

FOR LEASE

7845 OAKWOOD RD, GLEN BURNIE, MD 21061



Conveniently
Located Medical
Offices

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HIGHLIGHTS

- Fully built out medical spaces
- Thriving MOB with a variety of specialty practices
- Near UMD Baltimore Washington Medical Center
- Easy access to Rt 100 and I-97
- Abundant parking
- Local Ownership and Property Management
- 5 Months True Free Rent requires Minimum 5 Year Term
- Potential for on-building signage *requires anchor tenancy determined by ownership



OFFERING



FOR LEASE

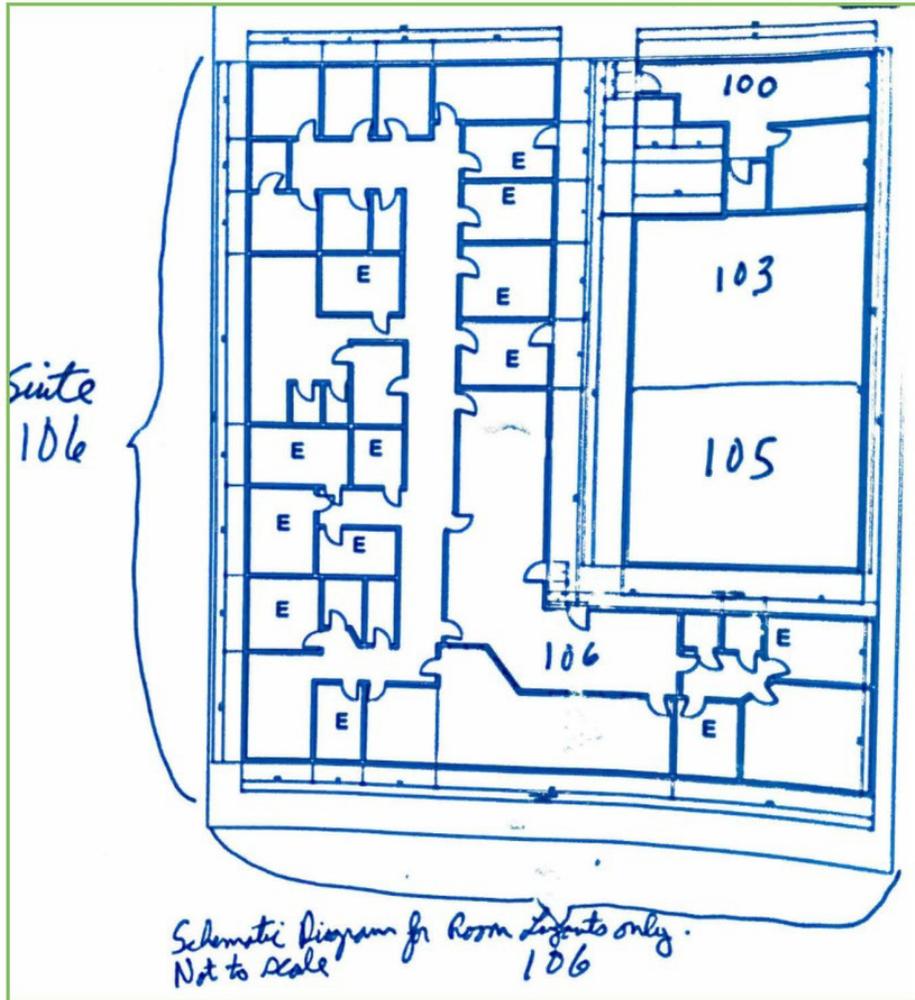
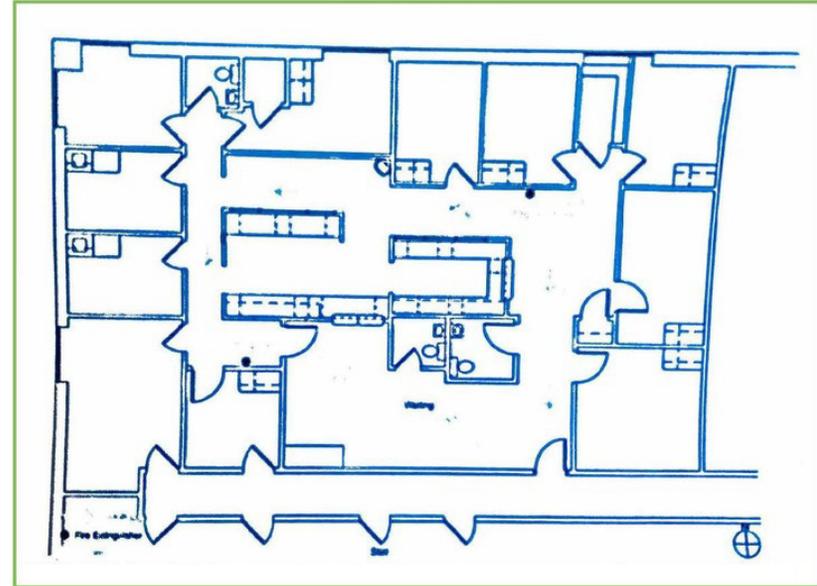
OFFICE SPACE

Building Size	27,000 SF
Total Lot Size	1.8 Acres

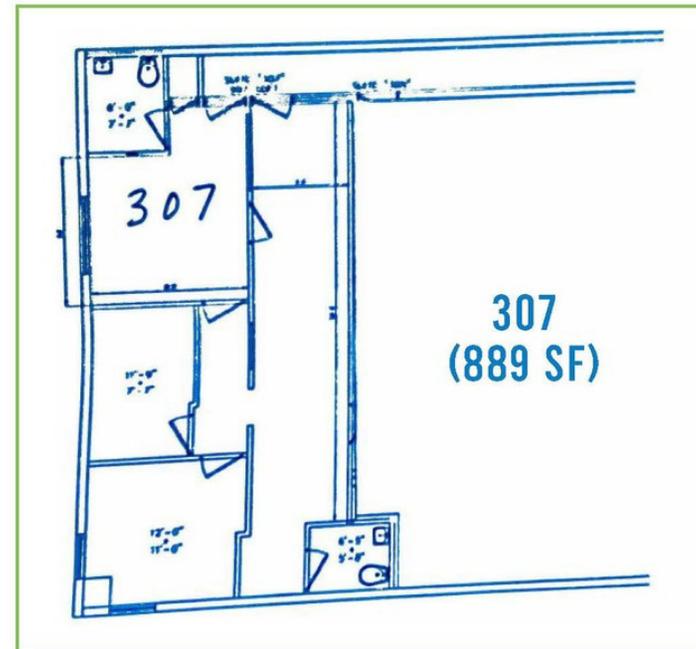
SPACES	SPACE SIZE
Suite 101	375 SF
Suite 105	753 SF
Suite 106	4,964 SF
Suite 202-204	2,399 SF
Suite 305	700 SF
Suite 307	889 SF

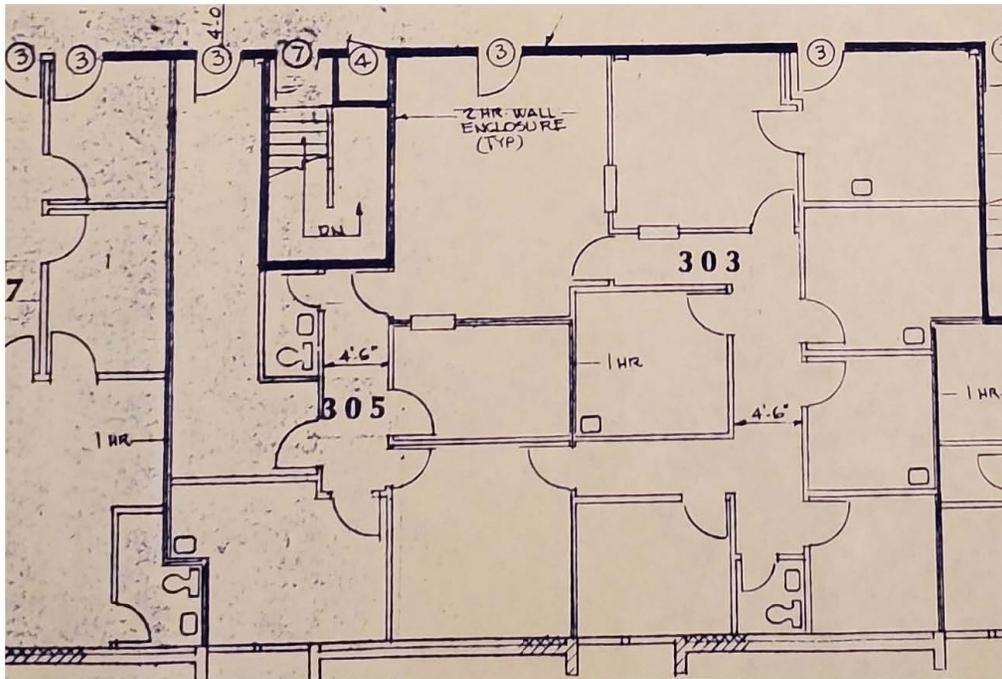


202-204
(2,399 SF)

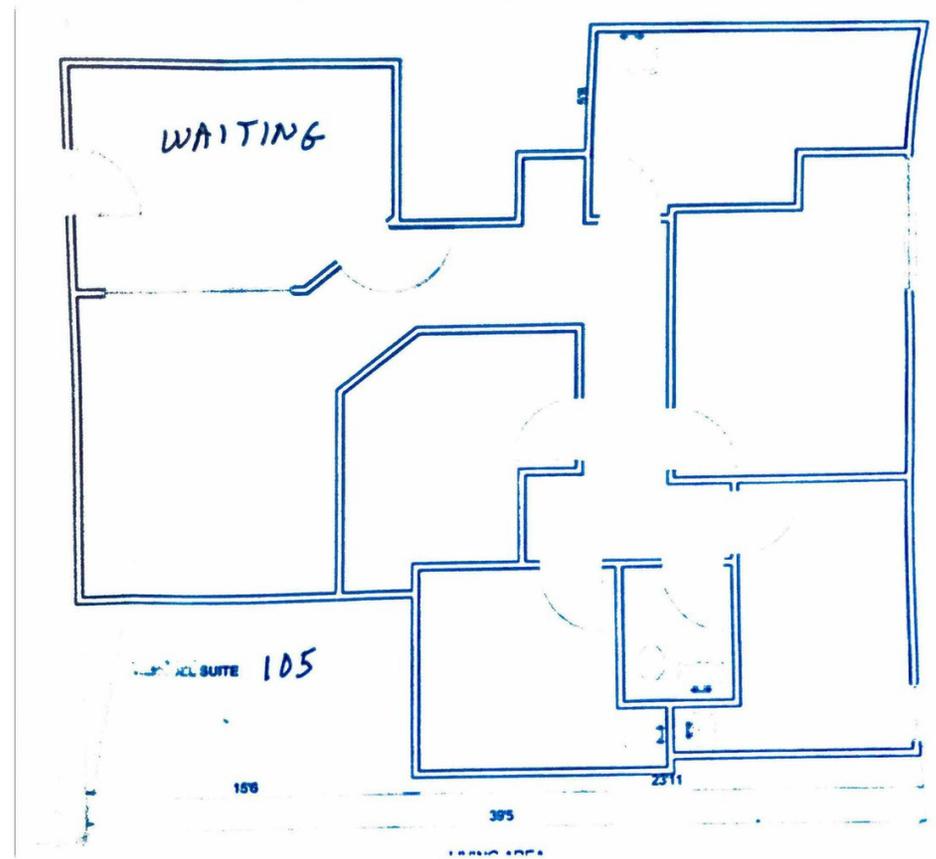


100 & 106
(375 & 4,694 SF)



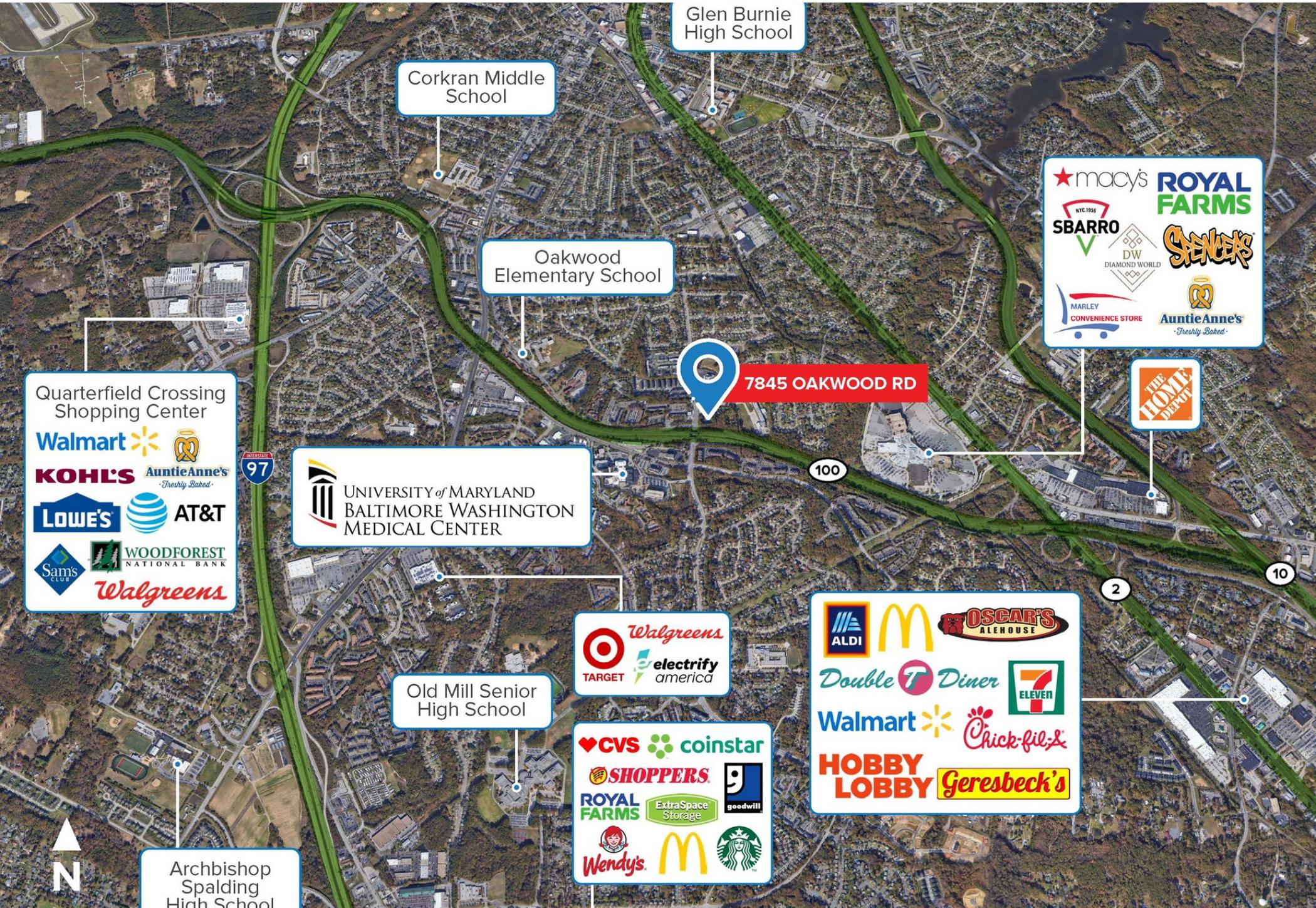


305
(700 SF)



105
(753 SF)

RETAILER MAP



Glen Burnie High School

Corkran Middle School

Oakwood Elementary School

7845 OAKWOOD RD

- macy's
- ROYAL FARMS
- SBARRO NYC 1956
- DW DIAMOND WORLD
- STENCERS
- MARLEY CONVENIENCE STORE
- Auntie Anne's Freshly Baked

THE HOME DEPOT

Quarterfield Crossing Shopping Center

- Walmart
- Auntie Anne's Freshly Baked
- KOHL'S
- LOWE'S
- AT&T
- Sam's CLUB
- WOODFOREST NATIONAL BANK
- Walgreens

UNIVERSITY of MARYLAND BALTIMORE WASHINGTON MEDICAL CENTER

Old Mill Senior High School

- Walgreens
- TARGET
- electrify america

- ALDI
- McDonald's
- OSCAR'S ALEHOUSE
- Double T Diner
- 7 ELEVEN
- Walmart
- Chick-fil-A
- HOBBY LOBBY
- Geresbeck's

- CVS
- coinstar
- SHOPPERS
- ROYAL FARMS
- ExtraSpace Storage
- goodwill
- Wendy's
- McDonald's
- Starbucks

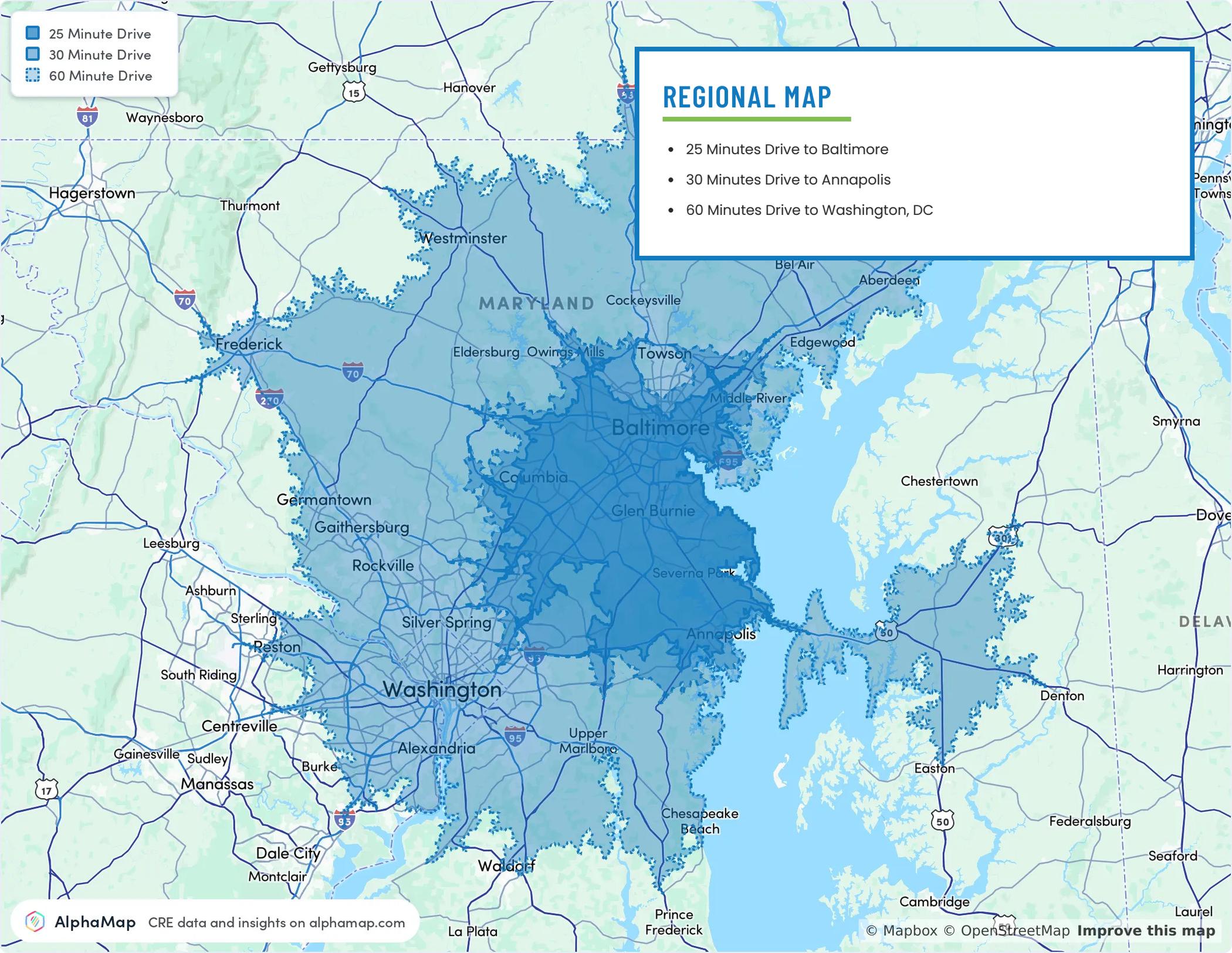
Archbishop Spalding High School



- 25 Minute Drive
- 30 Minute Drive
- 60 Minute Drive

REGIONAL MAP

- 25 Minutes Drive to Baltimore
- 30 Minutes Drive to Annapolis
- 60 Minutes Drive to Washington, DC



DEMOGRAPHICS



2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	19,179	91,219	200,701
Households	7,581	34,736	73,430
Average Household Size	2.5	2.6	2.7
Average Age	39	40	39
Average Household Income	\$107,977	\$125,567	\$137,747



200,701

Population



2.7

Average HH Size



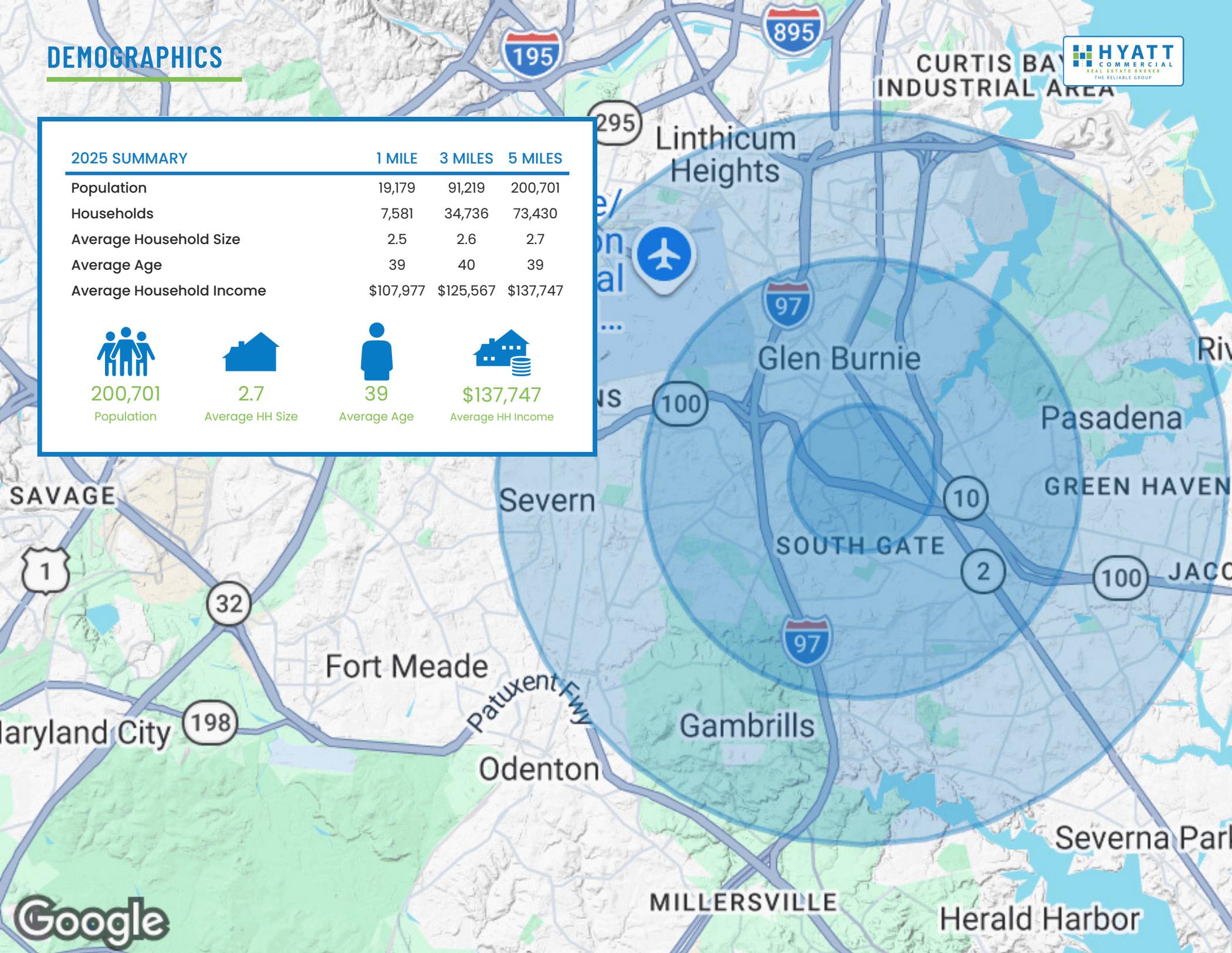
39

Average Age



\$137,747

Average HH Income





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