



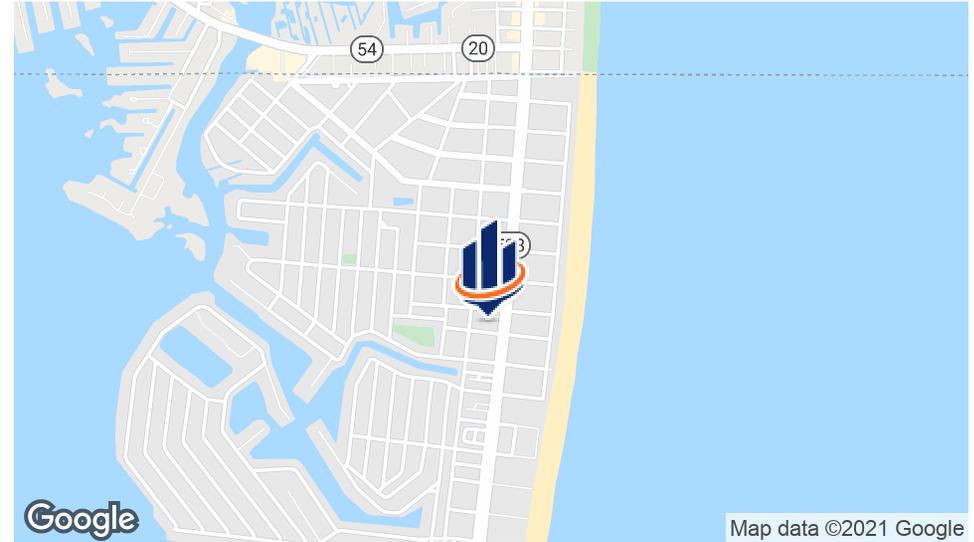
BAYSIDE PLAZA UNITS 2-4

13703 COASTAL HWY, UNITS 2-4
OCEAN CITY, MD 21842

Tonney Insley
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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,050,000
Building Size:	1,920 SF
Price / SF:	\$546.88
Market:	Eastern Shore of Maryland
Submarket:	Ocean City

PROPERTY OVERVIEW

Commercial Condominium Units 2-4 located in the Bayside Plaza center on the corner of Coastal Hwy and 138th Street in Ocean City, MD. The three (3) contiguous units total approximately 1920 SF and are currently leased to a pizza operator for \$60,000 per year and includes all restaurant equipment.

PROPERTY HIGHLIGHTS

- 1920 SF Retail Space
- Units 2-4: Commercial Condominiums
- Located in the Bayside Plaza Center

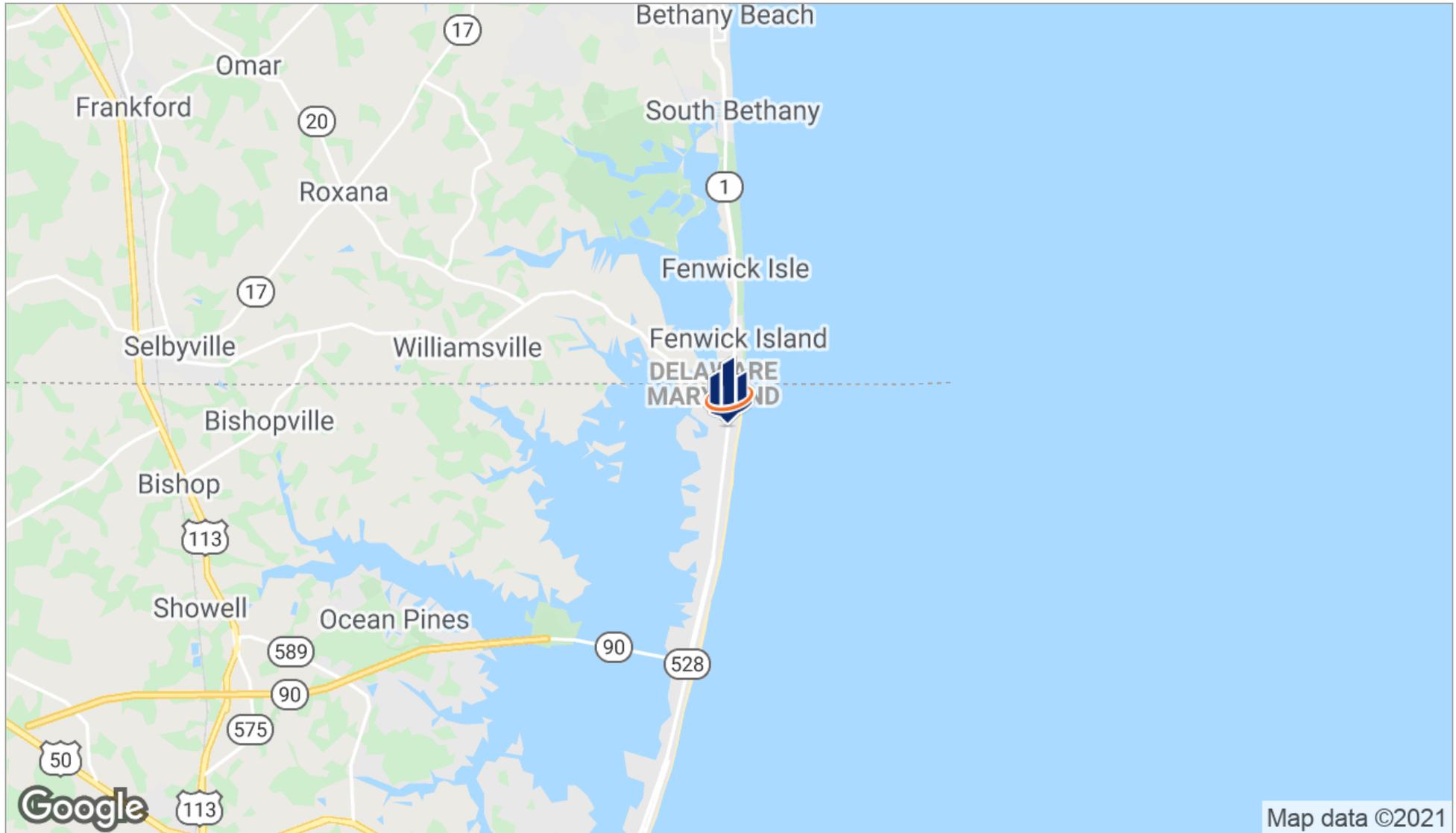
Additional Photos



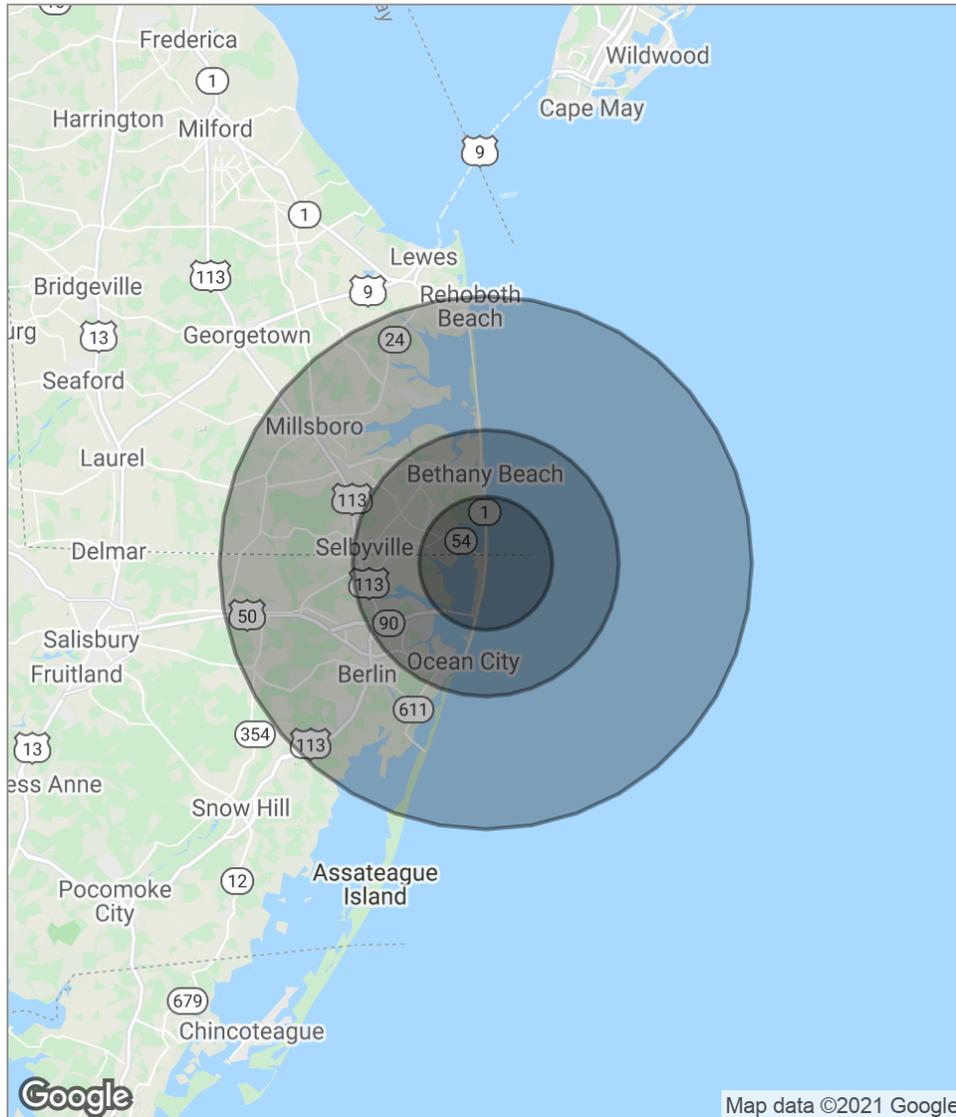
Additional Photos



Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	20 MILES
Total population	12,215	49,747	129,875
Median age	55.8	53.5	50.6
Median age [Male]	54.7	52.4	48.8
Median age [Female]	58.1	54.9	51.9
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	6,179	22,892	56,682
# of persons per HH	2.0	2.2	2.3
Average HH income	\$72,905	\$79,897	\$71,885
Average house value	\$416,767	\$431,101	\$341,031

* Demographic data derived from 2010 US Census



TONNEY INSLEY

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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.

SVN | Miller Commercial Real Estate

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