



7000 LOWES DRIVE

OAKLAND, MD 21550

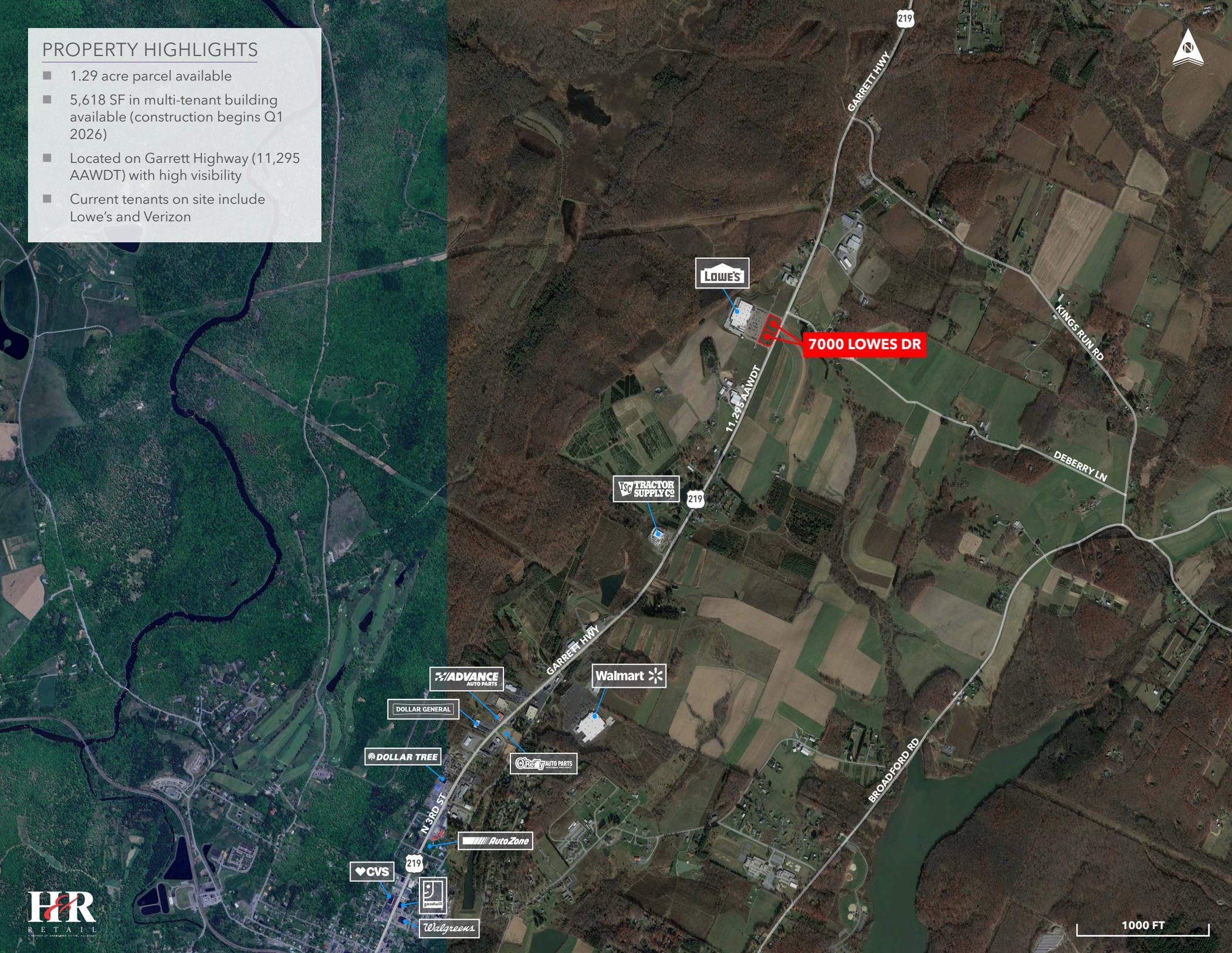


**1.29
ACRES**

**1.29 ACRE PARCEL &
NEW MULTI-TENANT BUILDING AVAILABLE**

PROPERTY HIGHLIGHTS

- 1.29 acre parcel available
- 5,618 SF in multi-tenant building available (construction begins Q1 2026)
- Located on Garrett Highway (11,295 AAWDT) with high visibility
- Current tenants on site include Lowe's and Verizon



7000 LOWES DR

LOWE'S

TRACTOR SUPPLY CO

Walmart

ADVANCE AUTO PARTS

DOLLAR GENERAL

DOLLAR TREE

AutoZone

CVS

Walgreens

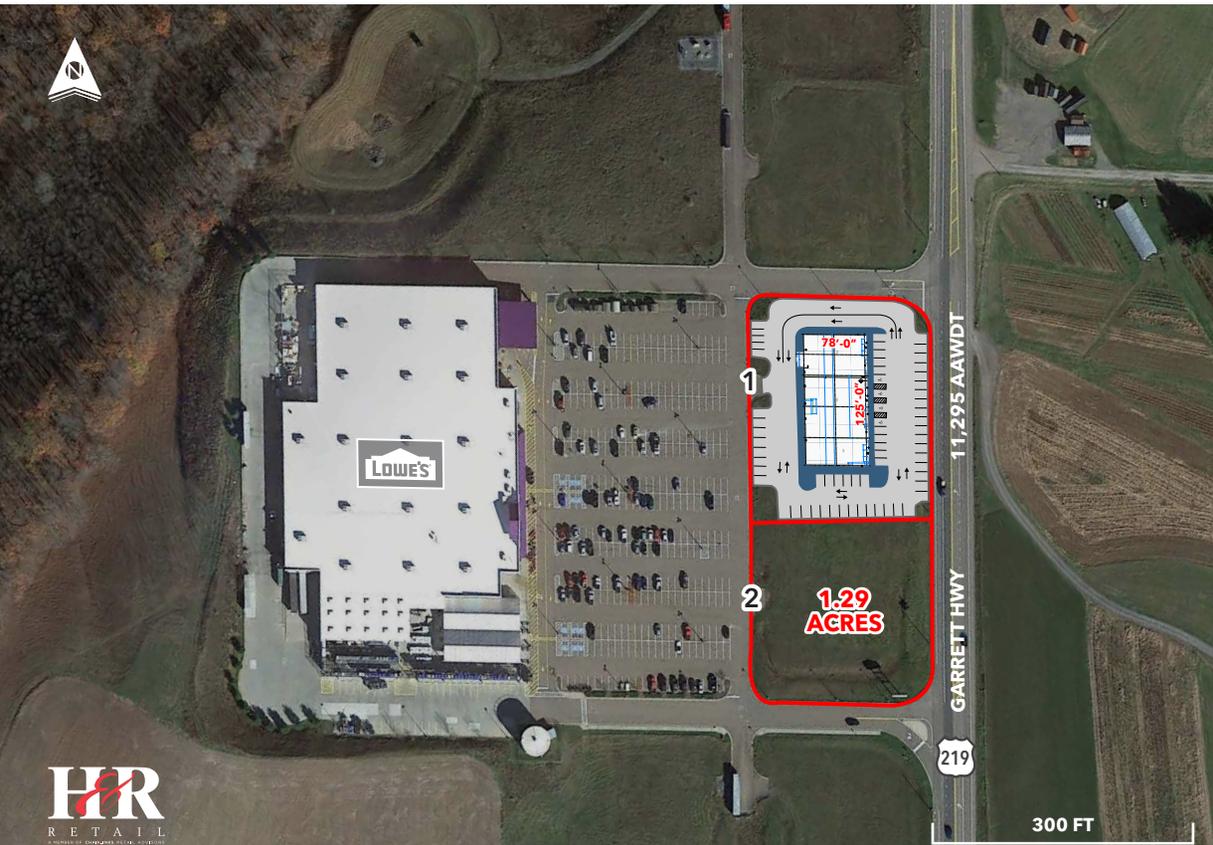
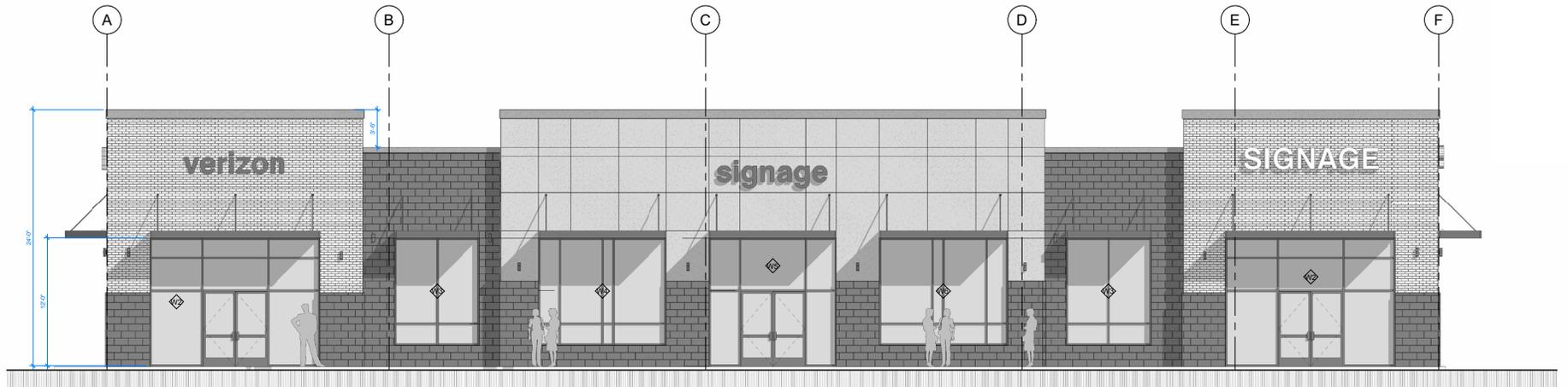
1000 FT



1. MULTI-TENANT BUILDING

DEVELOPMENT TIMELINE

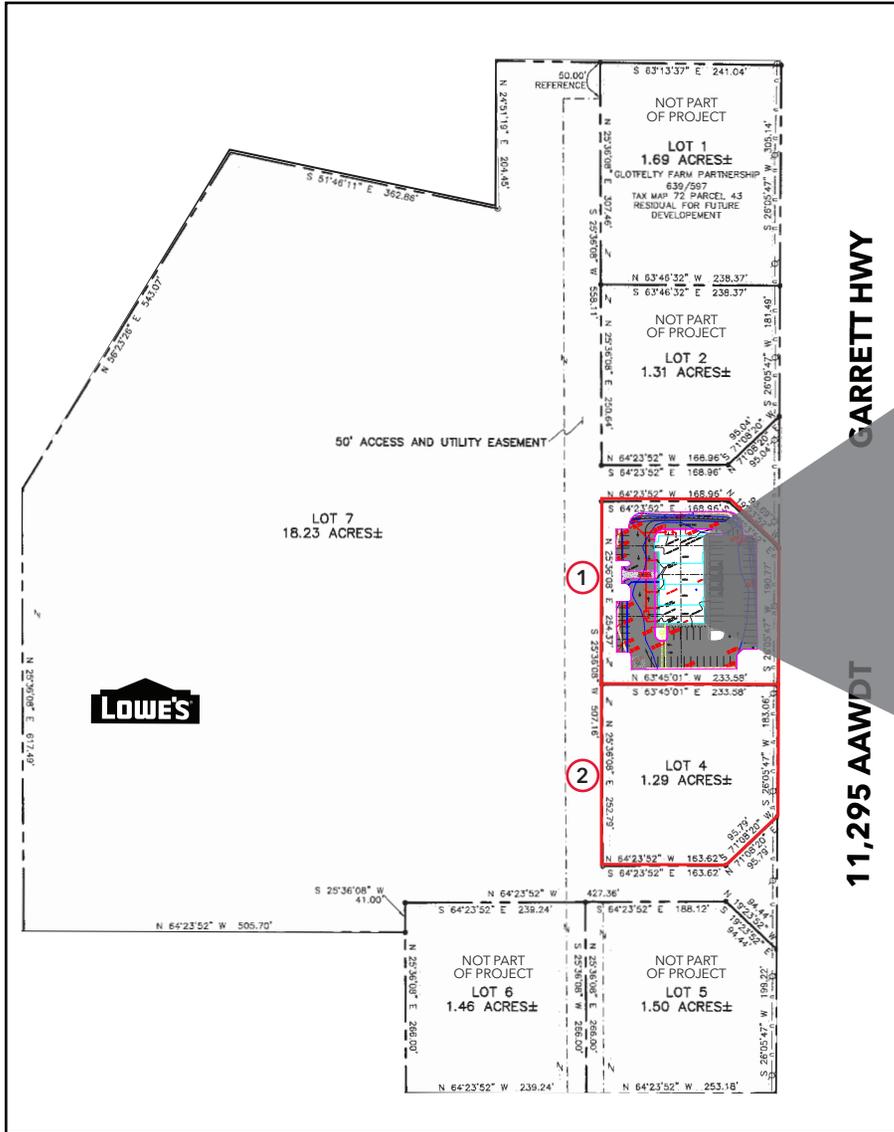
- Construction Begins: February, 2026
- Cold Dark Shell Delivery: August 1st, 2026



2. 1.29 ACRE LOT

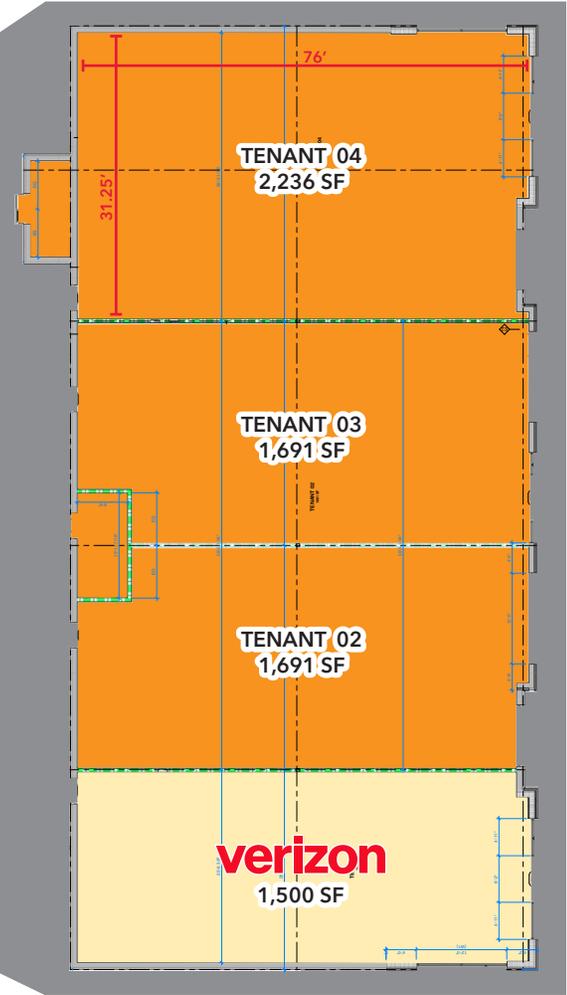


SITE PLAN



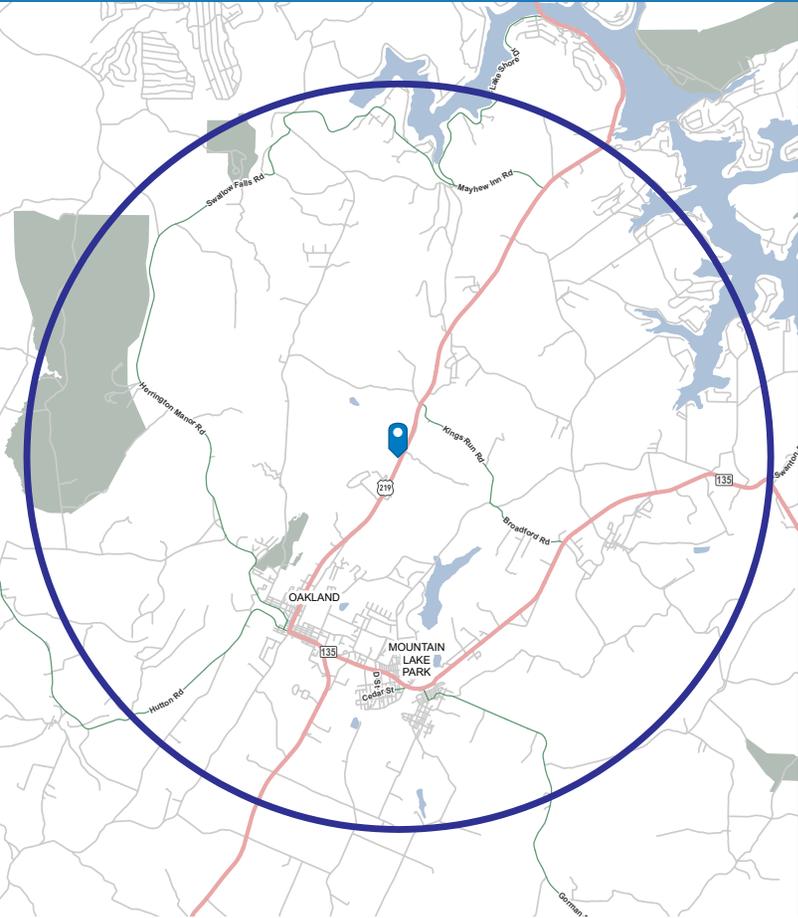
GARRETT HWY

11,295 AAWDT





Oakland, MD
 DEMOGRAPHIC PROFILE (2025)
 7000 Lowes Drive
 5 Mile Ring



KEY FACTS

9,546 Population	47.1 Median Age	4,207 Households
EDUCATION		
35% High School Diploma	14% Bachelor's Degree	12% Graduate/Professional Degree

INCOME

	\$61,965 Median Household Income
	\$39,106 Per Capita Income



BUSINESS

	762 Total Businesses
	11,612 Daytime Population
	37 Food Srv & Drinking Places

TAPESTRY SEGMENTS

I3 Heartland Communities
 1,270 (30.2%) of households

Neighborhoods in this segment are primarily found in outlying towns and cities across the Midwest. Nearly half of the population resides in low-density suburbs or small towns outside official metropolitan or micropolitan area boundaries, with a notable portion living in very rural settings. Households are predominantly married couples and single-person households. Residents work in industries such as construction, utilities, health care, and agriculture. The manufacturing industry has historically played a significant role in their lives, often spanning multiple generations. There is an above-average portion of the population supported by social security and other forms of public assistance. Most housing units were built before 1990, with more than half built before 1970. Commutes are generally short, and residents tend to own one or more vehicles.

- Residents often bank locally and pay in cash for goods and services.
- They tend to spend money on their pets, including grooming, veterinary care, and treats.
- Consumers tend not to prioritize owning and using the latest technology.

K3 Loyal Locals
 790 (18.8%) of households

Though prevalent nationwide, the highest concentrations of these communities are found in the Midwest and South. While many are in the suburbs of small metropolitan and micropolitan areas, these neighborhoods also have significant concentrations in small and remote towns. Residents are predominantly aged 65 years and above, and many are widowed or married without children living at home. Housing is more affordable than the national average: more than half of the homes in this segment are valued between \$150,000 and \$300,000. The majority of households consist of single-family homes, primarily built between 1950 and 1990. Commutes are typically short, with most residents driving alone to work, due to limited public transportation options. These neighborhoods generally have low population density and stable growth patterns.

- When it comes to shopping, they often visit large retail establishments for food and home supplies.
- They use social media to follow groups and stay in touch with friends and family.

K7 Room to Roam
 619 (14.7%) of households

These communities are mainly found within metropolitan areas but tend not to be in the mega metropolises. The highest concentrations are found in the Midwest and South. More than half of household heads are aged 55 and older, and one in five individuals are aged 65 and above. Married couples, often without children, form most households, while nonfamily households represent a quarter of the total households. Self-employment is notable, and employment tends to be in manufacturing, health care, and retail. Most housing in this market consists of owner-occupied, single-family homes rather than rentals, with housing built primarily between 1970 and 2000 and generally priced lower than the national average.

- Consumers tend to use coupons and shop at department stores.
- Radio remains a staple, with commuters subscribing to satellite and streaming channels. Television is widely used for news, entertainment, and major sports.



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