

First Colony Center

Three Notch Road (MD 235) &
St. Andrews Church Road
California, Maryland



- ❖ First Colony Center, anchored by Giant Food, is situated in the heart of Saint Mary's County, the fastest-growing county in Maryland. Its geographic draw is enhanced by the fact that it is shadow anchored by the only Target, Lowe's and BJ's Wholesale Club locations positioned approximately 35 miles away.

- ❖ Three Notch Road (Maryland 235), which provides direct access to the center, is the surrounding region's busiest retail, restaurant and lodging chains corridor, being traversed by more than 60,000 vehicles per day.

- ❖ The Naval Air Station Patuxent River, which is located just 4.5 miles away, is the region's primary economic engine, employing over 20,000 people (directly and indirectly) and has drawn an extensive roster of Fortune 500 defense contractors to the region. This is attracting a highly-educated workforce, which includes an average household income of \$124,400 and 40% of locals aged 25+ years having attained a college degree.

Total Rental Area Size:	98,179 SF	Traffic Count:	
Anchor Tenants:		Three Notch Road	60,000 VPD
Giant Food & Michaels Arts & Crafts			

Primary Demographics:	1 Mile	3 Mile	5 Mile
2022 Population	4,563	24,119	50,390
2027 Population	4,709	25,056	51,952
2022 Average Household Income	\$118,412	\$124,351	\$116,392

AmCap

Corporate Headquarters
333 Ludlow Street
South Tower, 8th Floor
Stamford, CT 06902
203-327-2001

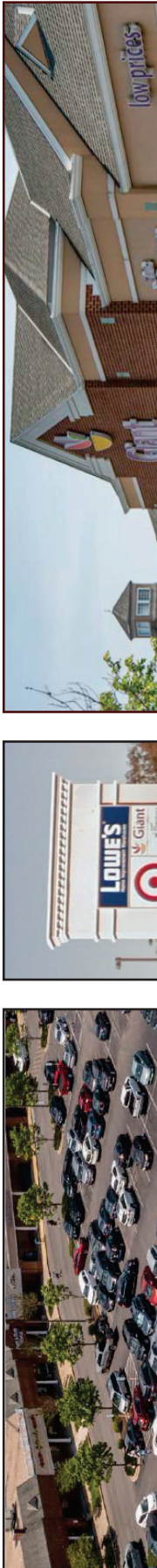
Leasing Information
Brooke Stevens
bstevens@amcap.com
203-327-2001 ext.105

www.AmCap.com



Three Notch Road **SMART EXCEL 235** 60,000 VPD

SUITE ID:	SF:	TENANT:	SUITE ID:	SF:	NOT A PART (GREY)
20	9,000	Angel Nails & Spa	70	2,204	BJ's Wholesale Club
30	4,000	Giant Food Stores	80	46,815	Target
40	3,000	Advance Auto Parts	90	8,987	Lowe's
50	2,500	Michaels	110	20,473	Bob Evans
60	1,200				IHOP
			Total	98,179	Five Below





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