acres
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Pad D	1.50 Acres
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Pad E	1.77 Acres
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Pad F	1.04 Acres
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Proposed Big Box	18.5 Acres
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### Flex/R&D Buildings

23566 Oak View Drive	28,560 SF
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23567 Oak View Drive	45,120 SF
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23619 Oak View Drive	45,120 SF
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### Flex/R&D Specifications

Suite Sizes	2,500 up to 59,640 SF
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Ceiling Height	18 ft. clear height
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Parking	4 spaces per 1,000 SF
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Heat	Gas
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Roof	TPO
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Exterior Walls	Brick on block
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Loading	Drive-in & dock loading
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Zoning	MXM
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For more information on Lexington Exchange, visit: [sjpi.com/lexingtonexchange](http://sjpi.com/lexingtonexchange)





# Lexington Exchange

## SITE PLAN

### Traffic Count (MDOT)

Three Notch Road (Route 235): 31,170 vehicles/day

Patuxent Beach Road (Route 4): 29,912 vehicles/day

### Demographics

	3 Miles	5 Miles	10 Miles
Population	21,473	44,544	107,307
Avg. Household Income	\$129,207	\$124,207	\$113,146



TO PATUXENT NAVAL AIR STATION ➡

WILDEWOOD CENTER





#### Distances to:

Annapolis, MD (Downtown)	62 miles
Baltimore, MD (Downtown)	84 miles
BWI Airport	79 miles
Interstate 95	75 miles
Interstate 97	58 miles
Interstate 495 (Capital Beltway)	49 miles
Patuxent Naval Air Station	5 miles
Washington, D.C.	62 miles

## Contact Us

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