



RETAIL

Lexington Exchange

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



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
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



Retail Buildings

23344 Three Notch Road

Royal Farms	4,731 SF
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23368 Three Notch Road

Chipotle	2,325 SF
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44755 Oak Crest Road

Aldi	18,975 SF
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44766 Oak Crest Road

100% LEASED	133,440 SF
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44800 Oak Crest Road

RC Theatres	47,318 SF
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Available Pad Sites

Pad A	2.01 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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Traffic Count (MDOT)

Three Notch Road (Route 235): 35,020 vehicles/day

Patuxent Beach Road (Route 4): 29,217 vehicles/day

Demographics

	3 Miles	5 Miles	10 Miles
Population	23,913	47,391	109,094
Avg. Household Income	\$163,307	\$157,658	\$161,288

For more information on Lexington Exchange, visit: sjpi.com/lexingtonexchange





Lexington Exchange

SITE PLAN



Building O

Building N

Building M

Building L

FUTURE DEVELOPMENT

Building K

23799

23781

23708

23705

23723

23647

23665

23566

OAK VIEW DRIVE

23619

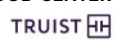
23567



44800

TO PATUXENT NAVAL AIR STATION ➔

WILDEWOOD CENTER



BOLLYWOOD MASALA

MARYLAND
235

THREE NOTCH ROAD



44755

PAD D

PAD E

PAD F

OAK CREST ROAD

23344 THREE NOTCH ROAD

23368 THREE NOTCH ROAD

44766
100% LEASED



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



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About St. John Properties

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