



TYLER RIDGE

8007, 8013, 8015, 8019, & 8023 CORPORATE DRIVE | WHITE MARSH, MD 21236

FOR
LEASE



OWNED & MANAGED BY:



LEASED BY:



PROPERTY OVERVIEW

HIGHLIGHTS:

- Single-story office suites in prime White Marsh location
- All spaces have individual direct access and are separately metered
- Suite signage opportunity
- Convenient access to I-95 and I-695

AVAILABLE:

8007 CORPORATE:
2,842-19,640 SF

8015 CORPORATE:
UNIT A - 2,508 SF

PARKING:

5:1,000 SF; FREE PARKING

TERM:

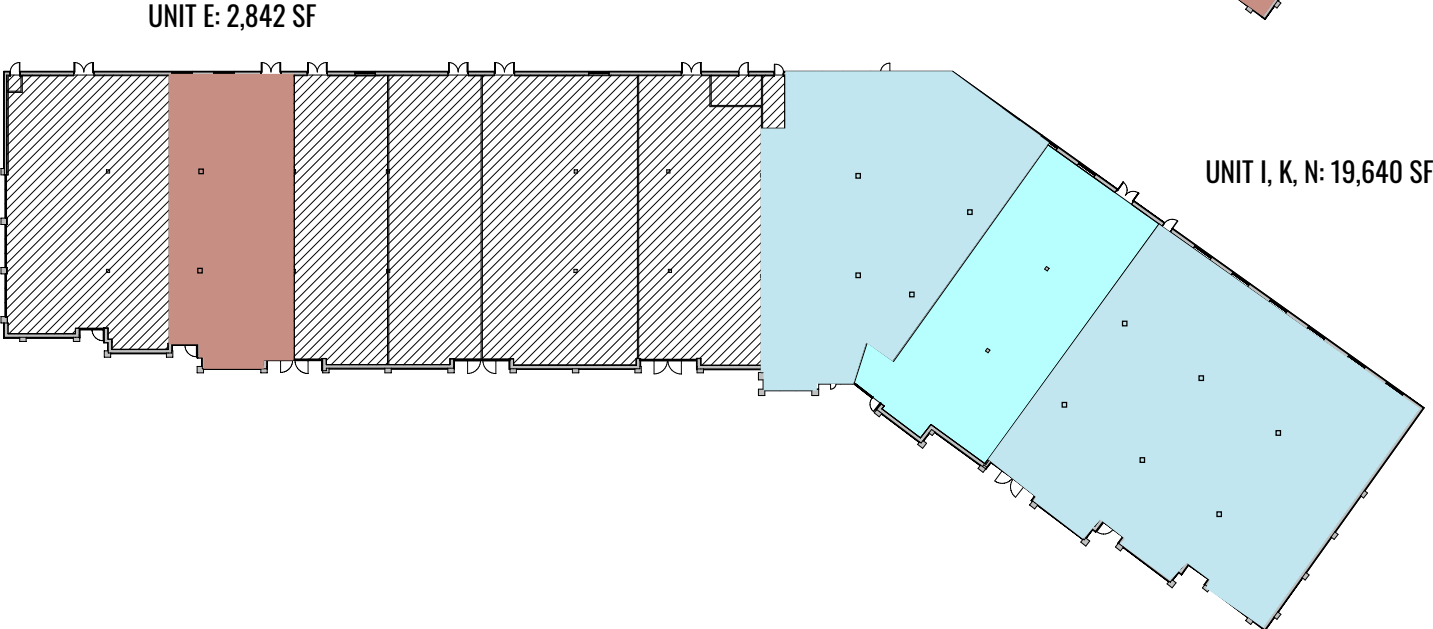
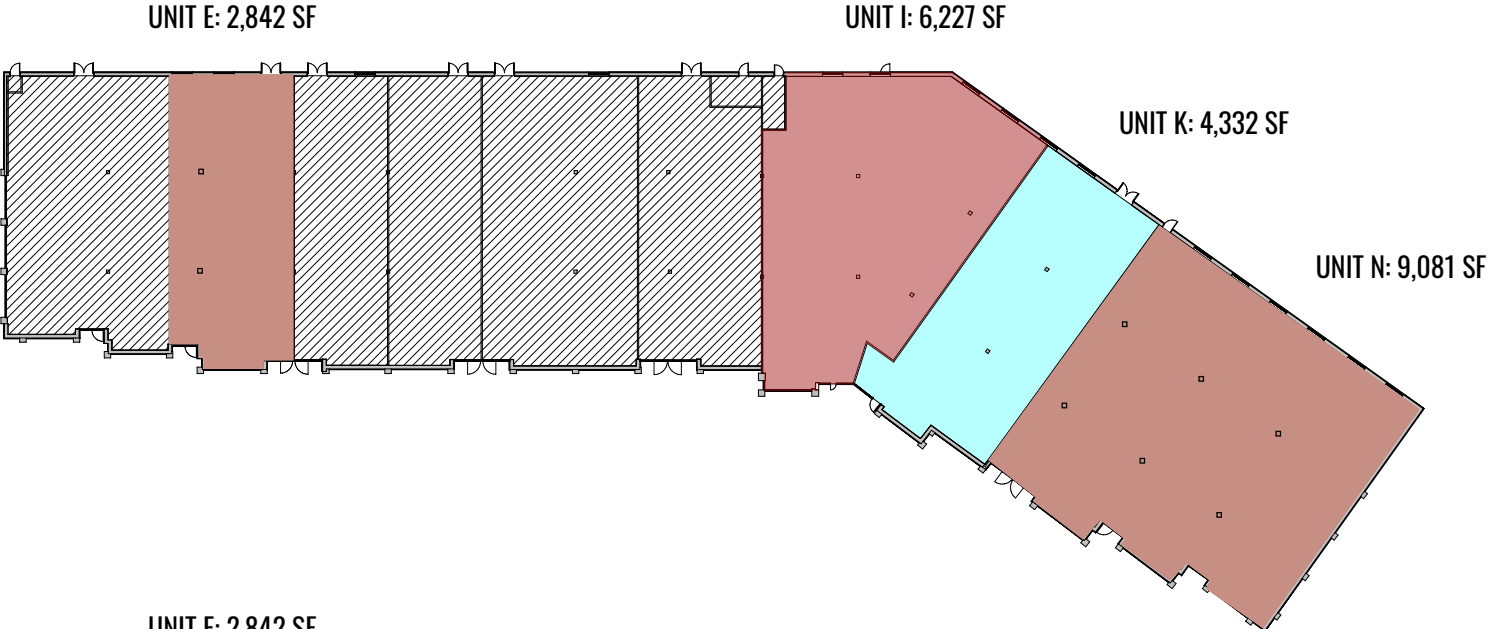
3+ YEARS

RENTAL RATE:

\$16.00/SF, NNN

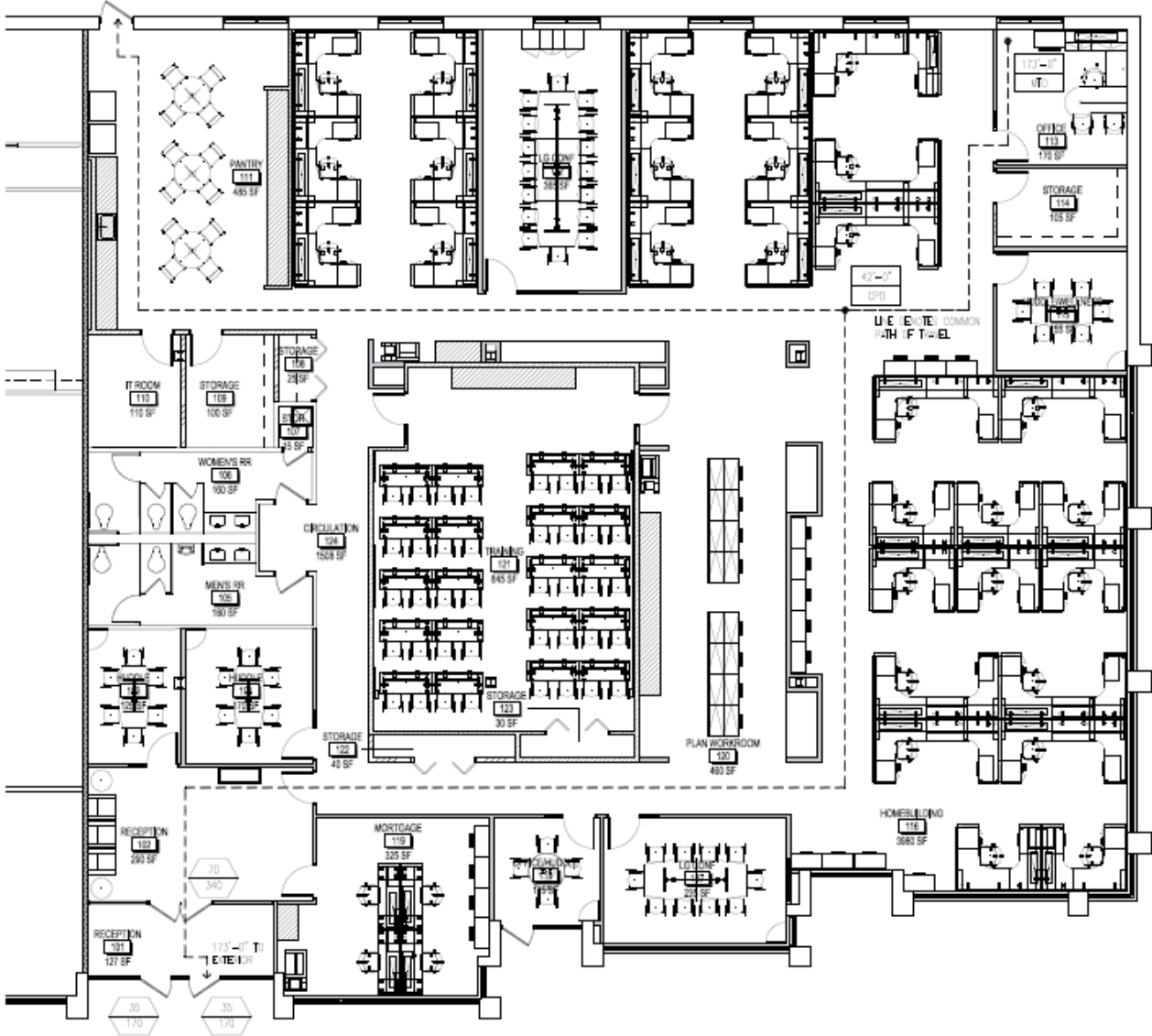


FLOOR PLAN: 8007 CORPORATE DR



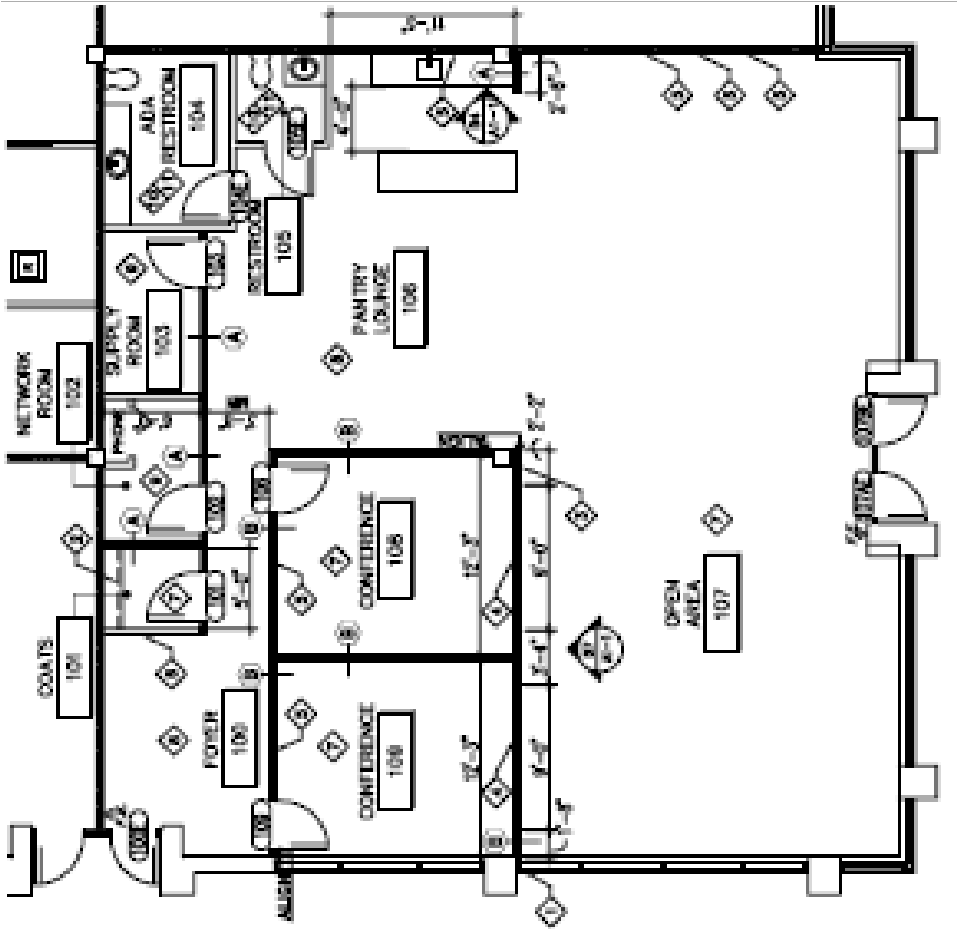
FLOOR PLAN: 8007 CORPORATE DR

UNIT N: 9,081 SF



FLOOR PLAN: 8015 CORPORATE DR

UNIT A: 2,508 SF



SITE MAP



LOCAL BIRDSEYE



43

PERRY HALL BLVD

White Marsh Mall

Boscov's Cinnabon Macy's
H.M. Olive Garden Sarku Charleys
Chick-fil-A Sully's Wild Wings Dave & Buster's Popeyes

IKEA

WHITE MARSH BLVD

43

INTERSTATE 95

Avenue Grand
SMART. STYLISH. EXCLUSIVELY GRAND.

HONEYGO BLVD

THE AVENUE at White Marsh

Starbucks Ulta Nike Clearance Store
AMC Theatres Salsbury's Barnes & Noble
Banditos Bar & Kitchen Bar Louie THE LOCAL

Shoppes at Nottingham Square

BEST BUY Bob's Furniture Target
Qdoba Panera Bread
Michaels Five Guys
Crumbl Cookies Little Pizza
Chick-fil-A Noodles & Company
Lowe's Dick's Sporting Goods

CHESAPEAKE BEVERAGE

Celebree SCHOOL

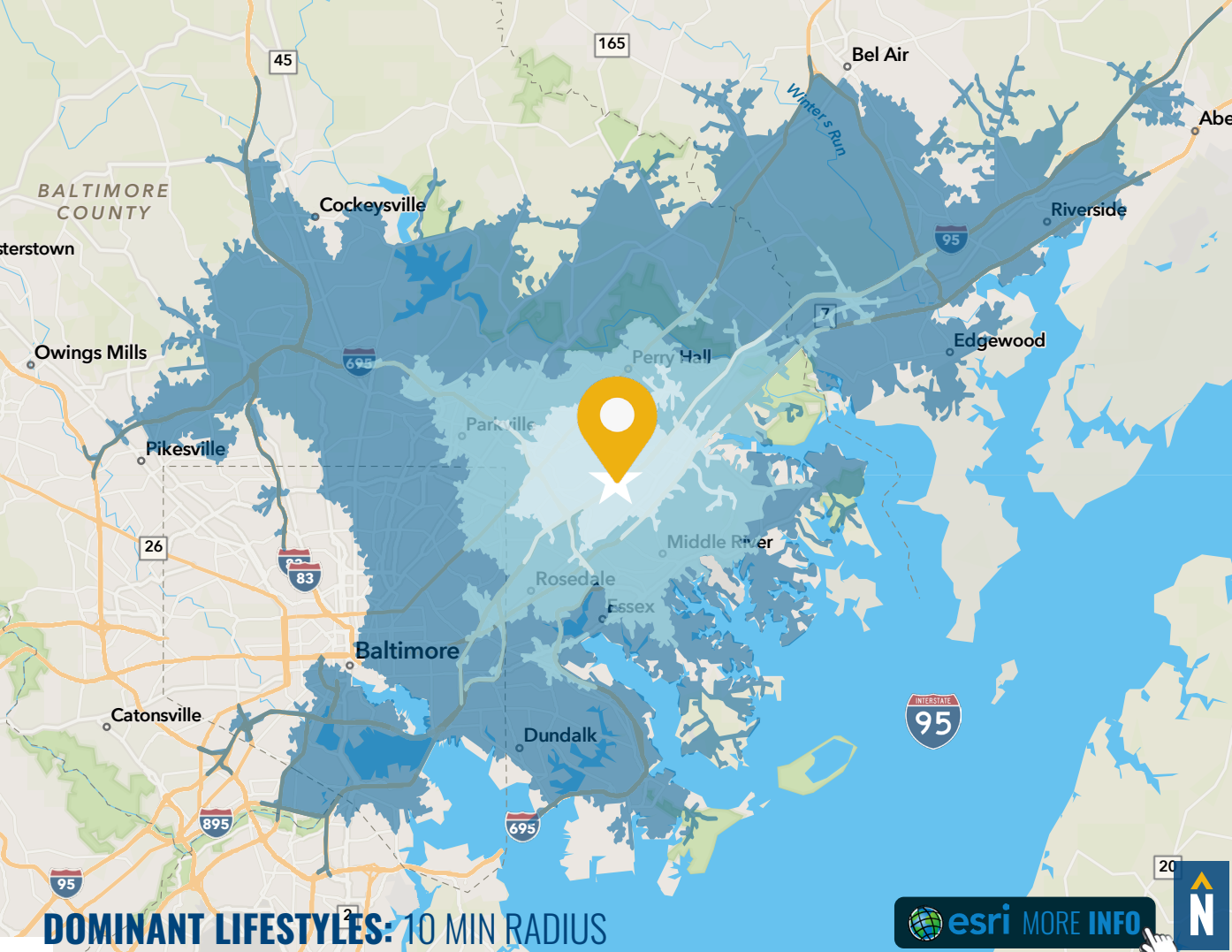
SITE

INTERSTATE 95



DEMOGRAPHICS

2024



DOMINANT LIFESTYLES: 10 MIN RADIUS

[MORE INFO](#)

RADIUS:

10 MIN

15 MIN

25 MIN

RESIDENTIAL POPULATION



26,096

105,449

415,081

DAYTIME POPULATION



57,143

193,500

869,138

AVERAGE HOUSEHOLD INCOME



\$112,692

\$110,664

\$113,729

NUMBER OF HOUSEHOLDS



23,119

87,999

344,469

MEDIAN AGE



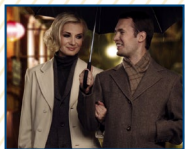
39.2

39.6

38.0

[FULL DEMOS REPORT](#)

31.1%
BRIGHT YOUNG
PROFESSIONALS



Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals.

Median Age: **33.0**
Median Household Income: **\$54,000**

25%
ENTERPRISING
PROFESSIONALS



These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1^{1/2} times more income than the US median.

Median Age: **35.3**
Median Household Income: **\$86,600**

5.8%
PARKS AND REC



These suburbanites have achieved the dream of home ownership. They have purchased homes that are within their means. Their homes are older, and townhomes and duplexes are not uncommon.

Median Age: **40.9**
Median Household Income: **\$60,000**

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION



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