



Lexington Exchange

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



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

SJPI.COM | 410.788.0100

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
------	-----------

44800 Oak Crest Drive

RC Theatres	47,318 SF
-------------	-----------

23344 Three Notch Road

Royal Farms	4,731 SF
-------------	----------

23368 Three Notch Road

Chipotle	2,325 SF
----------	----------

Available Pad Sites

Pad A	2.01 Acres
-------	------------

Pad D	1.50 Acres
-------	------------

Pad E	1.77 Acres
-------	------------

Pad F	1.04 Acres
-------	------------

Proposed Big Box	18.5 Acres
------------------	------------

Flex/R&D Buildings

23566 Oak View Drive	28,560 SF
----------------------	-----------

23567 Oak View Drive	45,120 SF
----------------------	-----------

23619 Oak View Drive	45,120 SF
----------------------	-----------

23647 Oak View Drive	33,120 SF
----------------------	-----------

23665 Oak View Drive	47,160 SF
----------------------	-----------

23705 Oak View Drive	39,120 SF
----------------------	-----------

23723 Oak View Drive	42,120
----------------------	--------

Flex/R&D Specifications

Suite Sizes	2,500 up to 59,640 SF
-------------	-----------------------

Ceiling Height	18 ft. clear height
----------------	---------------------

Parking	4 spaces per 1,000 SF
---------	-----------------------

Roof	TPO
------	-----

Loading	Drive-in & dock loading
---------	-------------------------

Zoning	MXM
--------	-----



For more information on Lexington Exchange, visit: 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



BOLLYWOOD MASALA



THREE NOTCH ROAD

OAK CREST DRIVE

TO PATUXENT NAVAL AIR STATION

WILDEWOOD CENTER





Distances to:

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

Contact Us

For additional leasing information or to schedule a tour, contact:

RETAIL LEASING:

Bill Holzman Senior Vice President, Retail Leasing
 BHolzman@sjpi.com | 410.369.1240

FLEX/R&D LEASING:

Michael Tait
 Leasing Representative
 MTait@sjpi.com
 443.464.1315

Matt Lenihan
 Executive Vice President, Leasing
 MLenihan@sjpi.com
 410.369.1202

Corporate Headquarters:

2560 Lord Baltimore Drive, Baltimore, MD 21244
410.788.0100 | SJPI.COM



Scan with your mobile device to take a virtual tour, download floor plans and more!

About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and multifamily space nationwide.

Connect with us @stjohnprop



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 05/26