



For more information contact:
St. Mary's County Department of Economic & Community Development
 Potomac Building • 23115 Leonard Hall Drive • PO Box 653 • Leonardtown, MD 20650
 301-475-4200 x1400 • decd@stmarysmd.com • www.stmarysmd.com/decd

Updated December 5, 2011

COMMERCIAL BUILDINGS AND SITES

All real estate information found in this listing was voluntarily provided by local realtors, landlords, developers and other public sources.

GET LISTED

If you have a commercial building or site available for sale or for lease in St. Mary's County, you can list your property for free by contacting the St. Mary's County Department of Economic & Community Development at 301-475-4200 x1400 or email decd@stmarysmd.com.

BUSINESS OPPORTUNITIES

| Site | Town/City | Description | Acreage/ Sq Footage | Sale/ Lease | Contact |
|---|----------------|---|--|----------------|--|
| Stone's Store Rt. 234 in Northern St. Mary's located across MIR & Potomac Speedway | Chaptico | Store & Gas Station | 2.81 Acres | Sale | Anne Hooper, 301-870-5841 Office 443-977-9613 Cell Hooper and Associates anne.hooper@gmail.com |
| Pat's Kitchen 20294 Piney Point Road | Leonardtown | Business & Property | .8 Acres 1,400 SF | Sale | Alan Hewitt / 301-863-2991 O'Brien Realty, alanhewitt@mrisc.com |
| 22725 Lawrence Ave | Leonardtown | 6 separate residential units. 4 single family detached ramblers 2 unit, two story apartment building. This is a great investor's opportunity. | .57 Acres Zoned: General Commercial | Sale | Bob Johnston & Sandy Fehl 301-934-1117 Baldus Real Estate, ateam@radix.net |
| Patuxent Self Storage 21502 Great Mills Road | Lexington Park | Well designed self storage facility. Features to include: key-pad entry gate, secure perimeter fencing, wide storage access channels and on site manager's office. Storage Mix: 1 - 10x20 office 108 - 10x20 75 - 10x10 8 - 10x15 7 - 10x5 9 - 5x5 11 - 4x5 | 32,100 SF Net Rentable Area 2.57 Acres | Sale | Gordon Stellway, CCIM/ 240-298-1674 O'Brien Commercial gstellway@yahoo.com |
| Scheible's Fishing Center 48342 Wynne Road | Ridge | Waterfront Commercial - restaurant / hotel / marina | 2 Acres 10,354 SF | Sale | Karen Towne / 410-610-8918 karen@karentowne.com Home Towne Real Estate |
| Cedar Cove Marina On Rt. 249, 5 Miles South of Rt. 5 | Valley Lee | Full Service Marina with a Restaurant & Apartments | 15.93 Acres | Sale | Gordon Stellway, CCIM/ 240-298-1674 O'Brien Commercial gstellway@yahoo.com |

LAND AVAILABLE

| Site | Town/City | Description | Acreage/ Sq Footage | Zoning | Sale/ Lease | Contact |
|--|------------|----------------------|---------------------------|--------|----------------|--|
| Commercial Property 800 FT Frontage Road on Rt. 235 | California | Public water & sewer | 6 Acres | CMX | Sale | Ron Leonard / 301-862-2300 Leonard Realty leonard@leonardrealty.com |



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| Site | Town/City | Description | Acreage/ Sq Footage | Zoning | Sale/ Lease | Contact |
|---|----------------|--|---|-------------------|----------------|---|
| 23046 Three Notch Road | California | Located at a signalized intersection and close to Patuxent River Naval Air Station in a fast growing area. | 1.32 Acres 57,469 SF | RMX | Sale | Lillian Mills / 410-535-0022 Calvert Commercial Real Estate, Inc. lillie@calvertcommercial.com |
| Heathers Lane (Major cross streets Route 249 and Route 5) | Callaway | Build to Suit | 4 Acres | VMX | Sale | Joe Hayden 301-247-2158, Sirena Lathroum 240-925-2168 slathroum@hotmail.com |
| Commercial Property Rt. 5 and Charlotte Hall Rd | Charlotte Hall | Build to suit | 2.1 Acres 3.3 Acres | TMX | Sale/ Lease | JB Waters / 410-535-0214 |
| Commercial Property Three Notch Road | Charlotte Hall | Under contract | 13.7 Acres | TMX | Sale/ Lease | John Parlett / 301-884-4133 CMI Properties, johnp@cmigc.com |
| Commercial Property Lot#7 Charlotte Hall Business Center Drive – Off Route 5 | Charlotte Hall | 1 lot, Build to suit | 1.7 Acres | TMX | Sale/ Lease | John Parlett / 301-884-4133 CMI Properties, johnp@cmigc.com |
| Commercial Property Route 5 and Mt Wolf Road | Charlotte Hall | Pad sites available for sale or lease. Contiguous to Wawa and Cedar Point Credit Union | 1- 2 Acre pad site available 10 Acres available for future development 17 Acres | TMX | Sale/ Lease | Mark Vogel / 301-731-1110 301-731-3799 Fax Mark Vogel Companies 9111 Edmonston Road, Suite 407 Greenbelt, MD 20770 mark@markvogelcompanies.com |
| Commercial Property Old Route 5 & Route 5 | Charlotte Hall | A small portion of this property is in Charles County. | 21.94 Acres | TMX RR RNC | Sale | Tom Harmon / 301-863-2991 O'Brien Realty commercial@obrienrealty.com |
| South West Corner of 235 and 245 | Hollywood | Great location for commercial development. Lighted intersection. | 13 Acres | TMX | Sale | Art Carson / 301-737-5151 NM Commercial Real Estate Services carson@mrisc.com |
| 25202 Three Notch Road | Hollywood | Well & septic service only. 57.82 Acres I and 34.73 Acres RPD | Total: 92.55 Acres | Industrial RPD | Sale | Tom Harmon / 301-863-2991 O'Brien Realty commercial@obrienrealty.com |
| Airport Road Adjacent to the Captain Walter Francis Duke Regional Airport | Hollywood | 61.84 Acres Industrial 40 +/- Residential 20 +/- with 6 perced lots | 61.84 Acres | Industrial RL | Sale | Gary Nimmerrichter 301-645-8643 gnimmerrichter@smcinc.biz |
| Lover's Point 21500 Abells Wharf Road | Leonardtown | Waterfront | 10.9 +/- Acres | CM | Sale | Ron Deem / 301-523-7545 Long & Foster Realtor ron.deem@Inf.com |
| Point Lookout Road | Leonardtown | Zoned for office or retail. Owner will build to suit. | 2.09 Acres | RL | Sale | Art Carson / 301-737-5151 NM Commercial Real Estate Services carson@mrisc.com |



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| 22340 Three Notch Road | Lexington Park | Two Parcels w/ 32,000 SF under roof, at signalized intersection on Rt. 235 near Gate 1 | 2.24 +/- Acres | CMX | Sale | Lillian Mills / 410-535-0022 Calvert Commercial Real Estate, Inc. lillie@calvertcommercial.com |
| 23134 & 23140 Three Notch Road | Lexington Park | Two parcels of land near the intersection of Rt. 235 & Rt. 4. 48,000+ traffic volume per day. Potential for office, banks or restaurants. | 6 Acres | RMX | Sale | Lewie Aldridge III 301-863-HOME Welcome Home Real Estate Brokers, LLC la@863home.com |
| 23116 Three Notch Road | Lexington Park | One parcel of land near the intersection of Rt. 235 & Rt. 4. 48,000+ traffic volume per day. Potential for office, banks or restaurants. | 1 Acre | RMX | Sale | Lewie Aldridge III 301-863-HOME Welcome Home Real Estate Brokers, LLC la@863home.com |
| 23028 Three Notch Road | Lexington Park | Two parcels of land near the intersection of Rt. 235 & Rt. 4. 48,000+ traffic volume per day. Potential for office, banks or restaurants. | 2 Acres | RMX | Sale | Lewie Aldridge III 301-863-HOME Welcome Home Real Estate Brokers, LLC la@863home.com |
| Lexington Manor South Coral Drive | Lexington Park | Raw land adjacent to PAX River Gate 2; served by public sewer and water; potential for office – retail mix. | 34+ Acres | DMX | Sale/ Lease | Robin Finnacom 240-725-5786 Community Development Corporation, Inc. |
| 21606 Sheriff Miedzinsky Way | Lexington Park | Approved concept plan for high density residential. Public sewer and water | 6.69 acres | DMX | Sale | Art Carson / 301-737-5151 NM Commercial Real Estate Services carson@mris.com |
| 22500 Three Notch Road | Lexington Park | Less than ½ mile north of Pax River Naval Base. Property on the right. Sign on the property. Great site for a hotel, auto dealership, shopping mall, golf, office buildings and many more uses. | 35 Acres | CMX | Sale | Pepe Gandara 301-934-8882 Davis Realty Inc. |
| Three Notch Road near South Hampton | Lexington Park | Great site to build your office building. | 2.67 Acres | RMX | Sale | Art Carson / 301-737-5151 NM Commercial Real Estate Services carson@mris.com |



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BUILDING/OFFICE SPACE AVAILABLE

| Site | Town/City | Description | Acreage/ Sq Footage | Zoning | Sale/ Lease | Contact |
|---|------------|--|---------------------------------|--------|---|---|
| 21335 Colton Point Road | Avenue | School Building – Potential for other business uses. | 10,104 SF | RPD | Lease | Father Tietjen / 301-769-3332 |
| 21506 Colton Point Road | Bushwood | Excellent location for retail. | 1.01 Acres 2,000 SF building | RCL | Sale | Art Carson / 301-737-5151 NM Commercial Real Estate Services carson@mris.com |
| 23540 Cottonwood Pkwy | California | 38,800 SF flex building. Original construction in 1985 with warehouse expansion in 1989. Two 48" loading docks. Fully air conditioned and heated. Public utilities. 1600 amp 120/208v electric service. Wet sprinkler system. 25' warehouse clearance. | 38,000 SF 5.76 Acres | | Sale/ Lease | Joshua Katz/ 703-485-8788 Joshua.Katz@am.jll.com or Jared Ross/ 301-214-6211 Jared.Ross@am.jll.com Jones Lang LaSalle |
| Wildewood Professional Park- Holly III Building 44423 Airport Road | California | 2 nd Floor Full Service RE Tax, HVAC, Elect. W&S, Janitor | 6,496 RSF | OBP | Lease | L.G. Raley, / 301-862-3100 Holly Property Management Co., LLC On Site Management |
| Wildewood Professional Park- Holly I Building 44425 Airport Road | California | 1 st Floor, Full Service RE Tax, HVAC, Elect. W&S, Janitor | 2,295 RSF | OBP | Lease | L.G. Raley, / 301-862-3100 Holly Property Management Co., LLC On Site Management |
| Wildewood Professional Park- Holly I Building 44425 Airport Road | California | 2 nd Floor Full Service RE Tax, HVAC, Elect. W&S, Janitor | 1,910 RSF | OBP | Lease | L.G. Raley, / 301-862-3100 Holly Property Management Co., LLC |
| Wildewood Professional Park - Holly I Building 44425 Airport Road | California | 1 st Floor, furnished individual offices Full Service RE Tax, HVAC, Elect. W&S, Janitor | Temporary Office space 12'x12' | OBP | Lease Short Term One person, 6 -12 months | L.G. Raley, / 301-862-3100 Holly Property Management Co., LLC |
| Wildewood Professional Park- Holly III Building 44423 Airport Road | California | 3 rd Floor Full Service RE Tax, HVAC, Elect. W&S, Janitor | 2,529 RSF | OBP | Lease | L.G. Raley, / 301-862-3100 Holly Property Management Co., LLC |



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| May Professional Building 23077 Three Notch Road | California | Directly on Rt. 235 in front of Lowes. Four floors with elevator. Newly finished office spaces available. | Gross bldg area: 12,000 SF +/- approx. 2,800 SF per floor | CC PUD-X | Lease | Duke May / 301-904-1180 or 301-737-0219 ext 101 May LLC a001133@allstate.com |
| Wildewood Technology Park 44425 Pecan Court | California | Red Cedar Building - 2 Story Multi-Tenant Office | 16,000 SF Max | OBP | Lease | Keith Queen / 301-866-6568 Corporate Office Properties Trust, keith.queen@copt.com |
| Wildewood Technology Park 44420 Pecan Court | California | | 25,000 SF | OBP | Lease | Keith Queen / 301-866-6568 Corporate Office Properties Trust, keith.queen@copt.com |
| Wildewood Technology Park 44111 Pecan Court | California | Office Building/Warehouse | 28,534 SF 4.54 Acres | OBP | Sale | Tom Harmon / 301-863-2991 O'Brien Realty, commercial@obrienrealty.com |
| Town Creek Professional Building 22776 Three Notch Road | California | 1 Building Office Unit Ready for Occupancy | 300 - 3,000 SF 1.25 Acres | RMX | Lease | F & W, LLC / 301-863-7283 Frank Goldbach, Rogers & Goldbach W.M. Davis, Inc. 301-475-2755 |
| First Colony Commercial Park FDR Blvd Camden Way | California | 2 Buildings | 1,400 - 14,966 SF | PUD | Lease | John Parlett / 301-884-4133 First Colony Group LLC, johnp@cmigc.com |
| First Colony Commercial Property Corner of MD 4 and Three Notch Road; Corner of MD 4 and FDR Blvd | California | Current home to Giant, Lowes, Staples, Target, BJ's Wholesale Club, Michaels and many more. Extensive additional frontage on FDR Blvd. (including its imminent extension) Fast-food, sit-down restaurant, pharmacy, retail (including big-box), office, hotel and mixed-commercial sites available | 5.1 Acres | PUD-X | Sale/ Lease | Paul Summers / 301-908-2331 P.O. Box 365 Davidsonville, MD 21035 |
| Beck Professional Building 23054 Three Notch Road 23064 Three Notch Road | California | Pads sites available for Office, Banks or Restaurants; Build to suit | | RMX | Sale/ Lease | Dean Beck / 301-475-6752 Beck Professional dean@homebuildersmd.com |
| Commercial Property 22806 Gunston Drive Corner of Gunston Drive and Three Notch Road (old 7-Eleven site) | California | Store front retail space. 2,825 SF with the ability to expand additional 1,371 SF | See also Description 2,825 SF .51 Acres | CMX | Sale | Tom Harmon / 301-863-2991 O'Brien Realty commercial@obrienrealty.com |
| Office Station Group 22685 Three Notch Road | California | Can be subdivided or leased whole | 2,000 – 6,500 SF | | Sale/ Lease | Jennifer Hubley / 301 866-5777 Office Station |



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| Park Place Corner of Three Notch Road & Shady Mile Drive | California | 1,600 feet of frontage on Three Notch Road with the Highest Daily Traffic Counts in St. Mary's County Pads available for Sit-Down Restaurants, Bank with Drive Thru and Personal or Business Service Use. Premiere Hotel Site available (89 suites up to 105+ standard rooms). 150,000 SF Office Space available (for lease or condos for sale) | See also Description 24 Acres | RMX | Sale/ Lease | John Parlett / 301-884-4133 Park Place California, LLC johnp@cmigc.com |
| The Keystone Building 22888 Three Notch Road Unit 301 | California | Office Suite | 1,674 SF | RMX | Lease | Tom Harmon / 301-863-2991 O'Brien Realty commercial@obrienrealty.com |
| Lexington Exchange Three Notch Road across from Wildewood | California | A new and exciting location for your business. Seeking government contractors, office and industrial users that want a better location for their business and to be part of an upscale business park. New professional business park being developed by St Johns Properties. Office, retail and flex space. Build to suit or purchase or lease pads sites. | 139 Acres to be subdivided from 1 Acre or more | PUD allows mixed commercial and industrial uses | Sale/ Lease | Harry Shasho / 301-632-6320 Shasho Consulting P.A Commercial Real Estate www.shasho.com |
| California Professional Center 45370 Alton Lane | California | Fully Improved Suites Long / Short Term Leasing Available Suite 301 Suite 302 | 625 SF 500 SF | | Lease | Gordon Stellway, CCIM 240-298-1674 O'Brien Commercial gstellway@yahoo.com |
| Commercial Property Three Notch Road | Charlotte Hall | Build to Suit | 68 Acres | OBP | Sale/ Lease | John Parlett / 301-884-4133 Charlotte Hall Commerce Center, LLC johnp@cmigc.com |
| Commercial Property Three Notch Road | Charlotte Hall | Shopping Center Under Construction | 1,750- 19,475 SF 9.6 Acres | TMX | Lease | John Parlett / 301-884-4133 Charlotte Hall Square, LLC johnp@cmigc.com |



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| Commercial Property 29255 Three Notch Road | Charlotte Hall | Good View Chinese fully equipped restaurant building, 3 bedroom house on .84 acres. Road frontage on Three Notch Road & New Market Village just south of Route 6. On & Off Liquor License. Terrific location and visibility. | 3,106 SF .84 Acres | TMX | Sale | Bob Johnston & Sandy Fehl 301-934-1117 Baldus Real Estate, ateam@radix.net |
| 30155 Three Notch Road | Charlotte Hall | High visibility location on Route 5. Excess land available for additional development | 11,000 SF 2.65 Acres | | Sale | Joe Higdon / 301-645-3300 Matthews-Higdon-Shorter, LLC |
| 30065 Business Center Drive | Charlotte Hall | Office Space | 2,560 SF | | Lease | Ron Wells / 301-645-3300 Matthews-Higdon-Shorter, LLC |
| 30049 Business Center Drive | Charlotte Hall | Multipurpose use site. Great church site. | 2,332 SF | | Lease | Ron Wells / 301-645-3300 Matthews-Higdon-Shorter, LLC |
| 30265 Charlotte Hall Road | Charlotte Hall | Two commercial units and two apartments fully leased. | 2 Acres | Commercial | Sale | Art Carson 301-737-5151 NM Commercial Real Estate Services carson@mris.com |
| Commercial Property Great Mills Road (Route 246) | Great Mills | With frontage on Great Mills Road. Three Existing buildings that are all leased out. | 1.2 Acres | RMX | Sale | Ron Leonard / 301-862-2300 Leonard Realty leonard@leonardrealty.com |
| 20256 Point Lookout Road | Great Mills | Office building with Apartments (new construction) | Total : 10,000 SF Office: 5,000 SF Apt: 5,000 SF 1.62 Acres | CMX | Sale | Tom Harmon / 301-863-2991 O'Brien Realty, commercial@obrienrealty.com |
| Patuxent River Office Park Great Mills Road | Great Mills | Various Office Suites + Warehouse | 1,870 – 14,887 SF | DMX | Lease | Tom Harmon / 301-863-2991 O'Brien Realty, commercial@obrienrealty.com |
| The Dorsey Professional Park 23620 Three Notch Road 23680 Three Notch Road Route 235 North of Outback | Hollywood | 2 Two-Story brick buildings of 8,000 SF each w/ elevators. Space from 1,000 to 16,000 SF. Incrementally. Warm Vanilla shell. | 1,000- 16,000 SF | | Sale/ Lease | Gordon Stellway, CCIM 240-298-1674 O'Brien Commercial gstellway@yahoo.com |



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| St. Mary's Business Center 44178 Airport View Drive 44180 Airport View Drive | Hollywood | 2 Existing Buildings | 1,750- 20,000 SF Total 40,000 SF | Industrial | Lease | SMC Group, LLC 301-475-2755 Wayne M. Davis, Inc. General Contractor wdavis@wmdavis.com |
| 25188 Three Notch Road | Hollywood | Restaurant (Property Only) | 2,130 SF .54 Acres | RCL | Sale/ Lease | Tom Harmon / 301-863-2991 O'Brien Realty, commercial@obrienrealty.com |
| Route 5 and Radio Station Way at Guy Center | Leonardtown | Office space or warehouse. Will build to suit. Brick exterior; small business community | 1,500 SF or 3,000 SF | Commercial | Lease | Joy Bowes / 301-672-4573 Corporate Companion 1, LLC CC1rentals@verizon.net |
| Commercial Property 22530 Washington Street | Leonardtown | Luxury Office Suites with Waterview | 250-1,000 SF | Commercial General | Lease | RAR Associates 301-855-6600 |
| 22525 Washington Street | Leonardtown | Retail or Office Space | 1,800 SF | Commercial | Lease | RAR Associates 301-855-6600 |
| Davis Professional Park Hollywood Road | Leonardtown | Build to suit | 10,000 SF 4 Acres | TMX | Lease | W.M. Davis Development, Inc. Wayne M. Davis General Contractor 301-475-2755 wdavis@wmdavis.com |
| McIntosh Run Commercial Center 25815 Point Lookout Road | Leonardtown | Rt. 5 -Commercial Retail Center Bank-2,700 SF Restaurant-3,000 SF Retail-30,015 SF Office-11,000 SF Hotel-44,400 SF | See Description | | Sale/ Lease | W.M. Davis Development, Inc. Wayne M. Davis General Contractor 301-475-2755 wdavis@wmdavis.com |
| Sterling Office Building 22655 Washington Street | Leonardtown | 1 1/2 Story Cape Cod-Style office building, adjacent to Courthouse, off street parking. | 2,240 SF | C G | Lease | William Durkin / 301-737-1133 Durkin's Realty bill@durkinsrealty.com |
| 26220 Point Lookout Road | Leonardtown | Retail/ Office Building (New Construction) | 1,875- 6093 SF | | Lease | Tom Harmon / 301-863-2991 O'Brien Realty, commercial@obrienrealty.com |
| 22100 Point Lookout Road | Leonardtown | Office/Warehouse | Office: 2,000 SF Whse: 6,200 SF | | Lease | Tom Harmon / 301-863-2991 O'Brien Realty, commercial@obrienrealty.com |
| Commercial Property 22715 Washington Street (Entrance & parking in back of the building) | Leonardtown | Office Suites 1st Floor 2nd Floor | 3,000 SF 500-3,500 SF | Commercial | Lease | Walter Blair / 301-475-9331 |



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| William Dunbar Boyd Building 41680 Miss Bessie Drive #203 | Leonardtown | Located next to St. Mary's Hospital. 2 nd floor suite has elevator. 4 exam rooms, sinks, cherry cabinetry, Pergo floors. Versatile lab/kitchen area. Approx. 500 SF of storage in secured basement area. Outstanding rental for medical or other business. | 1,000 SF | C O | Lease | William Durkin / 301-737-1133 Durkin's Realty bill@durkinsrealty.com |
| William Dunbar Boyd Building 41680 Miss Bessie Drive | Leonardtown | Business/Medical office space Unit 101 - 2,250 SF Unit 103 - 2,275 SF Unit 201 - 2,250 SF Unit 202 - 4,000 SF Unit 303 - 1,300 SF | 1,300- 6,250 SF | Commercial | Sale/ Lease | Adam Morgan / 301-884-4438 Main Street Properties adam@agmmanagement.net |
| 41566 Medley's Neck Road | Leonardtown | Convenience store, bar, food service. | 1 Acre | Commercial | Sale | Art Carson / 301-737-5151 NM Commercial Real Estate Services carson@mris.com |
| Guy Commercial Center 26725 Radio Station Way | Leonardtown | 60,000 square feet Office, Retail, Warehouse Sprinklered/ Loading docks available Bldg. 3 - 12,000 SF Bldg. 5 - 9,000 SF Bldg. 6 - 2,500 SF | 1,500- 45,000 SF | RCL | Sale/ Lease | Randy Guy / 301-475-8588 |
| 21899 Budds Creek Road | Leonardtown | Office / Retail unit with storage and warehouse space | 850 SF | RCL | Lease | Ron Guy / 301-475-8270 MANRON, LLC |
| Breton Professional Building 25450 Point Lookout Road | Leonardtown | Suite 1 | 1,950 SF | Retail/ Office | Lease | W.M. Davis Development, Inc. Wayne M. Davis General Contractor 301-475-2755 wddavis@wmdavis.com |
| 22795 Washington Street | Leonardtown | Excellent free standing building for office, medical use. Two stories with off street parking. | 2,500 SF | Commercial | Lease | Art Carson / 301-737-5151 NM Commercial Real Estate Services carson@mris.com |
| 22100 Point Lookout Road | Leonardtown | Excellent combination office and warehouse / machine shop. | 4 Acres 13,000 SF building | RCL | Sale/ Lease | Art Carson / 301-737-5151 NM Commercial Real Estate Services carson@mris.com |



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| Breton Marketplace 25470 Point Lookout Road | Leonardtown | Business/Retail Center Unit A - Business Retail 4,185 SF Unit B - Business Retail 4,000 SF Unit C - Business Retail- 4,332 SF Unit D - Business Retail – 3,656 SF Additional Space – 870 SF Unit E - Business Retail -5,772 SF Unit F - Sidetrack Hobbies- 13,050 SF Unit G - Business Retail – 1,300 SF Unit H - Business Retail – 3,792 SF | See Description | | Lease | W.M. Davis Development, Inc. Wayne M. Davis General Contractor 301-475-2755 wdavis@wmdavis.com |
| | | Breton Business Condos - Building 2 Unit BC201-1,938 SF Unit BC202-1,999 SF Unit BC203-1,938 SF | | | Sale/ Lease | |
| | | Building 3 Unit BC301-1,943 SF Unit BC302-1,334 SF Unit BC303-1,943 SF | | | Sale/ Lease | |
| Exploration Office Park 22335 Exploration Drive Suites 1030 & 1035 | Lexington Park | | 2,600 SF & 6,300 SF | CMX | Sale/ Lease | Jim Alvey / 443-624-1565 The McNelis Group jandmalvey@comcast.net |
| Commercial Property 21692 Great Mills Road | Lexington Park | Existing Office | 6,000+ SF | DMX | Lease | Walter Blair / 301-475-9331 |
| Expedition Park Expedition Drive | Lexington Park | Expedition VII (Free Standing/ 4 Level); To be built Occupancy available 2 nd quarter of 2011 | 3,500- 60,000 SF | CMX | Lease | Michael Wettengel 301-863-6655 Wildewood Builders, Inc. mwettengel@wildewoodgroup.com |
| Pine Hill Technology Park 48015 Pine Hill Road | Lexington Park | Various Offices Suites | | Industrial | Lease | Barbara Svenson 301-502-7876 O'Brien Realty commercial@obrienrealty.com |
| Shady Court Office Building Located on Shady Court and Buck Hewitt Road | Lexington Park | 2-story, 6,000 SF Build to suit | | CMX | Sale/ Lease | W.M. Davis Development, Inc. Wayne M. Davis General Contractor 301-475-2755 wdavis@wmdavis.com |
| Commercial Property 21411 Great Mills Road | Lexington Park | Clarke Subdivision (Office/Business) Build to suit | 3.61 Acres | DMX | Sale | William Durkin / 301-737-1133 Durkin's Realty bill@durkinsrealty.com |



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| 22652 & 22674 Three Notch Road (Formerly The Enterprise Newspaper Building) | Lexington Park | Office Building/Retail Space | 10,250 SF .874 Acres | CMX | Sale | Alan Hewitt / 301-863-2991 O'Brien Realty alanhewitt@mris.com |
| 47332 Eagan McAllister Lane, Building 1 | Lexington Park | 2-Story Office Building Located across from Patuxent River Naval Air Station. Approx. 50 offices, conference rooms, kitchen storage and reception area plus many more amenities | First floor 11,172 +/- SF w/ 1,975 +/- SF common area. Second floor 10,902 +/- SF w/1,521 +/- SF common area | | Sale/ Lease | Shasho.com Edward Middleton 240-925-0440 Edward.middleton1@verizon.net or Mary Shasho / 301-643-6216 mishasho@aol.com |
| 47332 Eagan McAllister Lane, Building 2 | Lexington Park | 2-Story Office Building Located across from Patuxent River Naval Air Station. Conference Room, storage and reception areas, Loading dock with double doors plus many more amenities | First floor 3,060 +/- SF w/ 714 +/- SF common area. Second floor 2,578 +/- SF w/166 +/- SF common area | | Sale/ Lease | Shasho.com Edward Middleton 240-925-0440 Edward.middleton1@verizon.net or Mary Shasho / 301-643-6216 mishasho@aol.com |
| 21027 Great Mills Road (Known as Titan Building) | Lexington Park | Office building + Warehouse Office: 4,270 SF & Whse: 8,208 SF | Total : 12,478 SF | CMX | Lease | Tom Harmon / 301-863-2991 O'Brien Realty commercial@obrienrealty.com |
| 46118 Thompson Court | Lexington Park | 1,467 SF Building 1 Acre Land | | CMX | Sale | William Durkin / 301-737-1133 Durkin's Realty bill@durkinsrealty.com |
| Commercial Property Bradley Blvd. off Willows Road | Lexington Park | Build to suit | 78 Acres | OBP | Sale/ Lease | John Parlett / 301-884-4133 Pembroke, LLC johnp@cmigc.com |
| Commercial Property Parcel 120 Hermanville Road | Lexington Park | Day Care, Self storage, Business Park, Industrial Public Water & Sewer with county approval | 29 Acres | OBP | Sale | Eddie Padgett 301-520-4024 Cell 301-862-2169 Office Century21 New Millennium eddie.padgett@c21nm.com |



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| Site | Town/City | Description | Acreage/ Sq Footage | Zoning | Sale/ Lease | Contact |
|---|----------------|--|---|------------|----------------|---|
| Commercial Property 21800-15B Shangri La Drive | Lexington Park | Very large office located in Millison Plaza's lower level. Many individual offices, reception area, conference room, etc. | 2,256 SF | DMX | Lease | Rachelle Millison or Christine Brooks 301-863-7088 Millison Management rachelle.millison@verizon.net c.brooks35@verizon.net |
| Commercial Property 21800-15D Shangri La Drive | Lexington Park | Large open area, great for cubicles, and 2 individual offices, located in Millison Plaza's lower level. | 1,062 SF | DMX | Lease | Rachelle Millison or Christine Brooks 301-863-7088 Millison Management rachelle.millison@verizon.net c.brooks35@verizon.net |
| Commercial Property 21800-15E Shangri La Drive | Lexington Park | Two small individual offices located in Millison Plaza's lower level | 400 SF | DMX | Lease | Rachelle Millison or Christine Brooks 301-863-7088 Millison Management rachelle.millison@verizon.net c.brooks35@verizon.net |
| 46915 South Shangri-La Drive | Lexington Park | Each level of the building has separate exterior-only access. The building could be leased half or all. The property is physically located just outside Gate 2, and is clearable by the Defense Security Service for any DoD contractor that would require a facility security clearance. Facility includes lab space which could be cleared for classified and ample parking. | 2 story building 3,500 SF each floor Total: 7,000 SF | Commercial | Lease | Doug Pickeral / 301-862-9629 |
| Meinhardt Stevens, L.L.C. 47380 Copeland Lane | Lexington Park | Build to suit | 39.5 Acres | OBP | Sale | Cynthia Brown / 301-372-2943 or 877-492-8419, Brandywine Company Properties |
| St. Mary's Square Shopping Center Unit #31 21578 Great Mills Road (Formerly Team Hyundai Building) | Lexington Park | Existing building and lot with parking (31 spaces). Two large walk-ins (refrigerator and freezer). | 3,304 SF | | Lease | Tom Harmon / 301-863-2991 O'Brien Realty commercial@obrienrealty.com |
| Commercial Property 46940 S Shangri La Drive | Lexington Park | Office | 2,000 - 6,000 SF+ | DMX | Lease | Robin Finnacom 240-725-5786 Community Development Corporation, Inc. |



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| Site | Town/City | Description | Acreage/ Sq Footage | Zoning | Sale/ Lease | Contact |
|---|----------------|--|----------------------------|------------|----------------|--|
| Glazed Pine Live-Work-Play Office Business Park | Lexington Park | Mixed Use Office Business Park with a Residential Component. Build to Suit or Pad sites available. Will entertain all offers. 1.7 Acres CMX/APZ-2 55.9 Acres RL – 23 singles, 69 duets, 93 towns and 48 condos 107.56 Acres OBP/APZ-2, flex warehouse, class A office space 44.84 Acres OBP-class A office space | 210 Acres mixed use RL/OBP | OBP CMX | Sale/ Lease | Guy Curley 301-862-5246 ext 29 g_curley@libertyhomebuilder.com glazedpineliveworkplay.com |
| Commercial Property 21800-15F Shangri La Drive | Lexington Park | Four individual offices located in Millison Plaza's lower level. | 700 SF | DMX | Lease | Rachelle Millison or Christine Brooks 301-863-7088 Millison Management rachelle.millison@verizon.net c.brooks35@verizon.net |
| Commercial Property 21800-15G Shangri La Drive | Lexington Park | Very large open room, located in Millison Plaza's lower level. | 1,504 SF | DMX | Lease | Rachelle Millison or Christine Brooks 301-863-7088 Millison Management rachelle.millison@verizon.net c.brooks35@verizon.net |
| Commercial Property 21770-B FDR Blvd | Lexington Park | Large office with many individual offices, conference room, receptionist, kitchen and much more. | 5,437 SF | CMX | Lease | Rachelle Millison or Christine Brooks 301-863-7088 Millison Management rachelle.millison@verizon.net c.brooks35@verizon.net |
| Commercial Property 21789 N. Coral Drive, Suite 2A | Lexington Park | Office has 4 individual offices, conference room w/small kitchenette | 1,080 SF | CMX | Lease | Rachelle Millison or Christine Brooks 301-863-7088 Millison Management rachelle.millison@verizon.net c.brooks35@verizon.net |
| Retail Property 21800 N Shangri-La Drive Unit 8 | Lexington Park | Interior retail space, large open area with a lower level area for storage. | 2,340 SF | CMX | Lease | Rachelle Millison or Christine Brooks 301-863-7088 Millison Management rachelle.millison@verizon.net c.brooks35@verizon.net |



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| Site | Town/City | Description | Acreage/ Sq Footage | Zoning | Sale/ Lease | Contact |
|---|----------------|--|---------------------------|--------|----------------|---|
| Retail Property 21800 N Shangri-La Drive Unit 12 | Lexington Park | Interior retail space, large open area separated by a stockroom wall. | 1,100 SF | CMX | Lease | Rachelle Millison or Christine Brooks 301-863-7088 Millison Management rachelle.millison@verizon.net c.brooks35@verizon.net |
| Retail Property 21800 N Shangri-La Drive Unit 13/14 | Lexington Park | Interior retail space, two large open areas with wall separating sides. | 2,100 SF | CMX | Lease | Rachelle Millison or Christine Brooks 301-863-7088 Millison Management rachelle.millison@verizon.net c.brooks35@verizon.net |
| Lexington Park Corporate Center 46621 Corporate Drive | Lexington Park | Class A Office Space. Many individual offices, large conference room. | 10,500 SF | CMX | Lease | Rachelle Millison or Christine Brooks 301-863-7088 Millison Management rachelle.millison@verizon.net c.brooks35@verizon.net |
| 28967 Three Notch Road | Mechanicsville | 240' of road frontage. Three separate units. Commercial (separate concrete block building on property.) Residential Efficiency unit & 1bedroom unit upstairs. | 1.18 Acres | TMX | Sale | Bob Johnston & Sandy Fehl 301-934-1117 Baldus Real Estate, ateam@radix.net |
| Old Village Town Center 28103 & 28105 Three Notch Road | Mechanicsville | Two 1 story buildings with Rt. 5 frontage 28103 900 - 1,000 SF 28105 1,500 -1,800 SF | 900-1800 SF | CMX | Lease | Adam Morgan / 301-884-4438 Main Street Properties adam@agmmanagement.net |
| 38582 Brett Way | Mechanicsville | Very nice rooms. Large showroom with large windows on two sides. Additional four conference rooms. Large kitchen and 2 large bathrooms. Ideal space for an architect, law or medical office, supply company, church, bank, gym and more. Visible from Rt. 5 and Three Notch Road. Commercial space in a very busy location. | 3,239 SF | TMX | Lease | Raleigh Milton / 301-645-1999 Baldus Real Estate, Inc. |
| 16591 Three Notch Road | Ridge | Convenience Store and eight apartments fully leased. | 1 Acre | RCL | Sale | Art Carson / 301-737-5151 NM Commercial Real Estate Services carson@mris.com |



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INDUSTRIAL/WAREHOUSE AVAILABLE

| Site | Town/City | Description | Acreage/ Sq Footage | Zoning | Sale/ Lease | Contact |
|--|----------------|--|--|------------|----------------|---|
| SMC Group, LLC- Lots 1 & 2 St. Mary's Airport Industrial Center 23691 Prop Place 23696 Prop Place | California | Lots 1 & 2 (6 buildings) Bldg A - 4,800 SF Bldg B -12,000 SF Bldg C - 10,500 SF Bldg D -3,925 SF Bldg E - 5,000 SF Bldg F -10,500 SF | 6 Acres | Industrial | Sale/ Lease | SMC Group, LLC 301-475-2755 Wayne M. Davis, Inc. General Contractor wdavis@wmdavis.com |
| Commercial Property 44150 Airport View Drive | Hollywood | 1 Building- Site also approved for 2 additional buildings | 6,000 SF 2.77 Acres | Industrial | Lease | W.M. Davis Development, Inc. Wayne M. Davis General Contractor 301-475-2755 wdavis@wmdavis.com |
| St. Mary's Business Industrial Center Bldg A-43935 Commerce Ave. Bldg B-43925 Commerce Ave. Bldg C-43915 Commerce Ave. Bldg D-43920 Commerce Ave. | Hollywood | 4 Buildings – Available Units Bldg A -Unit 5 – 1,250 SF Bldg B -Unit 2 – 1,200 SF | 1,000- 12,000 SF Total 40,000 SF | Industrial | Lease | W.M. Davis Development, Inc. Wayne M. Davis General Contractor 301-475-2755 wdavis@wmdavis.com |
| St. Mary's Industrial Park 44195 Airport View Drive | Hollywood | Shop/office area is 90x100 with 2 heat pumps, 3 phase electric, propane heat, 6 bays, 5 lifts, city water and sewer. 15 lined parking spaces with 65 available. | Building: 10,200 SF Lot: 1.75 Acres | Industrial | Sale | Bob Johnston & Sandy Fehl 301-934-1117 Baldus Real Estate, ateam@radix.net |
| Industrial Property Three Notch Road | Lexington Park | Industrial zoned land directly across for NAS Pax River. Located between gates 2 & 3. One of a kind property and location. | 50 Acres | Industrial | Sale | Lewie Aldridge III 301-863-HOME Welcome Home Real Estate Brokers, LLC la@863home.com |
| Great Mills Center 20050 B Point Lookout Road | Lexington Park | Warehouse space | 10,000 SF | CMX | Lease | Rachelle Millison or Christine Brooks 301-863-7088 Millison Management rachelle.millison@verizon.net c.brooks35@verizon.net |



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| Site | Town/City | Description | Acreage/ Sq Footage | Zoning | Sale/ Lease | Contact |
|--|----------------|---|---------------------------|------------|----------------|--|
| Fowler Industrial Park Route 235, north bound | Mechanicsville | Office & Warehouse Space | | | | |
| | | Bldg 1- Unit 2 -1,500 SF | | | | |
| | | Bldg 2 - Unit 8 & 9 @ 3,000 SF each | | Industrial | Lease | Tom Fowler / 301-884-4660 East Coast Construction |
| | | Bldg 8 - Unit 13 - 1,668 SF, Unit 14 - 1,700 SF | | | | |
| | | Bldg 9 - Unit 20 & 21 - @ 2,400 SF each | | | | |

EXECUTIVE SUITES AVAILABLE

| Site | Town/City | Description | Acreage/ Sq Footage | Zoning | Sale/ Lease | Contact |
|---|----------------|--|---------------------------|--------|----------------|--|
| Home Towne Center 22196 Three Notch Road High visibility - 2nd building north of Navy Museum | Lexington Park | Discounts for multiple office lease. Turn key offices available with high speed internet, copying, faxing, & mailing. Access to conference rooms & 24/7 access to the building & all amenities. Full service receptionist 5 days a week & virtual office capabilities. | 120 SF up to 4,000 SF | CMX | Lease | Karen Towne karen@karentowne.com 410-610-8918 Home Towne Team |



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ZONING DISTRICTS SUMMARY, ST. MARY'S COUNTY ZONING ORDINANCE

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| <p>(CC) – Community Commercial District This zone provides large-scale and clustered commercial and retail businesses primarily intended to serve the needs of the county residents, workers and visitors on lots where both public water and sewer services are provided.</p> |
| <p>(CMX) – Corridor Mixed Use District This zone provides sites for a broad range of uses within transportation corridors in growth areas, consistent with the Comprehensive Plan. Standards are intended to accommodate auto-oriented uses but also create a viable, visually attractive environment.</p> |
| <p>(CM) – Commercial Marine District This zone provides and protects shoreline sites for a full range of marine sales and services, including marinas, dry boat storage, boat-yards, boat and equipment sales and rentals, marine related retail sales, yacht clubs, visitor accommodations, food and beverage sales and eating and drinking establishments.</p> |
| <p>(DMX) – Downtown Core Mixed Use District The regulations for the Downtown Core Mixed Use District provide sites for a broad range of uses within the core of Lexington Park, consistent with the Comprehensive Plan and the Lexington Park Plan. Standards are intended to create an urban character, make the core area safe, pedestrian friendly and visually attractive.</p> |
| <p>(I) – Industrial District This zone provides and protects sites for industrial use and office uses.</p> |
| <p>(OBP) – Office and Business Park District This zone provides sites for offices, research and development facilities, limited industrial facilities, and supporting commercial uses in a campus setting.</p> |
| <p>(RCL) – Rural Limited Commercial District This zone accommodates existing, small scale commercial uses serving localized markets in the County that are scattered along the highways, and, in some cases, clustered at intersections.</p> |
| <p>(RH) – Rural, High-Density District This zone provides opportunities for high-density residential development, accessory uses and higher intensity residential services such as day care. Standards promote clustered development while providing additional open space areas for common use by local residents and the adjacent community.</p> |
| <p>(RL) – Rural, Low-Density District This zone provides for low to medium density residential development in areas designated in the Comprehensive Plan. Compatible institutional uses are allowed, subject to appropriate standards.</p> |
| <p>(RMX) – Residential Mixed Use District This zone preserves opportunities for residential, office, personal, and business development and services subject to standards that will ensure land use compatibility with adjacent residential areas.</p> |
| <p>(RPD) – Rural Preservation District This zone fosters agricultural, forestry, mineral resource extraction, and aquacultural uses and protects the land base necessary to support these activities. Low density residential development in this type of district is permitted subject to performance standards that maintain the rural character of the district in recognition of the fact that a full range of public facilities is not provided or planned.</p> |
| <p>(RSC) - Rural Service Center District This zone regulates retail land uses at certain crossroads that have traditionally provided very localized services to support agricultural activity and rural residents, and it allows infill development at these nodes consistent with the Comprehensive Plan.</p> |
| <p>(TMX) – Town Center Mixed Use District This zone provides opportunities for residential and commercial development within town centers, consistent with the Comprehensive Plan. Standards are intended to create an urban character and make the core area safe, pedestrian friendly, and visually attractive.</p> |
| <p>(VMX) – Village Center Mixed Use District This zone provides opportunities for residential development and compatible commercial development at locations and at a scale designated by the Comprehensive Plan as village centers. This type of district is not intended to create an urban character.</p> |