



301 COMMERCIAL CENTER

7501 CLYMER DRIVE | BRANDYWINE, MD 20613

YOUR SIGN HERE

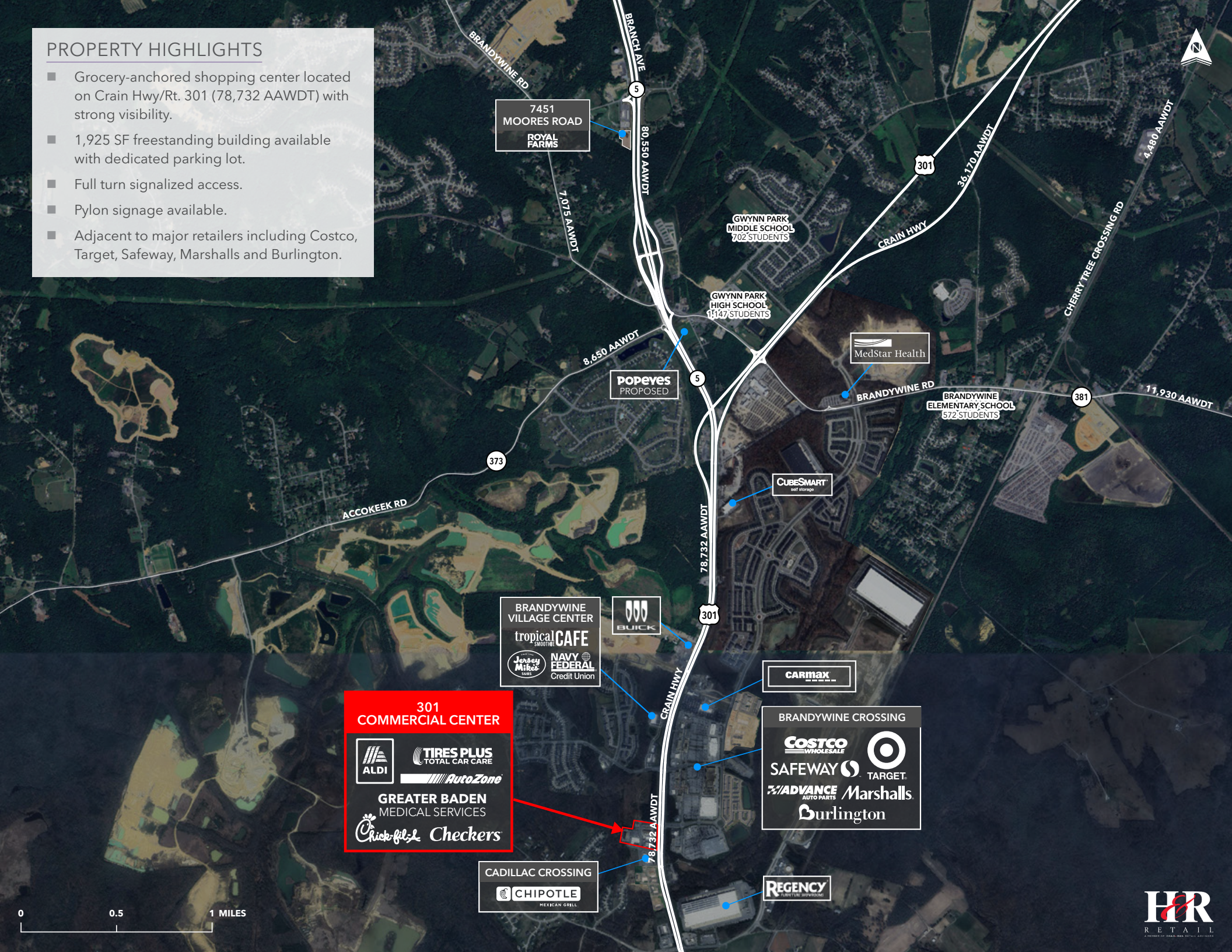
7501

1,925 SF Freestanding Building For Lease

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PROPERTY HIGHLIGHTS

- Grocery-anchored shopping center located on Crain Hwy/Rt. 301 (78,732 AAWDT) with strong visibility.
- 1,925 SF freestanding building available with dedicated parking lot.
- Full turn signalized access.
- Pylon signage available.
- Adjacent to major retailers including Costco, Target, Safeway, Marshalls and Burlington.





1,925 SF
41' - 15"
FFE - 212.3

CLYMER DR

Checkers

TIRE PLUS

AutoZone

Chick-fil-A

ALDI

PYLON

301

78,732 AAWDT

CRAIN HWY

301

TRUIST

MATAPEAKE BUSINESS DR

WELLS FARGO

ALBERT RD

90 FEET



Site Plan Key

- Available
- Leased

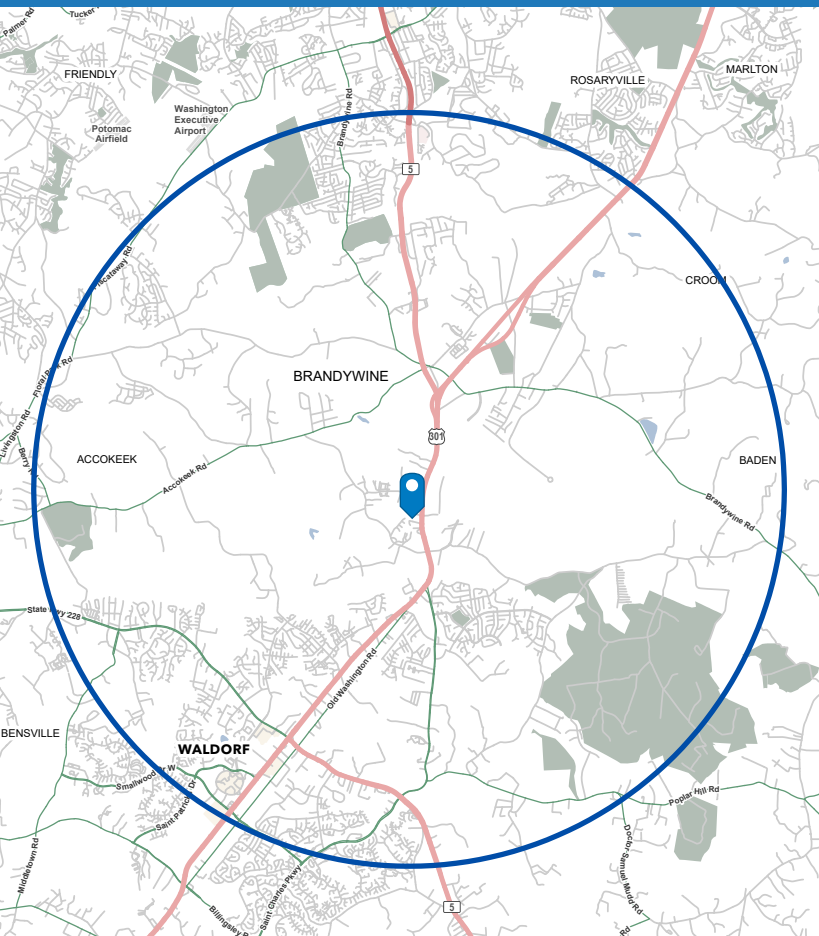




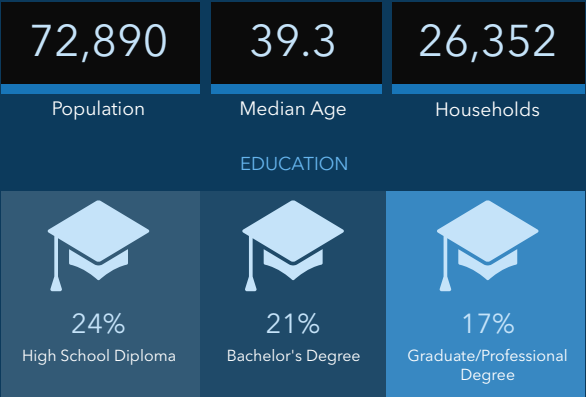
BRANDYWINE, MD

DEMOGRAPHIC PROFILE (2026)

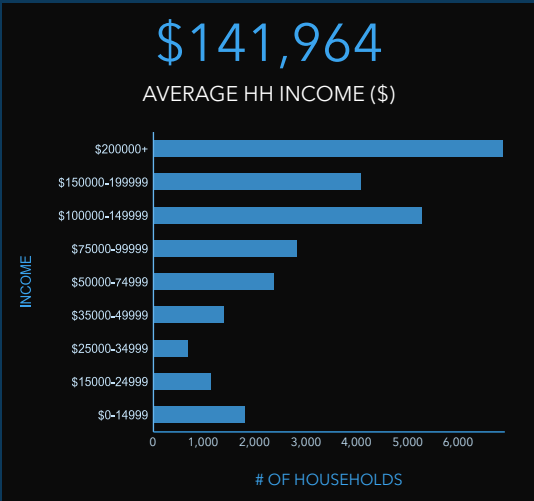
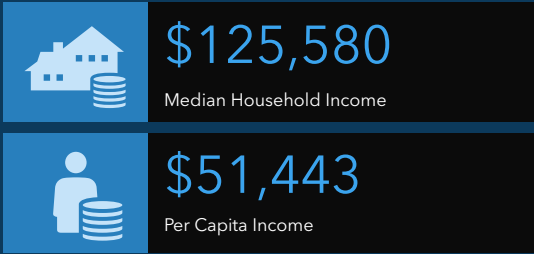
301 Commercial Center
5 mile ring



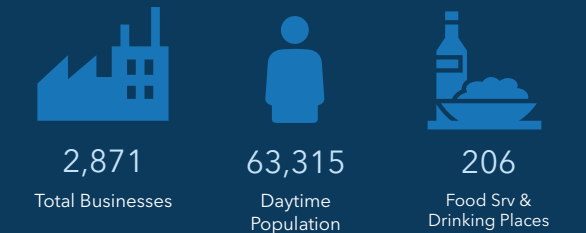
KEY FACTS



INCOME



BUSINESS



TAPESTRY SEGMENTS

Dreambelt
1,944 (21.8%) of households

These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of this substantial, but slow-growing cohort are between the ages 35 and 74, and most households consist of married or cohabiting couples. Household income is primarily middle tier, and labor force participation is high. This segment has a high concentration of employment in the public administration, construction, health care, and retail trade sectors. The housing stock consists mainly of owner-occupied single-family homes built between 1950 and 1990, with ample parking space for 3 or more vehicles. A significant portion of the population commutes alone by car.

- Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty.
- They often spend money on their pets and tools for gardening. Residents take active roles in planning their financial future.

Flourishing Families
1,746 (19.6%) of households

Members of these communities reside mostly in lower-density, rapidly growing suburbs in the South and Midwest. Most householders are between the ages of 35 and 64, and households are mainly composed of large families with children. Marriage rates and household sizes are notably high, and this segment has a higher-than-average ratio of dependents. Residents are often employed in professional roles and household incomes are typically in the middle tier. Many are self-employed, and some households support their earnings with interest, dividends, or rental properties. The housing stock is predominantly single-family units built in the 1990s and 2000s, with low vacancy rates driving a higher-than-average rate of new housing development. Housing affordability aligns with their incomes, and home values and rents mirror the national averages.

- For in-store shopping, they frequent large retail hardware and hobby stores.
- Residents prioritize spending on medical, auto, and life insurance, as well as retirement planning.

Savvy Suburbanites
4,606 (17.5%) of households

These suburban neighborhoods tend to be concentrated in both the newly developed and well-established major metropolitan areas of New England and the Mid-Atlantic. Households are composed of affluent, well-educated, middle-aged married couples who have recently become empty nesters, though a quarter of households still have children living at home. Residents typically work in professional fields such as management and finance, and most households have multiple incomes. Household incomes are in the middle and upper tiers. Investments retirement income, and valuable properties also contribute to these households' high net worth. Nearly all of the housing stock are single-family, owner-occupied homes built between 1970 and 2000, with very few rental properties available.

- Residents frequently use credit cards, and they seldom have outstanding monthly balances.
- They tend to invest a significant amount of resources on home improvement and landscaping. Residents have a variety of investment and retirement accounts.(Index 149).



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