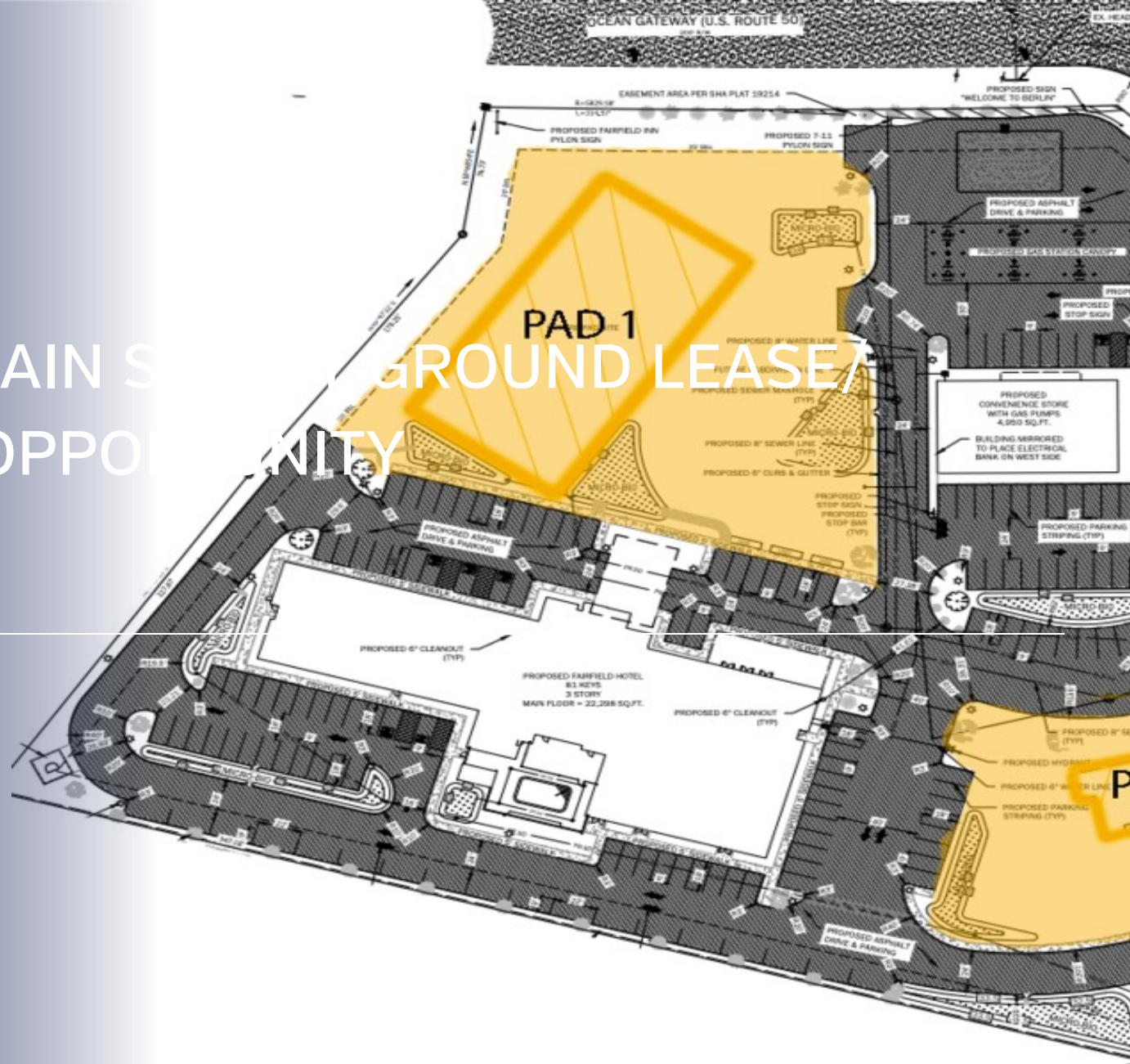




US ROUTE 50 & MAIN STREET GROUND LEASE/ BUILD-TO-SUITE OPPORTUNITY

MAIN STREET
BERLIN, MD 21811

Tonney Insley
Senior Advisor
O: 410.543.2491
tonney.insley@svn.com

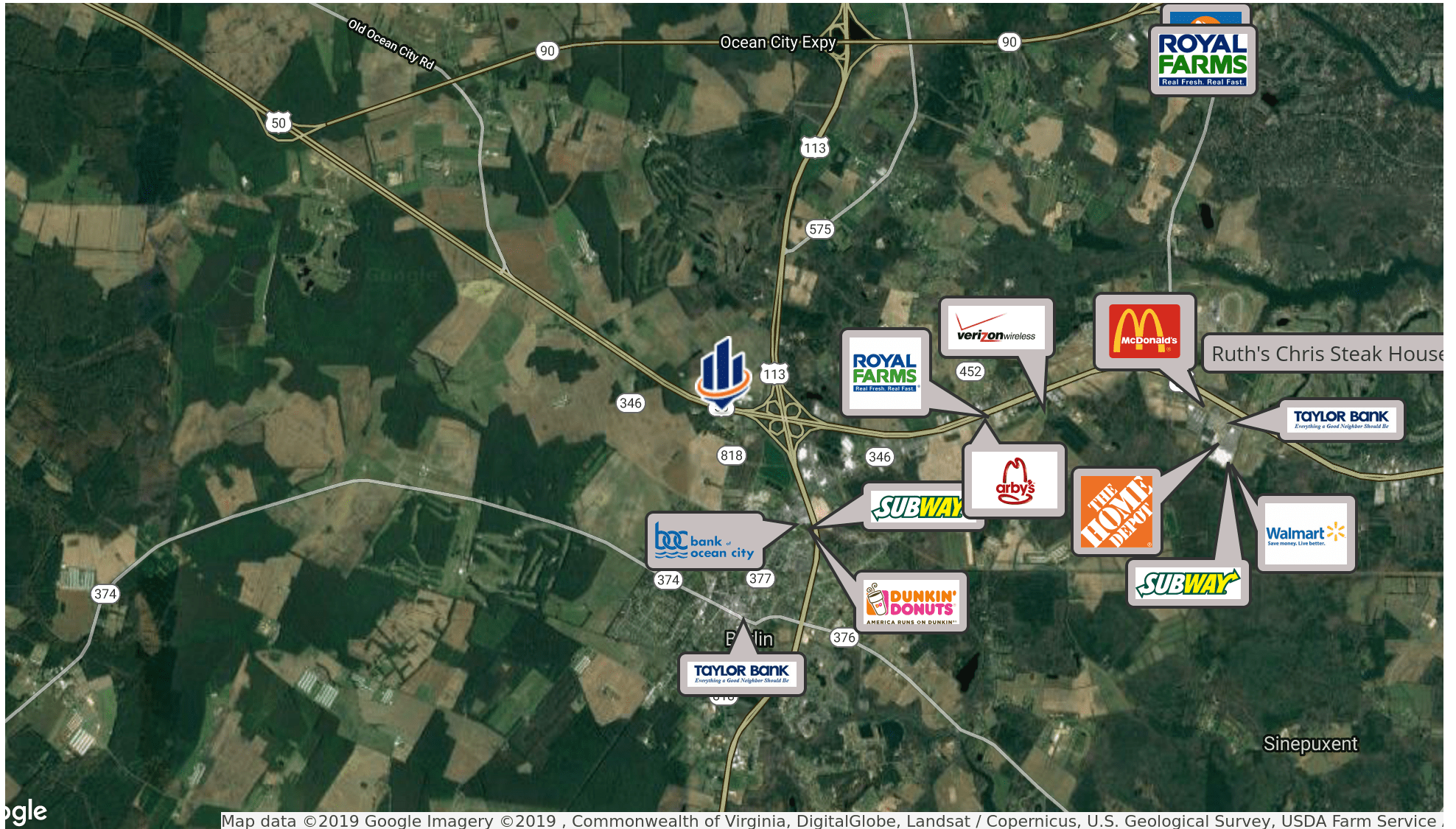


Site Plan

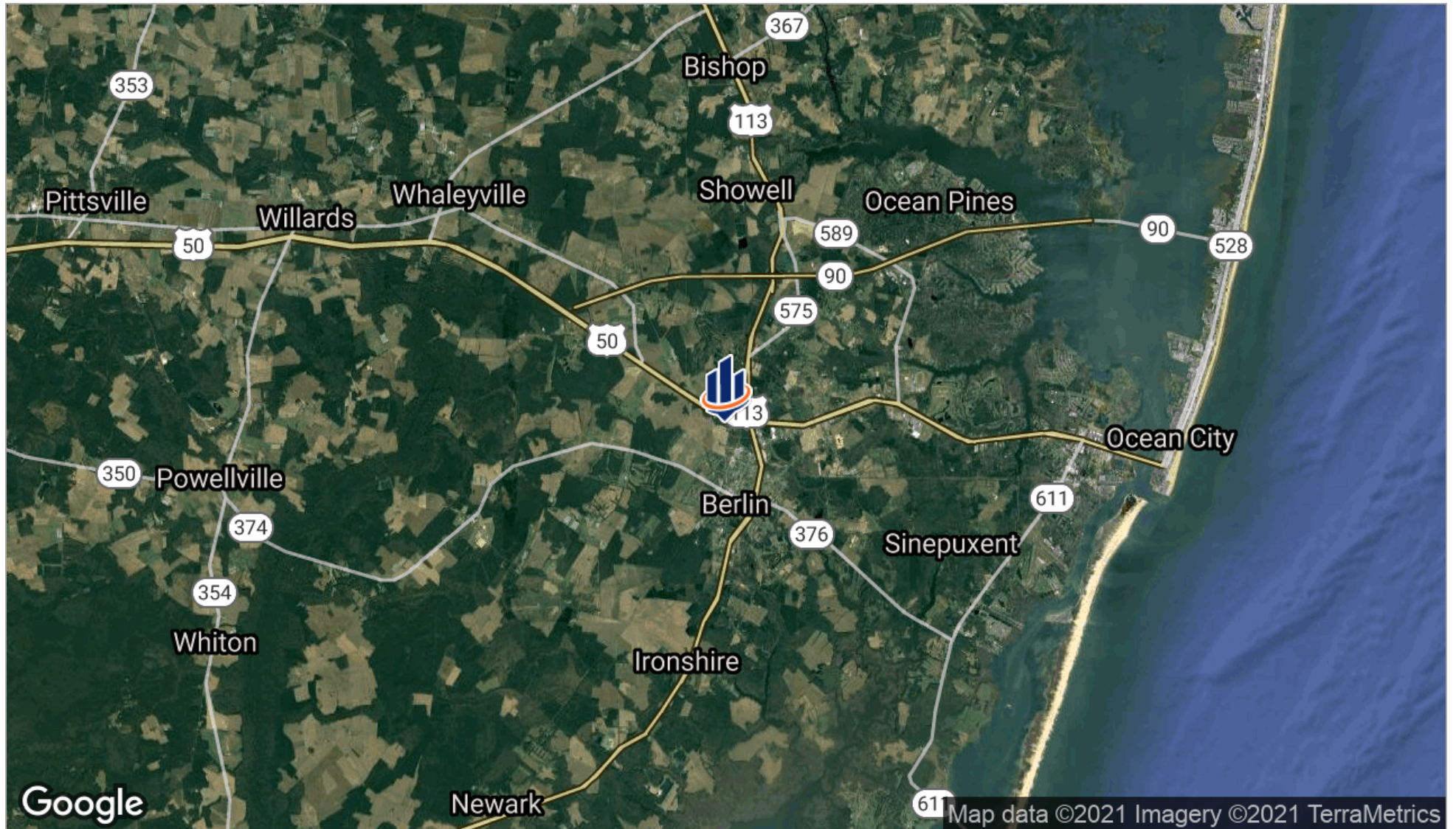
Additional Photos



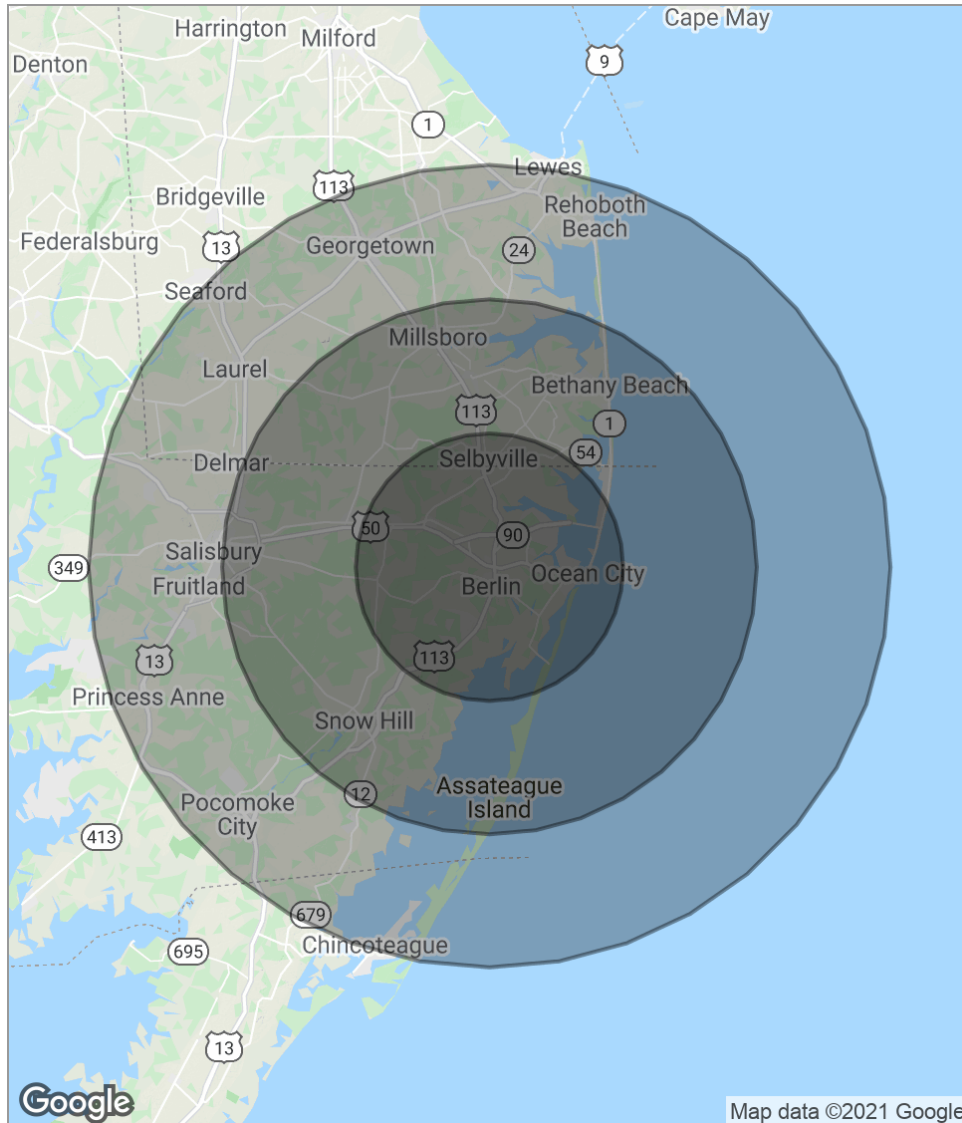
Retailer Map



Location Maps



Demographics Map



POPULATION	10 MILES	20 MILES	30 MILES
Total population	46,708	134,681	324,977
Median age	47.7	47.2	42.9
Median age [Male]	46.4	45.4	41.5
Median age [Female]	48.6	48.4	43.9
HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total households	19,611	55,957	130,528
# of persons per HH	2.4	2.4	2.5
Average HH income	\$78,325	\$70,340	\$67,271
Average house value	\$392,108	\$336,540	\$296,291

* Demographic data derived from 2010 US Census

Advisor Bio & Contact Information

TONNEY INSLEY

Senior Advisor



206 E. Main Street
Salisbury, MD 21801
T 410.543.2491
C 703.969.8825
tonney.insley@svn.com

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.