



LEASE

Sea Oaks

STEPHEN DECATUR HWY

Berlin, MD 21811

PRESENTED BY:

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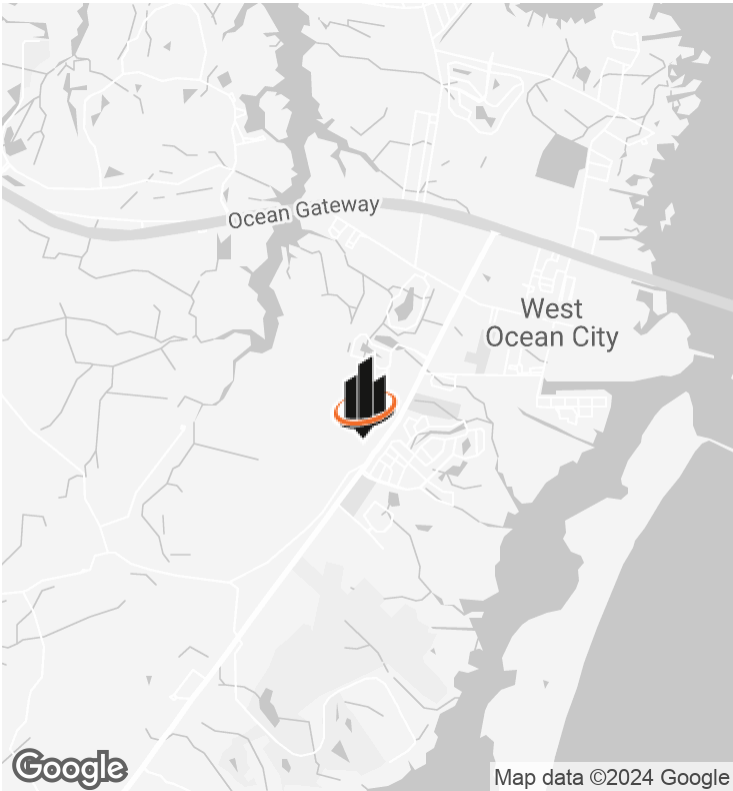
MD #653457

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (NNN)
BUILDING SIZE:	9,889 SF
AVAILABLE SF:	1,628 - 1,633 SF
YEAR BUILT:	2023
MARKET:	Eastern Shore of Maryland
SUBMARKET:	West Ocean City/Berlin

PROPERTY OVERVIEW

Three units available at the Sea Oaks Village phase 2, everything is brand new with a mostly wide open plan giving the flexibility to be built out to meet your businesses exact needs. An ideal location to expand your business into the West Ocean City retail scene. The location offers great visibility from 611 a major highway connecting Assateague Island's national and state parks to Ocean City, MD and the Delaware coast.

PROPERTY HIGHLIGHTS

- Great visibility
- Flexible buildout
- Nearby many new and existing residential developments
- Pylon sign to be installed
- Great mix of neighboring service and professional tenants in place.

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PHOTOS



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ADDITIONAL PHOTOS



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,628 - 1,633 SF	LEASE RATE:	\$20.00 SF/yr

AVAILABLE SPACES
SUITE TENANT SIZE (SF) LEASE RATE DESCRIPTION

Unit 1	-	1,729 SF	\$20.00 SF/yr	End unit facing route 611 with ample windows giving visibility and light for the unit.
Unit 6	Available	1,633 SF	\$20.00 SF/yr	1,633sf of open space currently with bathroom and storage closet.
Unit 7	Available	1,628 SF	\$20.00 SF/yr	1,628sf end unit with great visibility, windows and ample parking.
Unit 5	Available	1,633 SF	\$20.00 SF/yr	-

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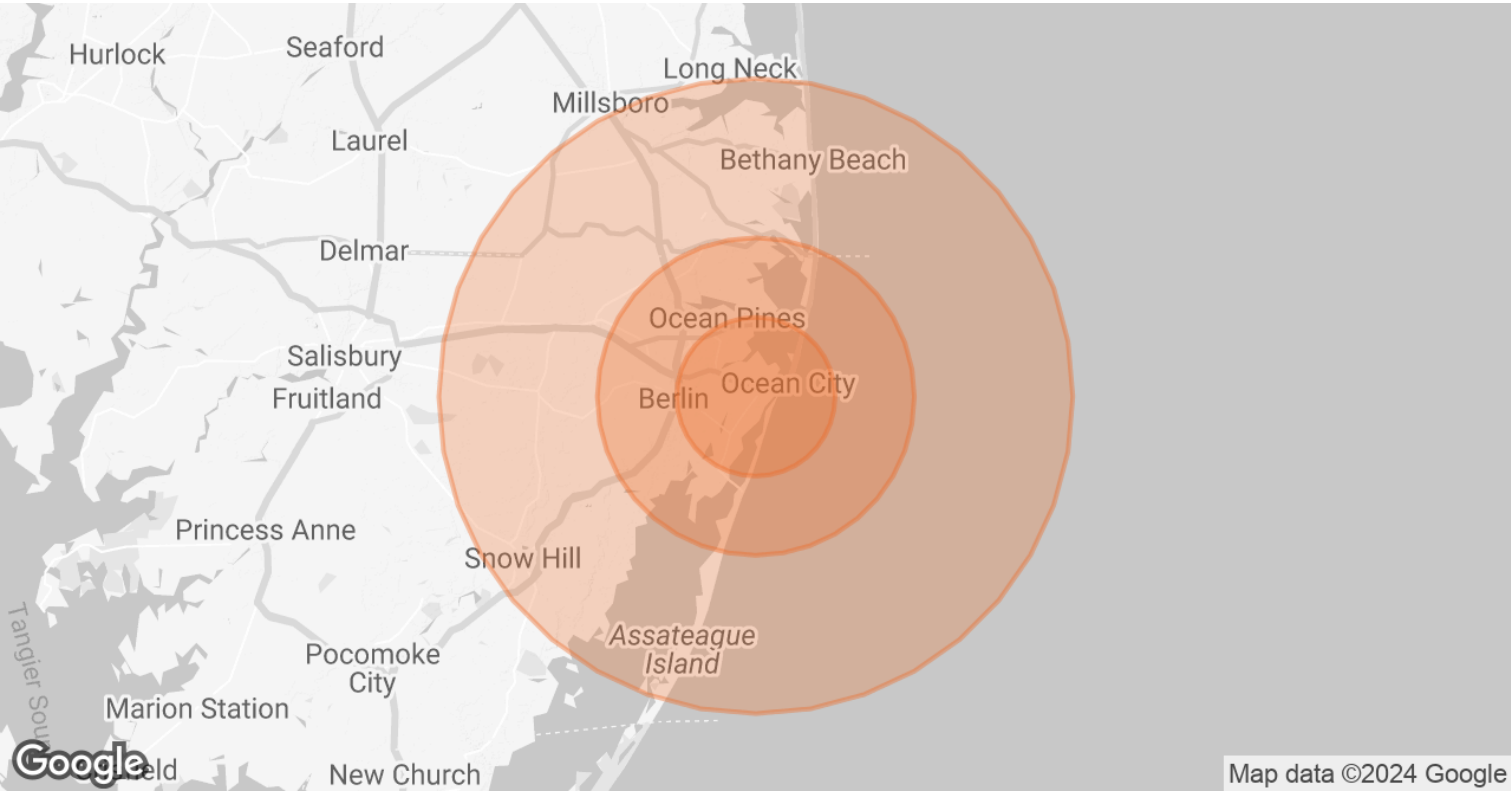
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	20,187	43,868	99,500
AVERAGE AGE	51.6	50.5	48.8
AVERAGE AGE (MALE)	50.8	49.7	47.2
AVERAGE AGE (FEMALE)	52.2	51.6	49.9

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	8,915	19,658	42,461
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$87,792	\$77,817	\$72,559
AVERAGE HOUSE VALUE	\$441,686	\$421,199	\$368,583

2020 American Community Survey (ACS)

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