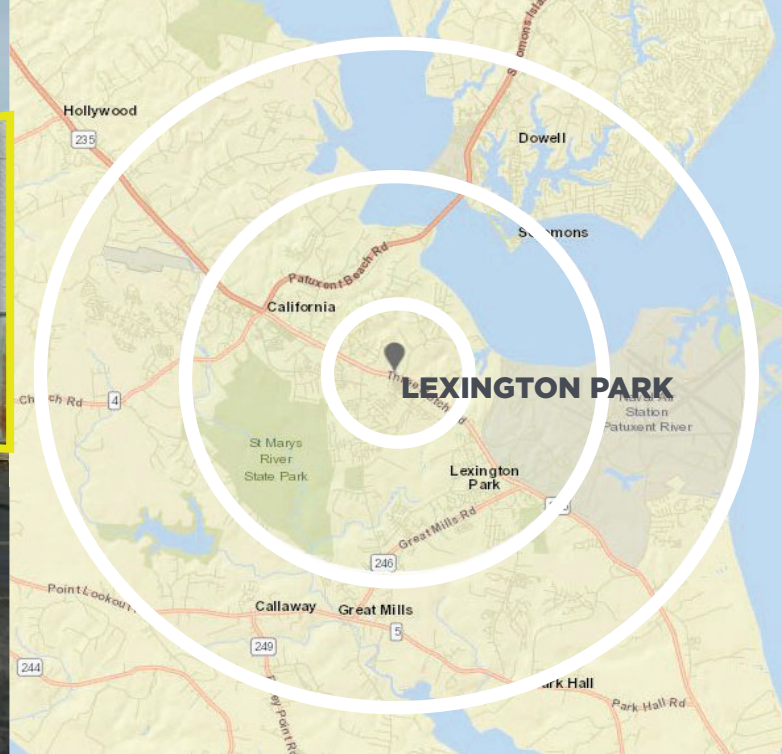




RETAIL SPACE FOR LEASE

ESPERANZA SHOPPING CTR

22654 THREE NOTCH ROAD
LEXINGTON PARK, MARYLAND 20653



PROPERTY HIGHLIGHTS

- ▶ 22,000 SF building for lease
- ▶ Property is zoned CMX and sits on 1.3 acres
- ▶ Abundance of parking available on site
- ▶ Over 29,000 cars passing by on Leonardtown Rd daily

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION:	4,826	26,939	56,517
AVERAGE HH INC:	\$156,469	\$134,835	\$148,750
# OF EMPLOYEES:	9,723	23,824	35,140



CONTACT | Michael Stoltz | 410.308.6384 | E mstoltz@mfirealty.com

