

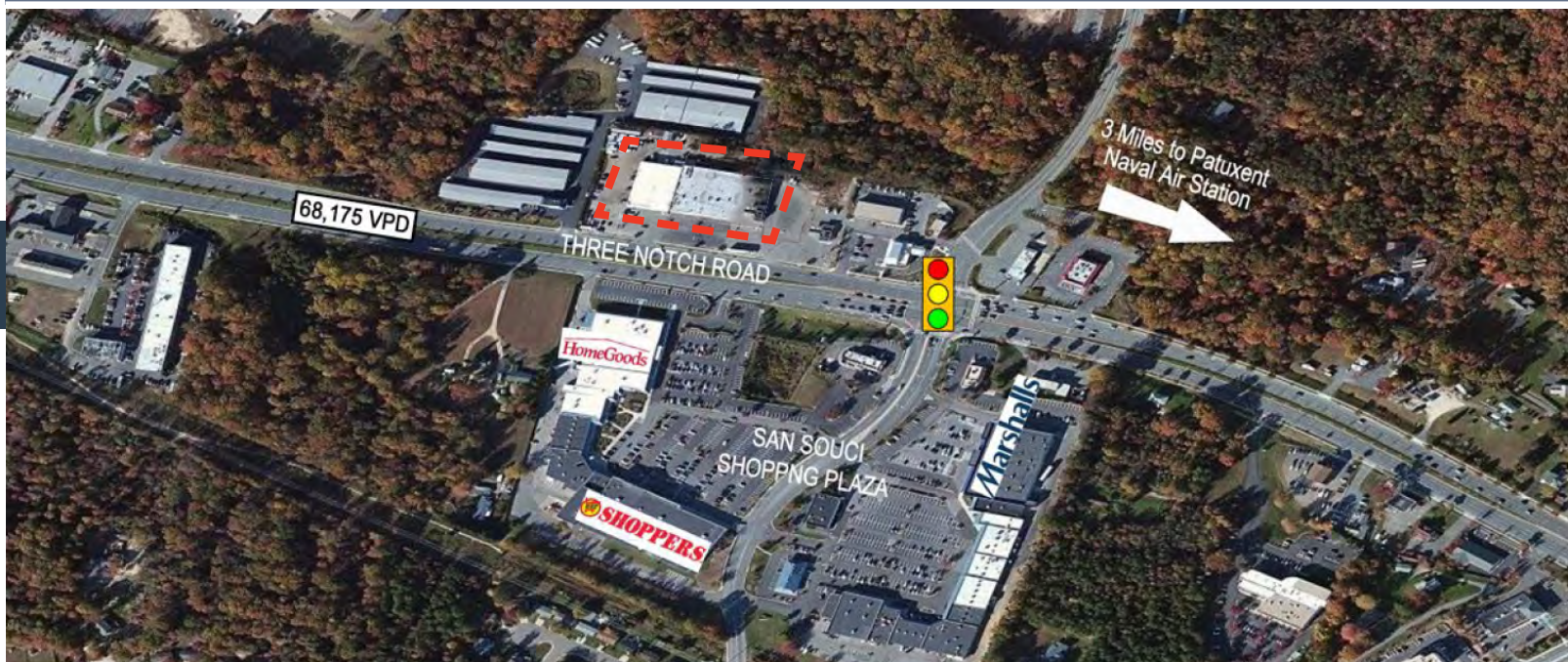


Esperanza Center

22652 Three Notch Rd., Lexington Park, MD 20653

Retail Space For Lease

RENAUD
CONSULTING
COMMERCIAL REAL ESTATE



Quick Facts

PROJECT SIZE

10,080± SF

AVAILABILITY

Fully Leased

DEMOGRAPHICS

	POPULATION	AVG. INCOME	DAYTIME EMP
1 mile	5,246	\$95,324	4,722
3 mile	26,465	\$90,956	14,355
5 mile	54,381	\$98,863	23,552

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Traffic on Three Notch Road averages 68,175 VPD.

JOIN THESE RETAILERS:



Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | renaudconsulting.net



Leasing Plan

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Tenants

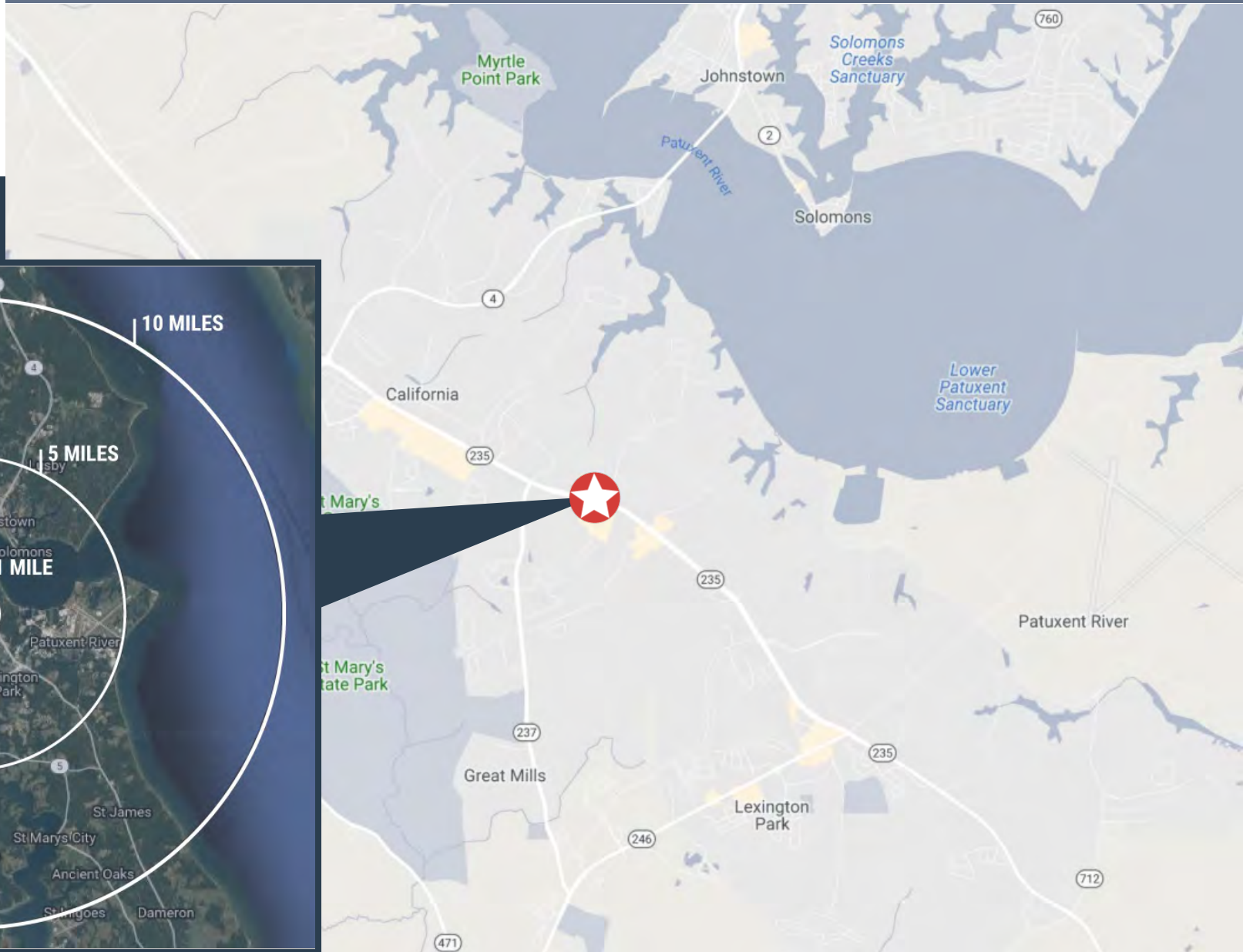
A	El Pollon	2,700
B	Little Caesar's	2,700
C	Jerry's Bistro	4,680



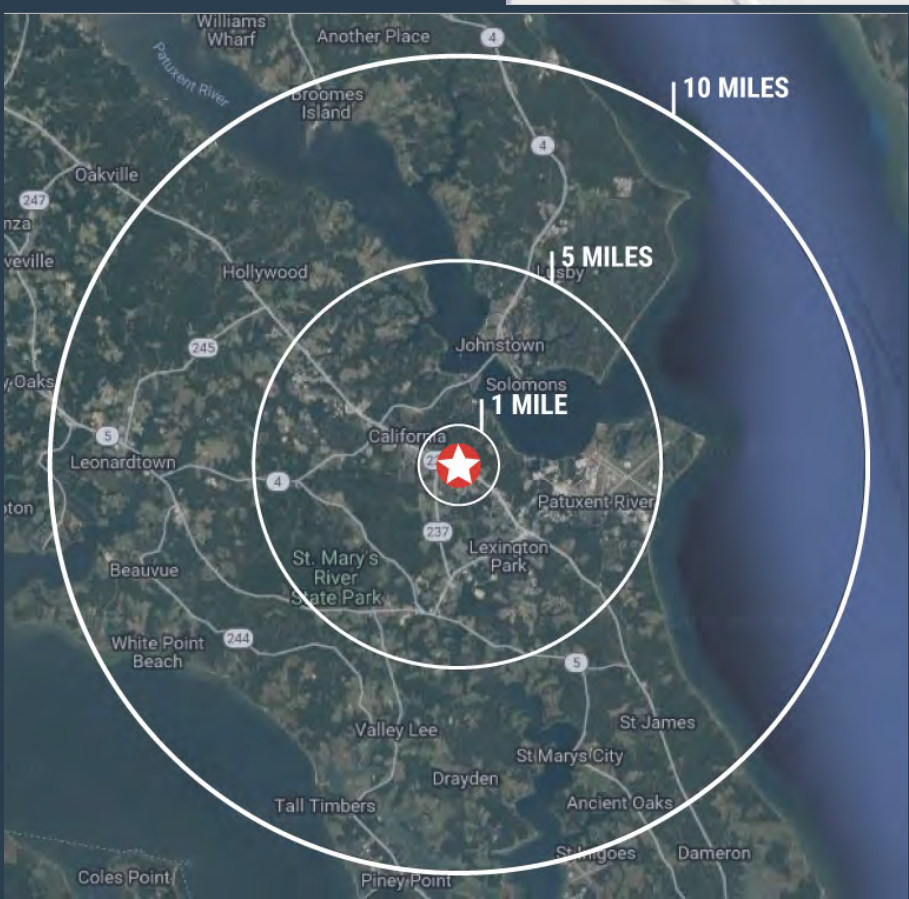


Location Map

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Radius Map





Competitive Map

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In The Area

NEARBY RETAILERS

- Marshalls
- Shoppers
- Dollar Tree
- Taco Bell
- JO ANN Fabrics
- VA ABC Store
- Kohl's
- Dick's Sporting Goods
- Buffalo Wild Wings
- Noodles & Company
- Walmart
- Wendy's
- Advance Auto Parts
- CVS Pharmacy
- Giant
- Ross
- Lowe's

