

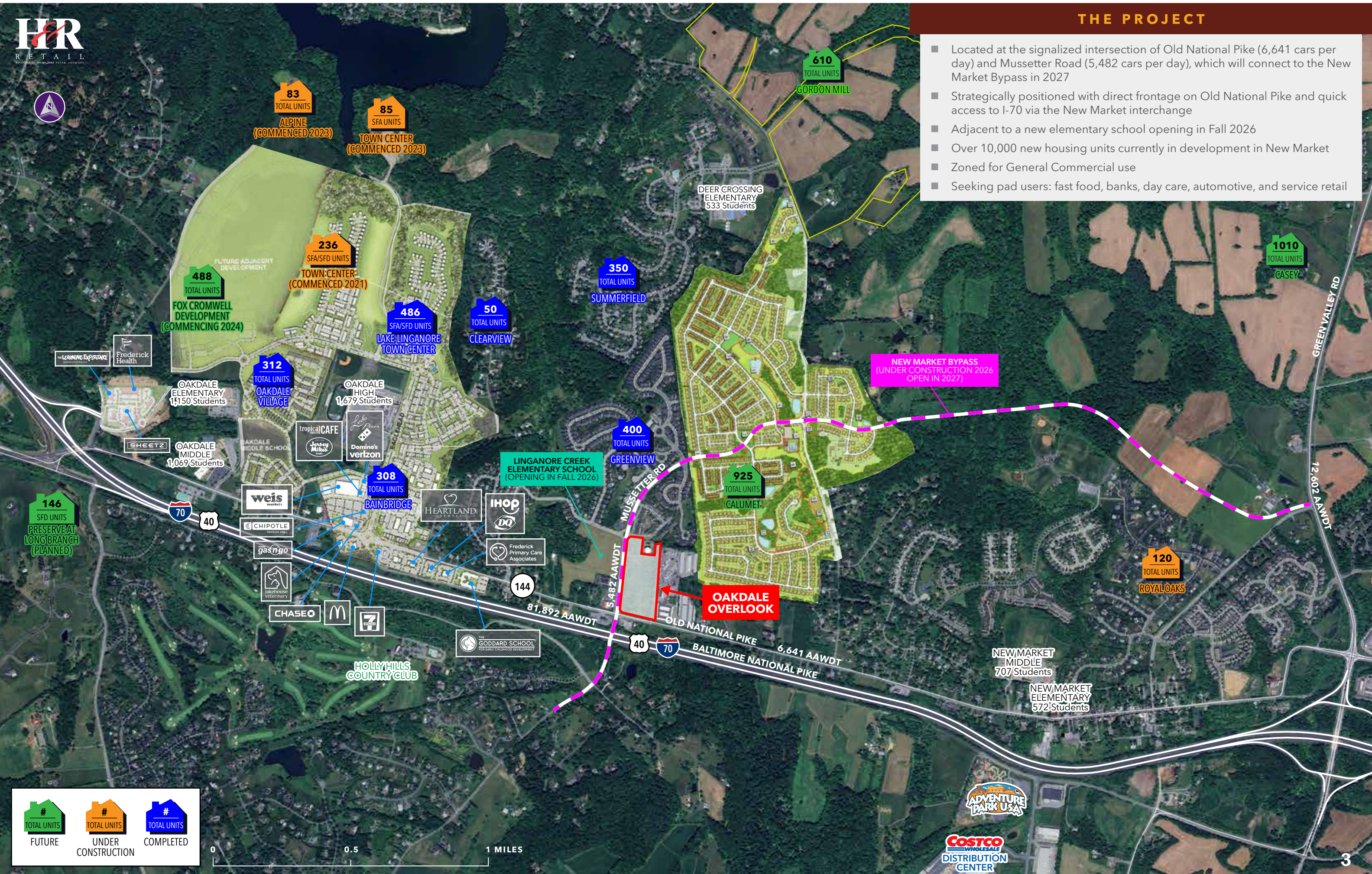


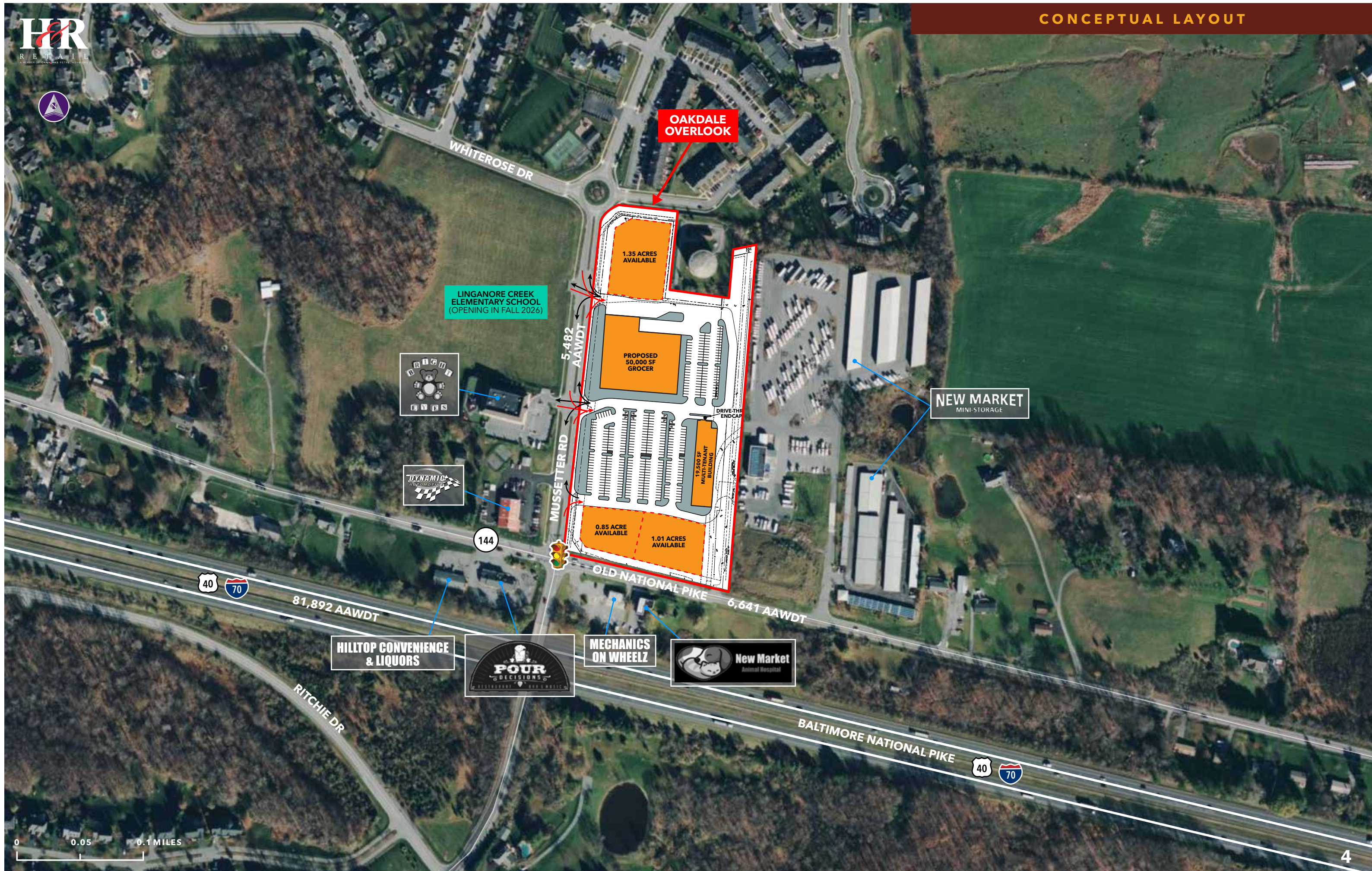
OAKDALE OVERLOOK

NEW MARKET, MD



- Located at the signalized intersection of Old National Pike (6,641 cars per day) and Mussetter Road (5,482 cars per day), which will connect to the New Market Bypass in 2027
- Strategically positioned with direct frontage on Old National Pike and quick access to I-70 via the New Market interchange
- Adjacent to a new elementary school opening in Fall 2026
- Over 10,000 new housing units currently in development in New Market
- Zoned for General Commercial use
- Seeking pad users: fast food, banks, day care, automotive, and service retail





OAKDALE
OVERLOOK

LINGANORE CREEK
ELEMENTARY SCHOOL
(OPENING IN FALL 2026)

5,482
AADWT

1.35 ACRES
AVAILABLE

PROPOSED
50,000 SF
GROCER

19,500 SF
MITTENANT
BUILDING

0.85 ACRE
AVAILABLE

1.01 ACRES
AVAILABLE

NEW MARKET
MINI-STORAGE

MUSSETTER RD
144
5,482 AADWT
6,641 AADWT
OLD NATIONAL PIKE

HILLTOP CONVENIENCE
& LIQUORS



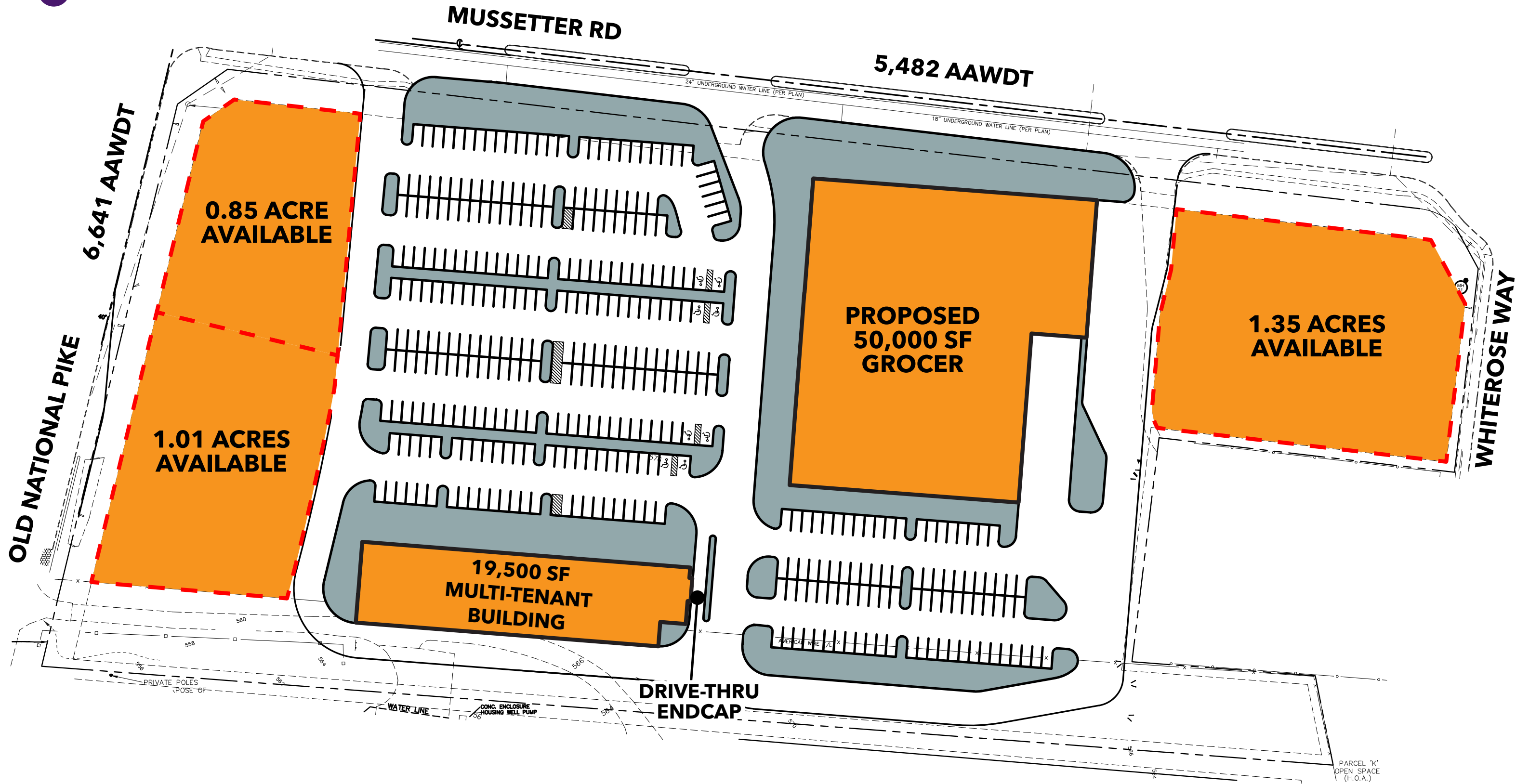
MECHANICS
ON WHEELZ





Site Plan Key

AVAILABLE





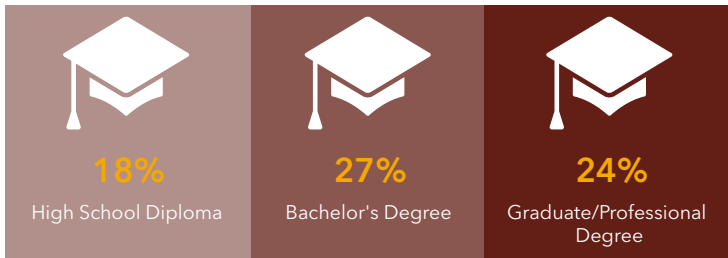


NEW MARKET, MD
 DEMOGRAPHIC PROFILE (2025)
 15 MINUTE DRIVE TIME

KEY FACTS



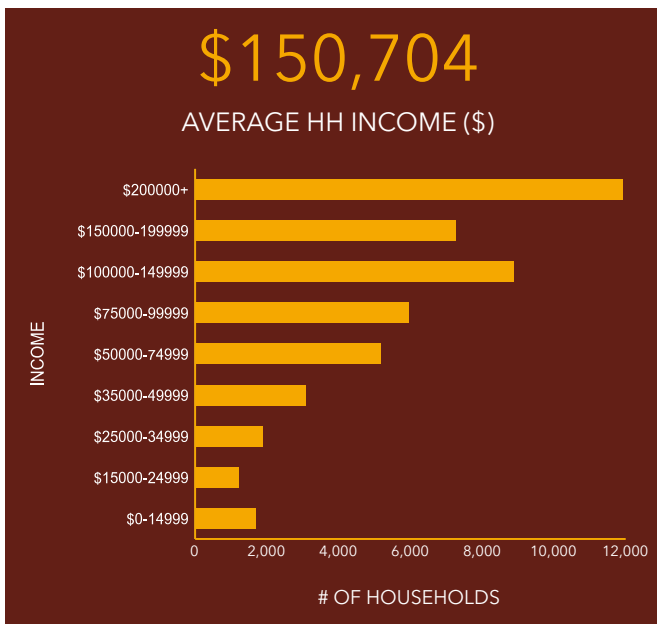
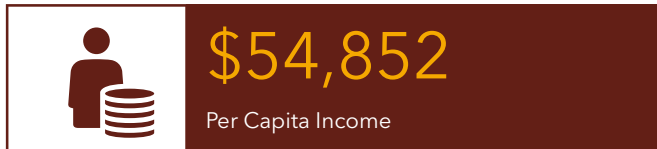
EDUCATION



BUSINESS



INCOME



TAPESTRY SEGMENTS

L2 Professional Pride
 9,539 (20.3%) of households

Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school age children. They are financially savvy; they invest wisely and benefit from interest and dividend income. So far, these established families have accumulated an average of 1.5 million dollars in net worth, and their annual household income runs at more than twice the US level. They take pride in their newer homes and spend valuable time and energy upgrading. Their homes are furnished with the latest in home trends, including finished basements equipped with home gyms and in-home theaters.

- They have a preferred financial institution, regularly read financial news, and use the Internet for banking transactions.
- These residents are goal oriented and strive for lifelong earning and learning.
- Life here is well organized; routine is a key ingredient to daily life.

H2 Boomburbs
 5,642 (12.0%) of households

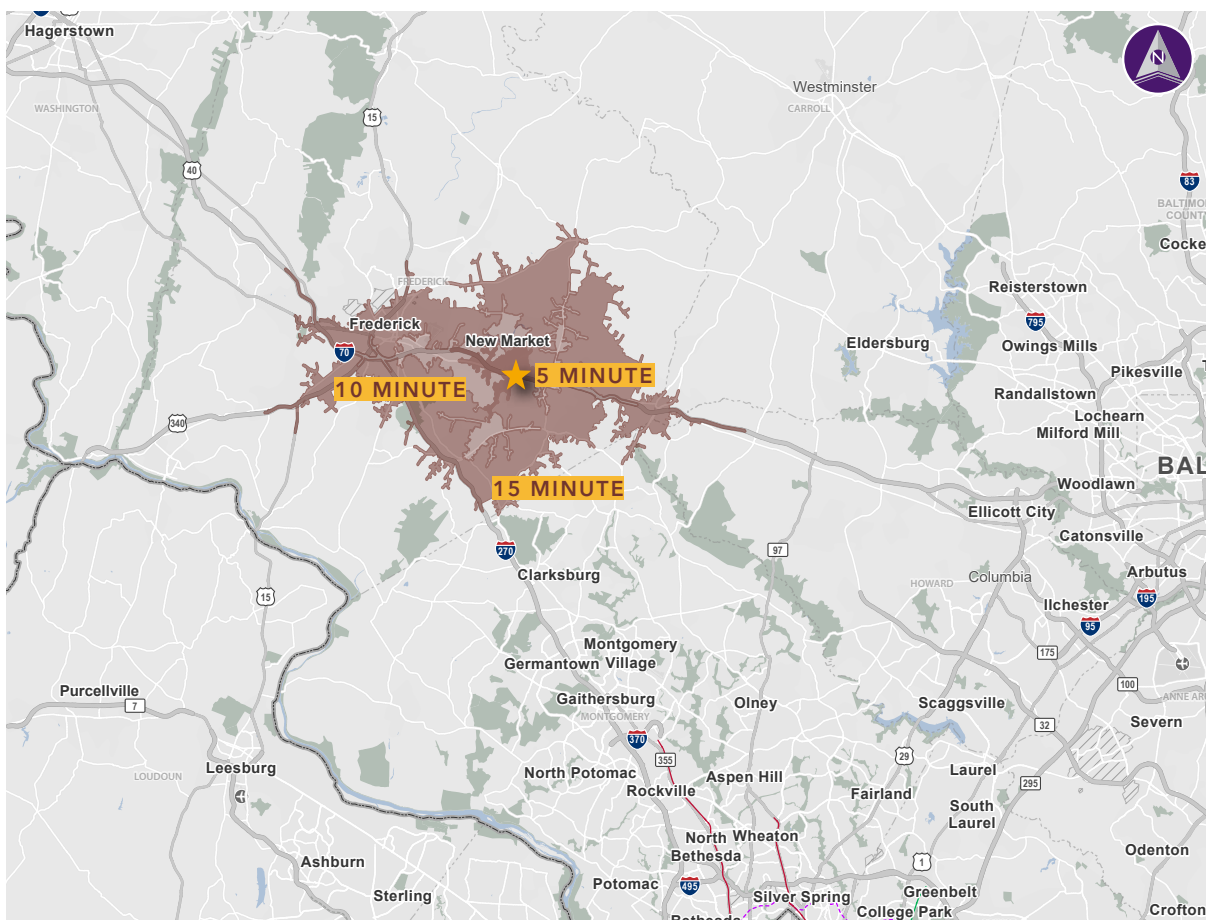
Close to one in five employed residents works in mining, oil and gas extraction, or quarrying industries. Economic BedRock is a very rural, primarily Southern market. Married-couple families reside in over half of the households, with a quarter of households that live in mobile homes. This socially conservative group earns a living working with their hands. In addition to mining, construction and agriculture are common industries for employment. They take pride in the appearance of their homes and their vehicles. Budget-minded residents enjoy home cooking, but nothing too fancy. This is a gregarious group that values time spent with friends.

- TV is the main source of information, news, and entertainment.
- They make purchases for today because tomorrow is uncertain.
- They are happy to go to work whenever the opportunity presents itself.
- Budgeted vacations are taken within the US, not abroad.

D3 Modern Minds
 5,883 (11.8%) of households

This fast-growing segment is primarily located just outside downtown sections of large cities or in nearby suburbs. Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. The segment has grown due to recent immigration, adding to the notable population of individuals born outside the U.S. already living here. Key employment sectors include health care, technology, retail, education, and manufacturing, and incomes often fall in the upper tier.

- Consumers tend to place orders online from warehouse clubs and department stores.
- These residents spend money on clothing, travel, and dining out, including fast food.



THE MARKET

	5 MINUTE	10 MINUTE	15 MINUTE	
Total Population	7,413	35,646	141,215	29.5% Premier Estates Remote Workers, High Net Worth, Newly Built Single-Family Homes
Average HH Income	\$166,239	\$181,973	\$150,074	
Number of Households	2,155	10,915	47,070	19.8% Tech Trailblazers Mid-30s Professionals, Multi-Family Housing Rentors, Public Transit Users



OAKDALE OVERLOOK

NEW MARKET, MD

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