



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 ▪ ded@stmarysmd.com ▪ www.stmarysmd.com/decdd

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 ded@stmarysmd.com.

BUSINESS OPPORTUNITIES

Site	Town/City	Description	Acreage/ Square Footage +/-	Sale/ Lease	Contact
23415 Three Notch Road	California	Restaurant for sale - Ready to operate restaurant and bar. 204 seats	6,500 SF	Purchase building. Land is ground lease.	Edward Middleton 240-925-0440 Shasho.com Edward.middleton1@verizon.net
Brambly Inn 23153 Pleasant Lane	Chaptico	Bed & Breakfast	Land: 2.45 Acres	Sale	Gordon Stellway, CCIM 240-298-1674 O'Brien Commercial gststellway@yahoo.com
Self Storage 23850 Hollywood Road	Hollywood	Newly renovated with indoor storage units. MD Route 245 frontage. Upper level apartment. Great passive investment.	Approx. 5,000 SF	Sale	Edward Middleton 240-925-0440 Shasho.com Edward.middleton1@verizon.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 gststellway@yahoo.com
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/ Lease	Gordon Stellway, CCIM/ 240-298-1674 O'Brien Commercial gststellway@yahoo.com



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LAND AVAILABLE

Site	Town/City	Description	Acreage/ Square Footage +/-	Zoning	Sale/ Lease	Contact
Airport View Road - Lot 1	California	Land available in St. Mary's Business & Industrial Park. Vacant lot adjacent to right of Northrop Grumman when looking from Airport View Drive.	4.33 Acres	Industrial	Sale	Mark Posey 301-870-5841 Office 240-682-5462 Cell Hooper and Associates MarkLPosey@gmail.com
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
22755 Maple Road (Part of Maple Park plans approved for whs/ofc)	California	Lot/Land	11,400 SF Warehouse/ Office Plans Approved	CMX	Sale	Tom Harmon / 301-863-2991 O'Brien Realty commercial@obrienrealty.com
23270 Three Notch Road	California	Land - Owner has preliminary approvals for an 88 room hotel.	5.34 Acres	RMX	Sale	Mark Lerner / 301-632-6320 Shasho Consulting P.A Commercial Real Estate www.shasho.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 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@mris.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@mris.com
21411 & 21437 Great Mills Road	Lexington Park	Reconfiguration and partial sale negotiable. Seller participation for joint venture negotiable. Frontage could be commercial pad sites.	4.61 +/- Acres	DMX	Sale	Edward Middleton 240-925-0440 Shasho.com Edward.middleton1@verizon.net



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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
Lexington Village Three Notch Road and Buck Hewitt Road	Lexington Park	Kohl's and Dicks sporting goods anchored center. Close proximity to Naval Air Station Patuxent River. Centrally located near major developments. Largest employment base within So. MD.	7 Acres		Sale	David Deva / 540-455-7012 Sudha Investments, Inc. ddeva@sudhainvestments.com
20600 Hermanville Road (Parcel 361)	Lexington Park	Land	14 Acres	RL	Sale	Tom Harmon / 301-863-2991 O'Brien Realty commercial@obrienrealty.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 301-863-7700 Community Development Corporation
Three Notch Road & Hermanville Road	Lexington Park	Included with property all survey and design work to date.	Approx. 208 Acres	RL & OBP	Sale	Edward Middleton 240-925-0440 Shasho.com Edward.middleton1@verizon.net
29764 Three Notch Road	Mechanicsville	Access off Rt. 5 and 2 proposed accesses off new road just pass Cord's Cabinetry. Well & septic. Potential for public water & subdivision into 3 lots. 2 additional percs. Number of allowable commercial uses.	3.05 Acres	TMX	Sale	Anne Hooper 301-870-5841 Office 443-977-9613 Cell Hooper and Associates Anne.hooper@gmail.com
29108 Three Notch Road	Mechanicsville	Excellent development opportunity. Zoned TMX with recorded perc and public water. Great location with road frontage for your business or office. Plat available upon request.	.69 Acres	TMX	Sale	Mark Posey 301-870-5841 Office 240-682-5462 Cell Hooper and Associates MarkLPosey@gmail.com



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BUILDING/OFFICE SPACE AVAILABLE

Site	Town/City	Description	Acreage/ Square 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
21499 Colton Point Road	Bushwood	7 offices, 3 restrooms, 8 x 8 compressor room. Epoxy floor in shop and large bay doors. Separate house/store front/storage building. Many upgrades.	Shop w/office - 5,750 SF Storefront/ house – 3,500 SF 1 Acre	RLC	Sale	Edward Middleton 240-925-0440 Shasho.com Edward.middleton1@verizon.net
Miramar Way	California	Pad Site Available. Pad with proposed 3,241 square foot Restaurant. Great opportunity in front of existing Walmart Center. Other possibilities for use. Call for details.	3,241 SF Restaurant	CMX	Lease	Edward Middleton 240-925-0440 Shasho.com Edward.middleton1@verizon.net
22560 Epic Drive	California	Prime commercial office space conveniently located in the EPIC Complex within 1 mile of NAS Pax River. Several suite options available. Features include modern offices; multiple spacious conference rooms; dedicated shipping/receiving area; centralized receptionist to direct visitors; detached smoking shelters; and large parking area.	3,000-8,000 SF	Commercial	Lease	Lynda Johnson ljohnson@eaglesystemsinc.net
23540 Cottonwood Parkway	California	Two loading docks. Fully air conditioned and heated. Public utilities. 60 surface parking spaces. Located 8 miles from Pax. River Naval Air Station. Close to St. Mary's County Regional Airport.	25,000 SF Flex Building		Sale/ Lease	Harry Shasho or Chris Shasho 301-632-6320 Shasho Consulting P.A Commercial Real Estate www.shasho.com



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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.	12'X12'	OBP	Lease Individual 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
23680 Three Notch Road	California	Two office buildings. Currently 80% leased. Located on Rt. 235.	Total: 16,000 SF Each Building: 8,000 SF		Sale/ Lease	Edward Middleton 240-925-0440 Shasho.com Edward.middleton1@verizon.net
Office Station Group 22685 Three Notch Road	California	2 units -Retail/Office Suites. Suite C Ground Floor. Front Lobby. Open Floor Plan. Large Entry Door for Deliveries. Large Windows. Utilities Included. Small Kitchen. Designated Customer Parking. Suite G 10 Offices + Lobby. Move In Ready. Ground Floor. Furniture available. Utilities Included. Full Kitchen in Building. Wired for Internet & Phones. Lab Space. Side Entrance with Separate Parking.	1,970 SF 2,200 SF		Lease	Jennifer Hubley/ 301 866-5777 Office Station



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First Colony Center	California	Pad Site Available Within minutes of Pax Naval Air Station. Located in the First Colony Shopping Center.	Suitable for 8,000 SF of retail with 52 parking spaces.	1.34 Acres		Harry Shasho or Chris Shasho 301-632-6320 Shasho Consulting P.A Commercial Real Estate www.shasho.com
23148 Three Notch Road (Corner of Rt 235 & 4)	California	Land w/ Building.	1.47Acres	RMX	Sale	Tom Harmon / 301-863-2991 O'Brien Realty commercial@obrienrealty.com
Park Place Corner of Three Notch Road & Shady Mile Drive	California	Frontage on Three Notch Road with the highest daily traffic counts in St. Mary's County. Pad available for one more Sit-Down Restaurant, Bank with Drive Thru and Personal or Business Service Use. Premiere Hotel Site available to 105+ rooms. 85,000 SF Office Space available. (for lease or condos for sale)	See also Description 12.81 Acres Remaining	RMX	Sale/ Lease	John Parlett / 301-884-4133 Park Place California, LLC johnp@cmigc.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



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California Professional Center 23076 Three Notch Road	California	Location on Rte. 235, just south of intersection with Rt. 4 <ul style="list-style-type: none"> • Visible & Accessible • Professional Tenants • Elevators • Ample parking • Excellent sign location on Rt. 235 • Convenient to shopping; lots of choices for lunch! • Tenant Improvement Allowance of \$30./sq. ft. 	First Floor: 1,770 +/- sq. ft. Ready for occupancy \$2,922./mo. Second Floor: 1,682 to 5,238 +/- sq.ft. (warm lit shell) \$14.50 sq.ft. + CAM Third Floor: 1,714 to 3,516 +/- sq.ft. (warm lit shell) \$14.50 sq.ft. + CAM	RMX	Lease	Calvert Commercial Real Estate 26. S. Solomons Island Road P.O. Box 2603 Prince Frederick, MD 20678 Telephone: 410-535-0022 Fax: 410-535-0010 Website: www.CalvertCommercial.com Broker: Lillian A. Mattingly Listing Agent: Ron Wells
23680 Three Notch Road	California	Office Space Available Located off of busy Three Notch Road.	Basement A-1,000 SF Basement B-1,000 SF 2nd Floor Ste 202B-425 SF 3rd Floor Ste 301-750 SF 3rd Floor Ste 302-759 SF	CMX	Lease	Edward Middleton 240-925-0440 Shasho.com Edward.middleton1@verizon.net
Charlotte Hall Station 29985 Three Notch Road	Charlotte Hall	New shopping center under construction. Pad sites and inline space available.	100,000 SF Retail Space 12.2 acres		Lease	Edward Middleton 240-925-0440 Shasho.com Edward.middleton1@verizon.net
Commercial Property Three Notch Road	Charlotte Hall	Build to Suit.	68 Acres	TMX	Sale/ Lease	John Parlett / 301-884-4133 Charlotte Hall Commerce Center, LLC johnp@cmigc.com
Charlotte Hall Square Retail Center Three Notch Road	Charlotte Hall	Shopping Center and Pad Sites. 3 Pad Sites Available.	3.4 acres remaining	TMX	Lease	John Parlett / 301-884-4133 Charlotte Hall Square, LLC johnp@cmigc.com



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30330 Three Notch Road	Charlotte Hall	Excellent for many uses including restaurant, banks & automotive. 35,000+ vehicles per day.	Pads sites 1 & 2 each .90 Acres Pads sites 3 & 4 each 1.50 Acres		Lease	Harry Shasho or Chris Shasho 301-632-6320 Shasho Consulting P.A Commercial Real Estate www.shasho.com
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
37767 Market Drive Unit 100	Charlotte Hall	Office Suite	850 SF		Lease	Tom Harmon / 301-863-2991 O'Brien Realty commercial@obrienrealty.com
Patuxent River Office Park Great Mills Road	Great Mills	Various Office Suites + Warehouse	Various Suites 1,675-17,041 SF	DMX	Lease	Tom Harmon / 301-863-2991 O'Brien Realty commercial@obrienrealty.com
22333 Greenview Parkway	Great Mills	Office Building	1,340-3,920 SF	PUD5	Sale/ Lease	Tom Harmon / 301-863-2991 O'Brien Realty commercial@obrienrealty.com
22337 Greenview Parkway	Great Mills	Office Building	800-1,960 SF	PUD5	Lease	Tom Harmon / 301-863-2991 O'Brien Realty commercial@obrienrealty.com
21628 Great Mills Road	Great Mills	Retail/Office Space Newly renovated storefronts. Full laundry in 2 units. Near Base Gate 2.	Approx. 7,000 +/- SF 500-2,400 SF units available	DMX	Lease	Edward Middleton 240-925-0440 Shasho.com Edward.middleton1@verizon.net
22325 Greenview Parkway	Great Mills	One office suite.	1,100 SF	PUD5	Lease	Gordon Stellway, CCIM 240-298-1674 O'Brien Commercial gstellway@yahoo.com
23920 & 23928 Mervell Dean Road	Hollywood	Numerous use possibilities. Good visibility from Rt. 235 and Mervell Dean Road. Almost an acre providing good parking and work area.	Two bldgs approx. 1,200 SF and 1,100 SF		Sale/ Lease	Edward Middleton 240-925-0440 Shasho.com Edward.middleton1@verizon.net
22530 Washington Street	Leonardtown	Investor Opportunity - Leonardtown Executive Suites. Includes 7 Suites w/ 5 Suites currently leased. Waterview	2,544 SF		Sale	Anne Hooper 301-870-5841 Office 443-977-9613 Cell Hooper and Associates Anne.hooper@gmail.com



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22530A Washington Street	Leonardtown	Medical & Office Building. Waterview	4,315 SF		Sale	Anne Hooper 301-870-5841 Office 443-977-9613 Cell Hooper and Associates Anne.hooper@gmail.com
22530 Washington Street, Suite #1	Leonardtown	Executive Suites	275 SF		Lease	Anne Hooper, 301-870-5845 Office 443-977-9613 Cell Hooper and Associates Anne.hooper@gmail.com
22530 Washington Street, Suite #2	Leonardtown	Executive Suites	220 SF		Lease	Anne Hooper 301-870-5845 Office 443-977-9613 Cell Hooper and Associates Anne.hooper@gmail.com
22530 Washington Street, Suite #5	Leonardtown	Executive Suites	217 SF		Lease	Anne Hooper 301-870-5845 Office 443-977-9613 Cell Hooper and Associates Anne.hooper@gmail.com
22530 Washington Street, Suite #6	Leonardtown	Executive Suites	288 SF		Lease	Anne Hooper 301-870-5845 Office 443-977-9613 Cell Hooper and Associates Anne.hooper@gmail.com
Davis Professional Park Hollywood Road	Leonardtown	Build to suit	10,000 SF 4 Acres	TMX	Lease	W.M. Davis Development Holdings, LLC 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 Holdings, LLC Wayne M. Davis General Contractor 301-475-2755 wdavis@wmdavis.com
23976 Point Lookout Road located across from Leonardtown High School	Leonardtown	Office, Retail, Salon, Other	Building: 3,060 SF .38 Acres	RCL	Sale	Mark Posey 301-870-5841 Office 240-682-5462 Cell Hooper and Associates MarkLPosey@gmail.com
Breton Marketplace 25470 Point Lookout Road	Leonardtown	Breton Business Condos Building 2 Unit 203 2nd floor - stairwell entrance.	945 SF		Lease	W.M. Davis Development, Holdings, LLC Wayne M. Davis General Contractor 301-475-2755 wdavis@wmdavis.com



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Commercial Property 22715 Washington Street (Entrance & parking in back of the building)	Leonardtown	Office Suite 2nd Floor	500 - 3,500 SF	Commercial	Lease	Walter Blair / 301-475-9331
21899 Budds Creek Road	Leonardtown	Office / Retail unit with storage – will consider leasing some or all	1,700 SF	RCL	Lease	Ron Guy / 301-475-8270 MANRON, LLC
22100 Point Lookout Road	Leonardtown	Excellent combination office and warehouse / machine shop.	13,000 SF Building 4 Acres	RCL	Sale/ Lease	Art Carson / 301-737-5151 NM Commercial Real Estate Services carson@mrisc.com
Route 5 and Radio Station Way at Guy Center	Leonardtown	Office space or warehouse. Will build to suit. Brick exterior; small business community	800 - 1,500 SF	Commercial	Lease	Joy Bowes / 301-672-4573 Corporate Companion 1, LLC CC1rentals@verizon.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	3,500 - 60,000 SF	CMX	Lease	Michael Wettengel 301-863-6655 Wildewood Builders, Inc. mwettengel@wildewoodgroup.com
22348 Three Notch Road	Lexington Park	Office Building with Over Head Doors and Storage Yard	1,100 SF		Lease	Tom Harmon / 301-863-2991 O'Brien Realty commercial@obrienrealty.com
Expedition Park Expedition Drive	Lexington Park	Expedition I (Free Standing/ 4 Level); 2nd floor suite	8,272 SF	CMX	Lease	Michael Wettengel 301-863-6655 Wildewood Builders, Inc. mwettengel@wildewoodgroup.com
Expedition Park Expedition Drive	Lexington Park	Expedition II (Free Standing/ 3 Level) 2nd floor suite	4,900 - 9,800 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
21945 Three Notch Road	Lexington Park	Furnished office space. Two rooms available. Outside veranda eating area. Elevator service.	600 SF	Commercial	Lease	William Durkin / 301-737-1133 Durkin's Realty bill@durkinsrealty.com



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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	Edward Middleton 240-925-0440 Shasho.com 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	Edward Middleton 240-925-0440 Shasho.com Edward.middleton1@verizon.net or Mary Shasho / 301-643-6216 mishasho@aol.com
Route 246 (Great Mills Road)	Lexington Park	¼ Quarter Mile West of Route 235 (Three Notch Road) and the entrance to Patuxent River Naval Air Station, south side of Great Mills Road. Approximately 4 Miles south of Route 4. Next to a 10,000 Sqft CVS Pharmacy	33,288 Square Feet - Approx. .7642 Acre	DMX	Sale /Build- To-Suit /J.V. Develop ment	Al Marsico co-owner – 301-253-0533
21720 Great Mills Road	Lexington Park	8,000 SF building with 7 apartments and 1 retail space. 800 SF office space. Plenty of parking. Close to Patuxent Naval Base.	Building: 8,000 SF Office Space: 800 SF		Sale	Mark Lerner / 301-632-6320 Shasho Consulting P.A Commercial Real Estate www.shasho.com
21027 Great Mills Road	Lexington Park	Large brick building with 15 private offices with high cubed warehouse. Fenced in yard storage.	Building: 12,478 SF Lot: 38,507 SF	CMX	Lease	Gordon Stellway, CCIM 240-298-1674 O'Brien Commercial gstellway@yahoo.com



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22188 Three Notch Road (Old J.F. Taylor Building)	Lexington Park	One office suite. (1,000 SF)	Building: 9,600 SF Lot: 1.779 Acres	CMX	Lease	Gordon Stellway, CCIM 240-298-1674 O'Brien Commercial gstellway@yahoo.com
22065 Three Notch Road	Lexington Park	Convenience Store Front (old Burchmart)	Building: 2,760 SF Lot: .91 Acres	DMX	Sale	Gordon Stellway, CCIM 240-298-1674 O'Brien Commercial gstellway@yahoo.com
46075 Signature Lane	Lexington Park	Shopping Center Located off Great Mills Road. 2 pad sites available. Shopping center includes True Value and Just Ask Rental.	94,000 SF		Sale/ Lease	Edward Middleton 240-925-0440 Shasho.com Edward.middleton1@verizon.net
22099 Three Notch Road (Pax River Office Suites)	Lexington Park	Six office suites available. #107 - 188 SF #114 - 157 SF #115 - 157 SF #116 - 157 SF #117 - 256 SF #118 - 184 SF	Building: 8,977 SF Lot: 30,657 SF	DMX	Lease	Gordon Stellway, CCIM 240-298-1674 O'Brien Commercial gstellway@yahoo.com
22652 Three Notch Road (Next to Jerry's Bistro)	Lexington Park	5,400 SF (can be divided in half)	5,400 SF Lot: 39,639 SF	CMX	Lease	Gordon Stellway, CCIM 240-298-1674 O'Brien Commercial gstellway@yahoo.com
21789 North Coral Drive, Suite 2A	Lexington Park	2 nd floor office, small reception area, conference room, individual offices, kitchenette, restrooms	1,500			Rachelle Millison or Christine Brooks 301-863-7088 Millison Management rachelle.millison@verizon.net c.brooks35@verizon.net
21789 North Coral Drive, Suite 2B	Lexington Park	2 nd floor large office with reception/waiting area, large conference room, 10 individual offices, restrooms. Can be combined with 2A.	3,000			Rachelle Millison or Christine Brooks 301-863-7088 Millison Management rachelle.millison@verizon.net c.brooks35@verizon.net
21789 North Coral Drive, Suite 2C	Lexington Park	2 nd floor small reception area, conference room, 3 individual offices, small coffee/mess area, restroom.	1,200			Rachelle Millison or Christine Brooks 301-863-7088 Millison Management rachelle.millison@verizon.net c.brooks35@verizon.net



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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
Commercial Property 46940 S. Shangri-La Drive	Lexington Park	Office	2,000 - 6,000 SF+	DMX	Lease	Robin Finnacom 301-863-7700 Community Development Corporation
21537 Unit A, B and C Great Mills Road	Lexington Park	Various retail/office spaces with basements.	3,000 - 11,040 SF	DMX	Sale/ Lease	Tom Harmon / 301-863-2991 O'Brien Realty commercial@obrienrealty.com
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
Commercial Property 21815-A Three Notch Road	Lexington Park	Small interior office, two rooms. Utilities included.	550 SF		Lease	Rachelle Millison or Christine Brooks 301-863-7088 Millison Management rachelle.millison@verizon.net c.brooks35@verizon.net
Commercial Property 21815-J Three Notch Road	Lexington Park	Small office with Rte. 235 frontage, small reception area, conference room, individual offices. Can be combined with Suite A. Utilities included.	835 SF		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/ Square Footage +/-	Zoning	Sale/ Lease	Contact
21795 N. Shangri-La Drive	Lexington Park	Small office located across from Millison Plaza and next to Sherwin Williams. Large conference room, reception area, two individual offices and a large open area perfect for cubicles. In addition, handicap accessible restrooms and kitchenette. Lots of parking in rear of building.	2,100 SF	CMX	Lease	Rachelle Millison or Christine Brooks 301-863-7088 Millison Management rachelle.millison@verizon.net c.brooks35@verizon.net
46611 Corporate Drive	Lexington Park	Class A office space, Lexington Park Corporate Center, large corner office and conference room, restrooms, kitchen. Available Fall 2014.	8,400 SF		Lease	Rachelle Millison or Christine Brooks 301-863-7088 Millison Management rachelle.millison@verizon.net c.brooks35@verizon.net
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. 28 g_curley@libertyhomebuilder.com glazedpineliveworkplay.com



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28170 Old Village Road	Mechanicsville	Large medical facility. 2 reception rooms, 9 exam rooms, 4 offices, 2 lab rooms, x-ray room, nurses station, records room, 4 baths & plenty of storage, set up to accommodate 2 practices. Other uses could be outpatient care, daycare, church, multi-family, school, bank, motel, convenience store, funeral services, restaurant, retail and personal services. Call for plat, info and showings.	Building: 3,791 SF Lot: 29,620 SF	RL	Sale	Bob Johnston & Sandy Fehl 301-934-1117 Baldus Real Estate bobjohnston@mrjs.com
16591 Three Notch Road	Ridge	Recent renovations. Many possibilities.	10,000 SF Lot 4,000 SF as Com. Use 6,000 SF as 1 & 2 bed apts.	VMX	Sale	Edward Middleton 240-925-0440 Shasho.com Edward.middleton1@verizon.net

INDUSTRIAL/WAREHOUSE AVAILABLE

Site	Town/City	Description	Acreage/ Square Footage +/-	Zoning	Sale/ Lease	Contact
SMC Group, LLC- Lots 1 & 2 St. Mary's Airport Industrial Center 23691 Prop Place 23696 Prop Place	California	In Development Stage 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 23855 Cable Road	Hollywood	Unit 3	1,500 SF	Industrial	Lease	W.M. Davis Development Holdings, LLC Wayne M. Davis General Contractor 301-475-2755 wdavis@wmdavis.com



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Site	Town/City	Description	Acreage/ Square Footage +/-	Zoning	Sale/ Lease	Contact
St. Mary's Business Industrial Center Bldg A-43935 Commerce Ave. Bldg C-43915 Commerce Ave.	Hollywood	Building A - Unit 4 Building C - Unit 2 Available June 1st	1,250 SF 2,000 SF	Industrial	Lease	W.M. Davis Development Holdings, LLC Wayne M. Davis General Contractor 301-475-2755 wdavis@wmdavis.com
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
Fowler Industrial Park Route 235, north bound	Mechanicsville	Office & Warehouse Space Available Bldg 2 - Unit 8 – 3,000 SF Bldg 2 - Unit 6 – 2,850 SF Bldg 8 - Unit 13 - 1,668 SF Bldg 11 - Unit 24 & 25 - 2,400 SF each		Industrial	Lease	Tom Fowler / 301-884-4660 East Coast Construction

EXECUTIVE SUITES AVAILABLE

Site	Town/City	Description	Acreage/ Square 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 - 4,000 SF	CMX	Lease	Karen Towne karen@karentowne.com 410-610-8918 Home Towne Team

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

(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.



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<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>

St. Mary's County Commercial Buildings and Sites is a publication of the St. Mary's County Department of Economic Development (DED) and the Board of County Commissioners:
 Francis Jack Russell, President • Cynthia L. Jones, District 1 • Daniel L. Morris, District 2
 Lawrence D. Jarboe, District 3 • Todd B. Morgan, District 4
 Robin A. Finnacom, Acting Director, DED