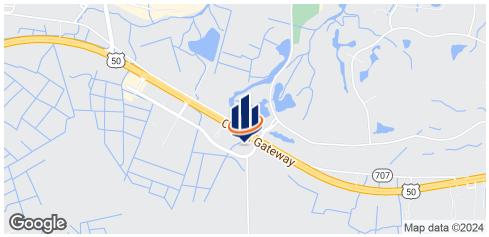


Property Summary





OFFERING SUMMARY

Lease Rate: Subject To Offer

Lot Size: 3.17 Acres

Zoning: Commercial

Market: Eastern Shore of

Maryland

Submarket: Berlin/West Ocean City

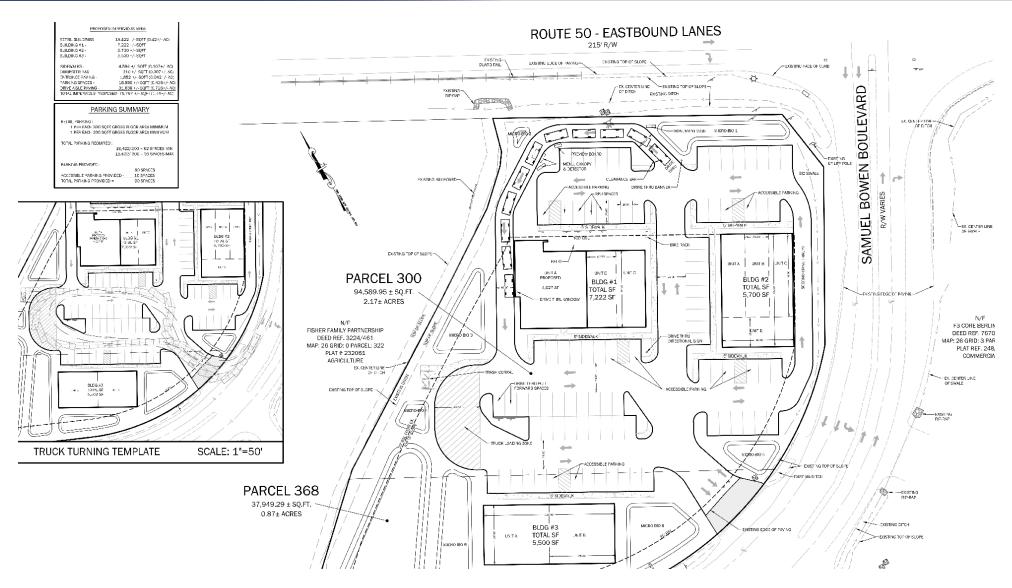
PROPERTY OVERVIEW

Great 3+ acre commercial corner lot with with Route 50 road frontage at the entrance to the commercial development anchored with Wal-Mart, Home Depot and others. The site is in preliminary plan approval and is ready to develop three separate buildings with drive thru's possible. Building 1: 7222Sf with a drive thru. Building 2: 5700Sf with a drive thru. Building 3: 5500Sf. Access from Samuel Bowen Blvd.

PROPERTY HIGHLIGHTS

- 3.17 +/- Commercial Acres on US Route 50
- Corner Location
- Under Development Now

Site Plan





LEASE RATE: SUBJECT TO OFFER

TOTAL SPACE: 5,500 - 7,222 SF

LEASE TYPE: NNN

LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Building 1	Strip Center	Subject To Offer	NNN	7,222 SF	Negotiable	Site is in plan approval with the Town of Berlin for three buildings on this 3.17 acre lighted corner. Building 1 has a total of 7222SF and can be divided. The plan calls for a drive thru on the West end cap and can accommodate outdoor seating.
Building 2	Strip Center	Subject To Offer	NNN	5,700 SF	Negotiable	Site is in plan approval with the Town of Berlin for three buildings on this 3.17 acre lighted corner. Building 2 has a total of 5700SF. The plan calls for a drive thru on the East end and the building could be divided into as many as 4 units.

Available Buildings

LEASE RATE: SUBJECT TO OFFER

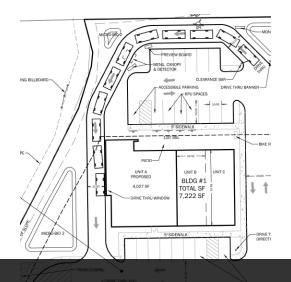
TOTAL SPACE: 5,500 - 7,222 SF

LEASE TYPE: NNN

LEASE TERM: Negotiable

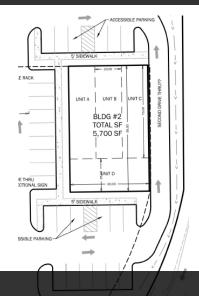
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Building 3	Strip Center	Subject To Offer	NNN	5,500 SF	Negotiable	Site is in plan approval with the Town of Berlin for three buildings on this 3.17 acre lighted corner. Building 3 has a total of 5500SF. The building could be divided as needed.

Building Plans

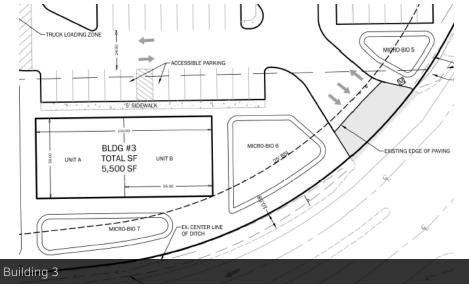


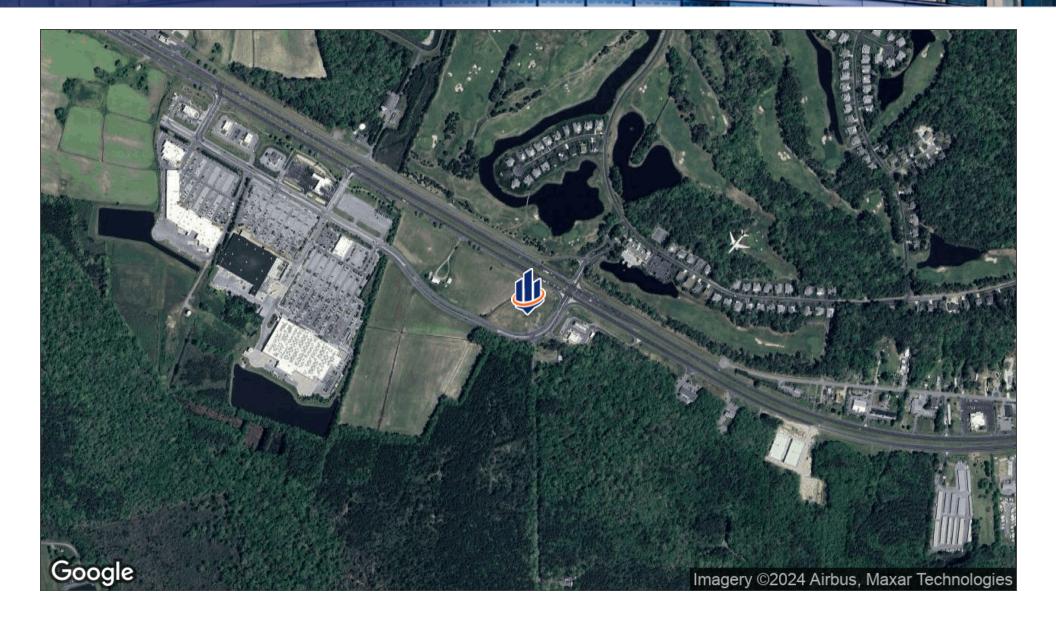
Overall Site Plan

Building 2

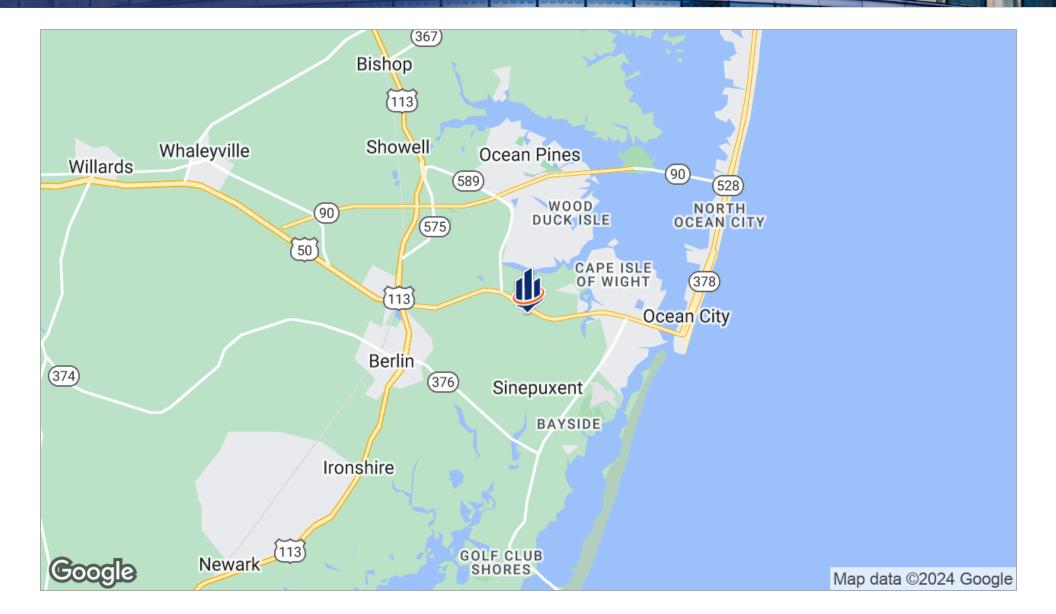




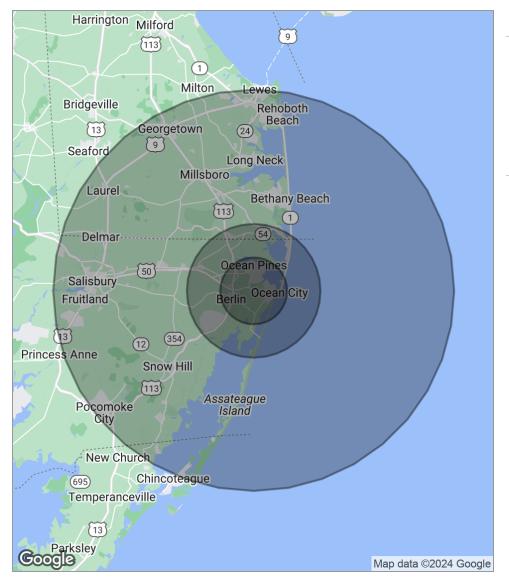




Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	30 MILES
Total population	27,842	45,236	306,657
Median age	51.9	52.9	46.6
Median age [Male]	51.0	51.7	45.6
Median age [Female]	53.5	54.3	47.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	30 MILES
HOUSEHOLDS & INCOME Total households	5 MILES 24,044	10 MILES 56,476	30 MILES 207,482
Total households	24,044	56,476	207,482

^{*} Demographic data derived from 2020 ACS - US Census





TONNEY INSLEY

Senior Advisor

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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.



Direct: | Cell: