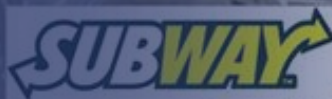




Connelly Mill Road



# DELMAR EXXON

8600 OCEAN HIGHWAY  
DELMAR, MD 21875

**Tonney Insley**  
Senior Advisor  
410.543.2491  
tonney.insley@svn.com

**Brent C. Miller, CCIM, CPM**  
Executive Managing Director  
410.749.7600  
brent.miller@svn.com

**SITE**



# Executive Summary



## OFFERING SUMMARY

Available SF:	0.65 Acres
Lease Rate:	\$25,000.00 per year [NNN]
Lot Size:	0.65 Acres
Market:	Eastern Maryland/Delaware
Submarket:	Delmar

## PROPERTY OVERVIEW

0.65 +/- acres located in Delmar, MD, just south, and adjacent, to the Delmar Exxon on the Southbound lane of US Route 13.

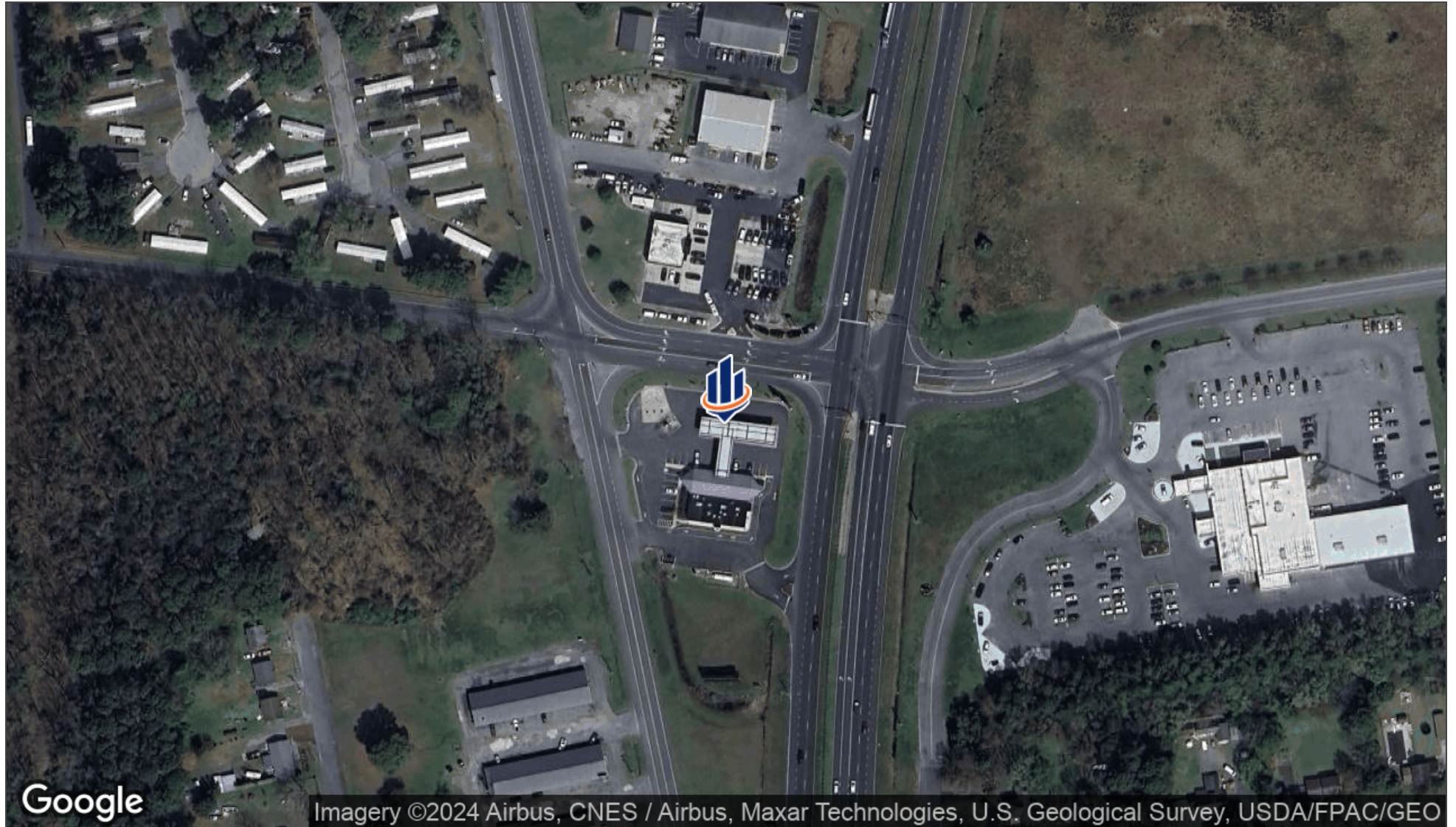
## PROPERTY HIGHLIGHTS

- Commercial Highway Pad Site
- 41,000+ cars per day
- Owner Would Consider Build-toSuit
- Located next to Exxon/Dunkin/Baskin combo

# Additional Photos



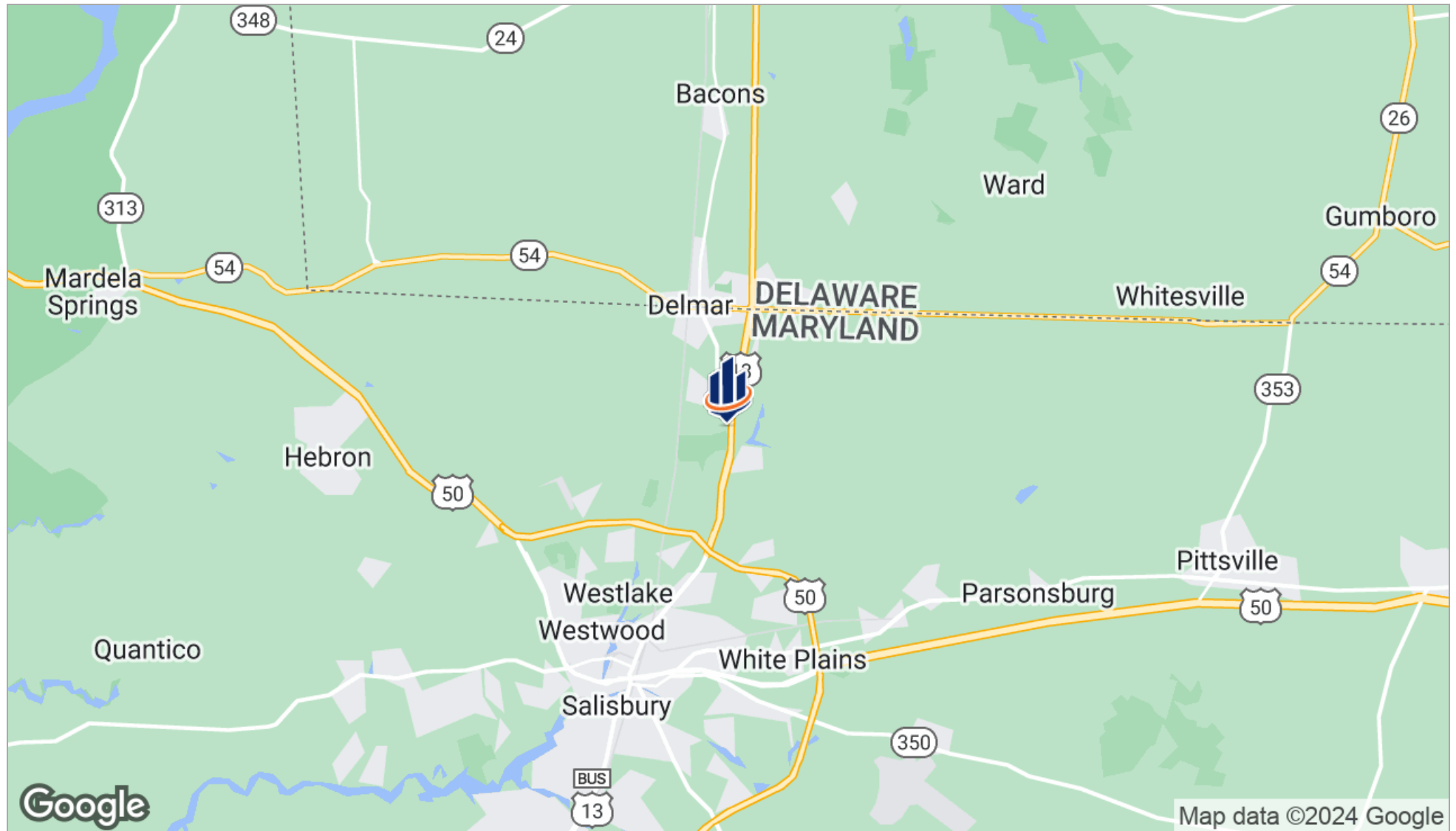
# Aerial Map



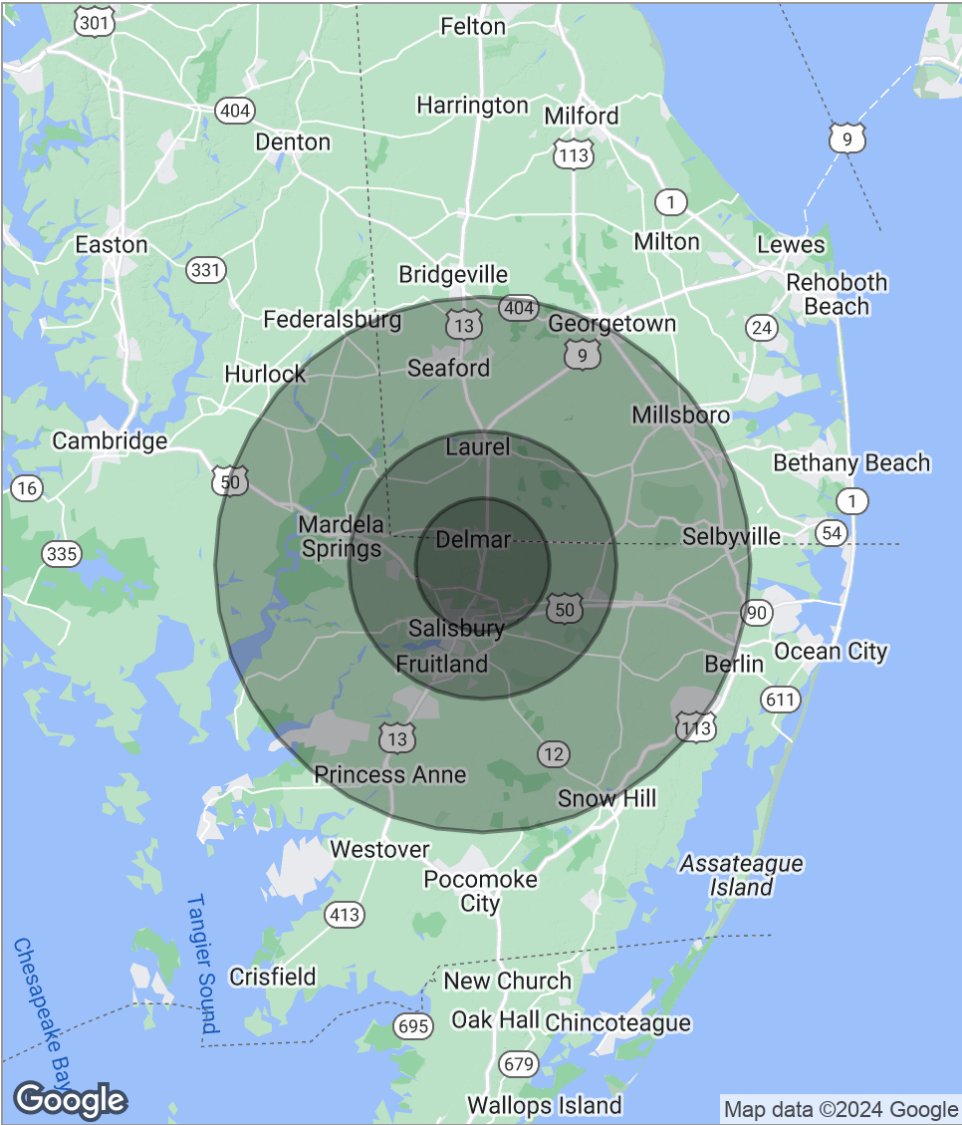
Google

Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

# Location Maps



# Demographics Map



POPULATION	5 MILES	10 MILES	20 MILES
Total population	39,336	117,052	210,983
Median age	35.4	34.9	36.7
Median age (male)	32.9	33.5	35.2
Median age (Female)	37.2	35.9	37.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	15,143	43,901	78,182
# of persons per HH	2.6	2.7	2.7
Average HH income	\$56,344	\$63,088	\$62,569
Average house value	\$182,774	\$212,770	\$235,009

*\* Demographic data derived from 2020 ACS - US Census*

# Advisor Bio & Contact 1

## TONNEY INSLEY

Senior Advisor



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MD #653457

## PROFESSIONAL BACKGROUND

Born in Salisbury, MD the oldest of two kids, I was an athlete all through my life into college. I attended Gettysburg College and majored in English. After graduating, I spent 15 years in Washington, DC working as a marketing professional.

As a Senior Advisor with SVN-Miller Commercial Real Estate, it's my job to drive demand for my client's real estate assets and maximize their overall value. I bring an innate willingness to provide an extraordinary level of service to all my assignments and capitalize on the combined strength of the SVN-Miller Brand and my local industry expertise as a member of my clients' team.

I deal in Trust. I do so by building a strong understanding of my client's requirements and establishing a clear plan to achieve their goals. I offer all clients a property analysis based on recent comparable data and market intelligence.

Ultimately, my client's goals are mine and if they win, we all win.

## MY CORE VALUES

CLIENT DRIVEN - The needs of my clients always come first.

LEADERSHIP - I am an industry expert part of a leading brokerage dedicated to providing world class real estate solutions while demonstrating civic leadership and contributing to my community.

INTEGRITY - I consistently build trust between my company, my clients and my industry peers. I am ethical and dedicated to the highest standard on all levels within my industry.

EXPERTISE - I have a strong local market experience and industry knowledge.

NETWORK - My network of meaningful relationships is what drives my business success as well as the regional and national brand of SVN.

TEAMWORK - I am a collaborative advisor willing to work with the entire brokerage community to achieve results.

## EDUCATION

Gettysburg College

# Advisor Bio & Contact 2

## **BRENT C. MILLER, CCIM, CPM**

Executive Managing Director



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brent.miller@svn.com

## **PROFESSIONAL BACKGROUND**

Brent C. Miller, CCIM, CPM, serves as Managing Director and Senior Advisor for SVN | Miller Commercial Real Estate. Miller is a licensed Real Estate Broker in Maryland, Delaware and Virginia. SVN | Miller has offices in Salisbury, Bethesda and Easton Maryland; Onley, Virginia and Seaford Delaware. Miller specializes in the sale, leasing, and management of retail, office, and industrial properties. His primary market area is the Delmarva Peninsula, Chesapeake Bay east to the Atlantic Ocean. With more than 30+ years of commercial real estate experience, Miller has closed more than 750 transactions. In 2012, SVN - Miller Commercial Real Estate received the Firm of the Year Award [<http://svnmiller.com/miller-commercial-real-estate-receives-svn-2012-firm-of-the-year-award>]. SVN-Miller consisting ranks within the top 5 offices out of 200 SVN offices worldwide. In 2016, SVN-Miller the Firm of the Year Award thru SVN International [<http://svnmiller.com/miller-commercial-real-estate-receives-svn-2016-firm-of-the-year-award>]. In 2017, the Salisbury Area Chamber of Commerce named SVN-Miller Business of the Year [<http://svnmiller.com/svn-miller-commercial-real-estate-named-medium-business-of-the-year>] and the Coastal Association of Realtors awarded Miller the Outstanding Commercial Realtor Award [<https://svnmiller.com/brent-miller-receives-outstanding-commercial-realtor-award>]. In 2017, Miller was awarded National Commercial Awards by the National Association of Realtors [<https://svnmiller.com/brent-miller-receives-national-recognition-from-nar>]. Brent Miller is a member of the Greater Salisbury Committee and Wicomico County Rotary Club. Miller serves on the Board of Directors for Hebron Saving Bank and is also a member of the Advisory Board of Directors for SVN International. Miller holds the prestigious Certified Commercial Investment Member designation [CCIM], is a Certified Property Manager [CPM], and is also actively involved with the International Council of Shopping Centers [ICSC]. Miller also is a Principal of a private equity fund that invests in commercial real estate.

## **MEMBERSHIPS & AFFILIATIONS**

Commercial Investment Real Estate Institute [CCIM]  
Institute of Real Estate Management [CPM]  
Accredited Management Organization [AMO]  
National, Maryland, Coastal and Sussex County Association of Realtors