

RETAIL PROPERTY
FOR LEASE



SEVEN OAKS SHOPPING CENTER

2288 BLUE WATER BLVD, ODENTON,
MARYLAND 21113



SEVEN OAKS SHOPPING CENTER

2288 BLUE WATER BLVD, ODENTON, MD 21113

PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,454 - 5,000 SF
Lease Rate:	Negotiable
Building Size:	34,802 SF

AVAILABLE SPACES	SF
Suite 210	1,801 SF
Suite 240	1,454 SF
Pad Site	5,000 SF

PROPERTY OVERVIEW

Join Weis Markets, Columbia Bank, Jersey Mike's, Bruster's Ice Cream and more! Located ONE BLOCK from FORT MEADE at MD 175 & Blue Water Boulevard, Odenton, MD.

PROPERTY HIGHLIGHTS

- Approximately 30,000 SF pad site available for sale. Up to 5,000 SF building can be built (Drive thru approved with utilities available at site.)
- Traffic Count of over 30,000 vehicles per day

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	3,871	23,040	45,312
Total Population:	10,325	66,124	128,210
Average HH Income:	\$120,427	\$110,266	\$118,013

SEVEN OAKS SHOPPING CENTER

2288 BLUE WATER BLVD, ODENTON, MD 21113

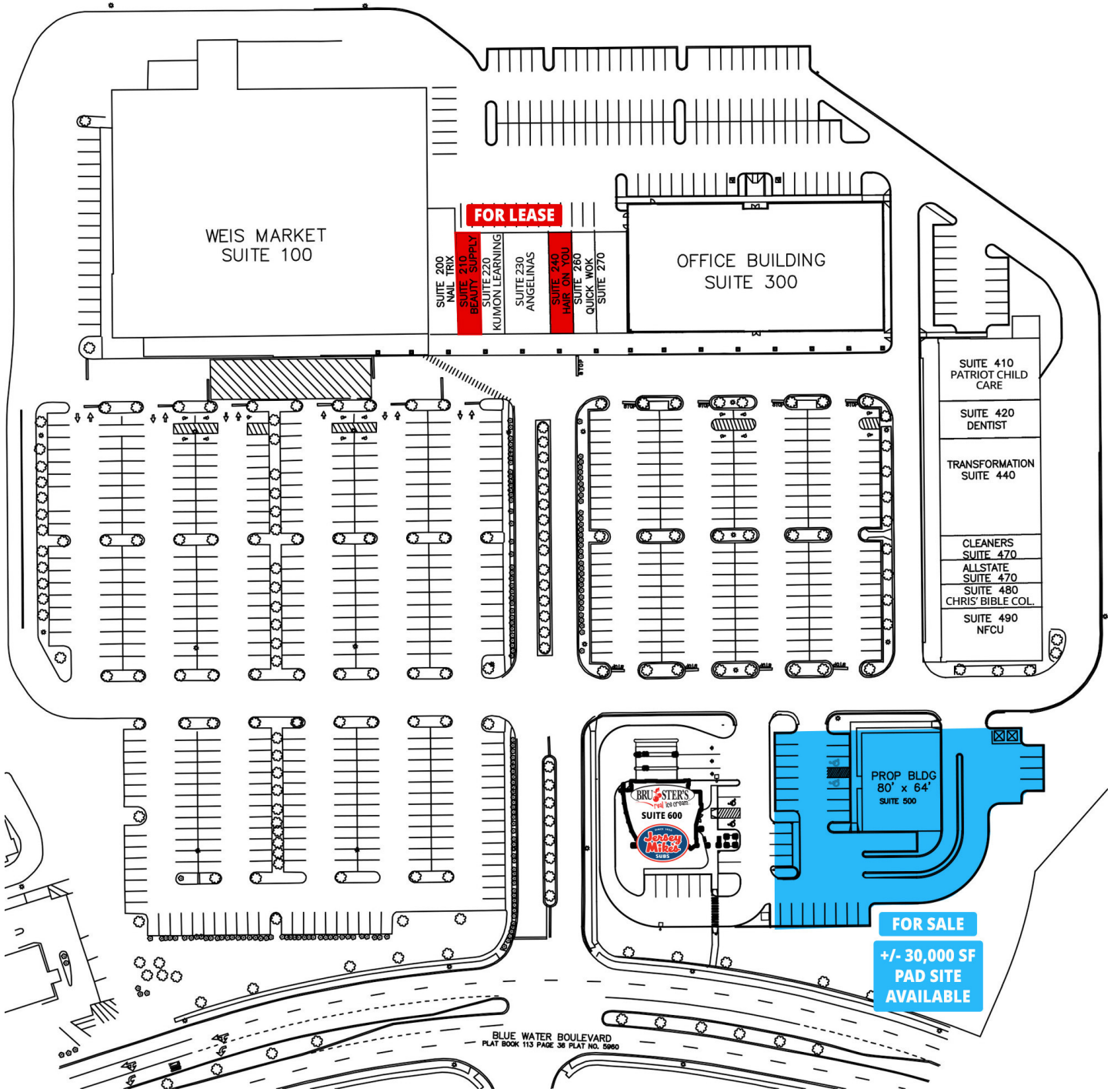
RETAILER MAP



SEVEN OAKS SHOPPING CENTER

2288 BLUE WATER BLVD, ODENTON, MD 21113

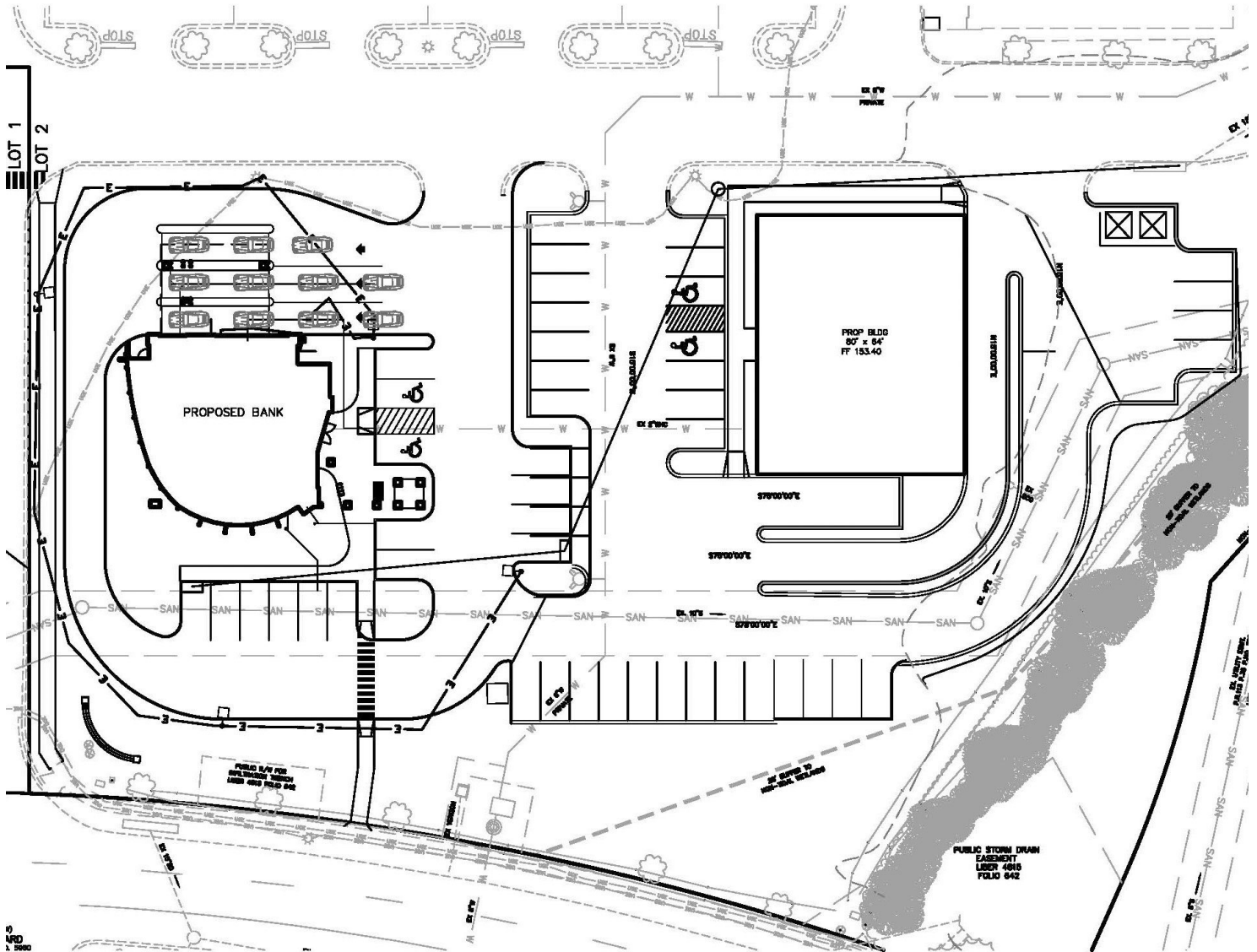
SITE PLAN



SEVEN OAKS SHOPPING CENTER

2288 BLUE WATER BLVD, ODENTON, MD 21113

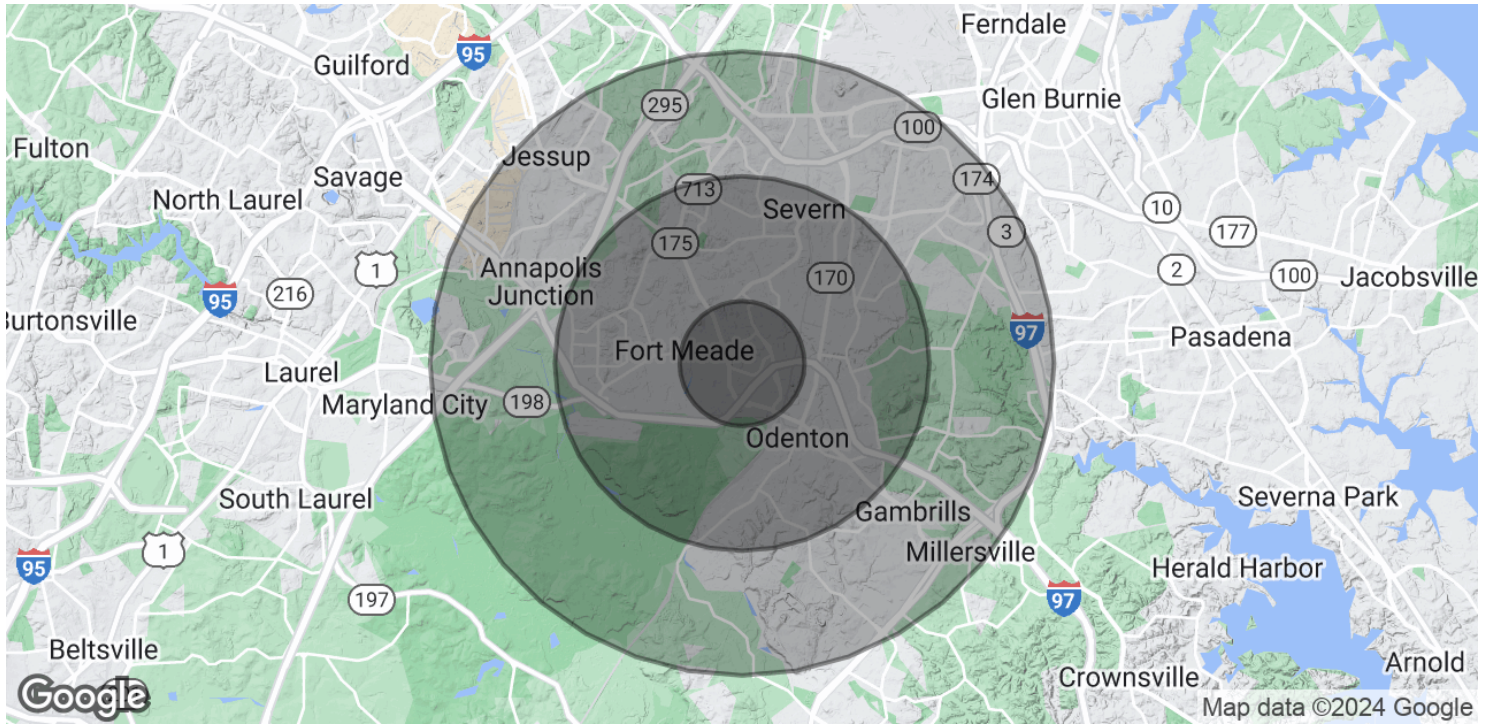
UTILITY LINES



SEVEN OAKS SHOPPING CENTER

2288 BLUE WATER BLVD, ODENTON, MD 21113

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,325	66,124	128,210
Average age	29.8	32.7	34.4
Average age (Male)	29.2	30.5	32.8
Average age (Female)	30.4	33.9	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,871	23,040	45,312
# of persons per HH	2.7	2.8	3.0
Average HH income	\$120,427	\$110,266	\$118,013
Average house value	\$336,403	\$374,605	\$386,631

TRAFFIC COUNTS

30,000/day

* Demographic data derived from 2020 ACS - US Census





BRANDON HOWARD
VICE PRESIDENT
BHOWARD@DIVARIS.COM
571.620.5145

JOSEPH FARINA
PRINCIPAL
JFARINA@DIVARIS.COM
571.620.5142