SVN
MILLER COMMERCIAL REAL ESTATE

BERLIN SHOPPING CENTER

10445 OLD OCEAN CITY BOULEVARD
BERLIN, MD 21811

Tonney Insley
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Executive Summary

OFFERING SUMMARY

Available SF:	989 - 4,779 SF
Lease Rate:	$10.00 - 11.00 SF/yr (NNN)
Lot Size:	2.0 Acres
Building Size:	21,868
Zoning:	Town
Market:	Eastern Shore of Maryland
Submarket:	Berlin
Traffic Count:	29,082

PROPERTY OVERVIEW

989-4779 SF Available in the Berlin Shopping Center. Great exposure on US Route 50. Signage, parking, water/sewer. No food service permitted.

PROPERTY HIGHLIGHTS

- Visibility and Frontage on US Route 50 and Old Ocean City Blvd.
- Traffic Count- 25,370 Cars Per Day
- Easy Access and Multiple Curb Cuts
- 23 EDU's
- Berlin, MD voted 2014 America's Coolest Small Town

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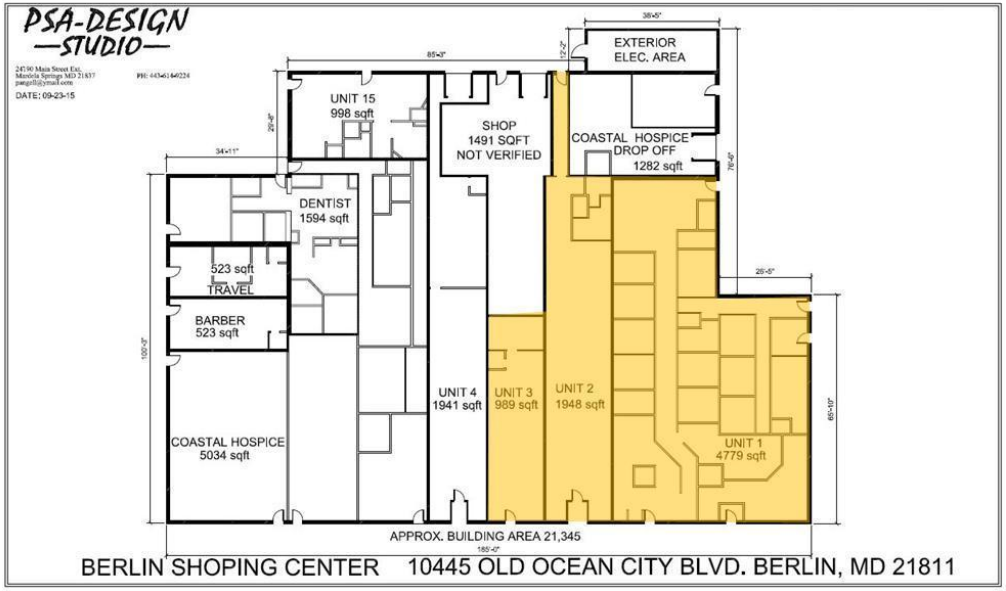
Available Spaces

LEASE TYPE	|	NNN
TOTAL SPACE	|	989 - 4,779 SF
LEASE TERM	|	36 months
LEASE RATE	|	$10.00 - $11.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1	Available	4,779 SF	NNN	$11.00 SF/yr	4779 SF Available in the Berlin Town Center. End unit. NNN fees estimated at $2.50 PSF.
2	Available	1,948 - 2,937 SF	NNN	$10.00 SF/yr	1948 SF Available in the Berlin Town Center. Can be combined with 989 SF unit making 2937 SF contiguous. NNN fees estimated at $2.50 PSF.
3	Available	989 - 2,937 SF	NNN	$10.00 SF/yr	989 SF available. Can be combined with 1948 SF unit making 2937 SF contiguous. NNN fees estimated at $2.50 PSF.
2-3	Available	2,937 SF	NNN	$10.00 SF/yr	Unit 2/3 Available. 2937 SF retail/office space.

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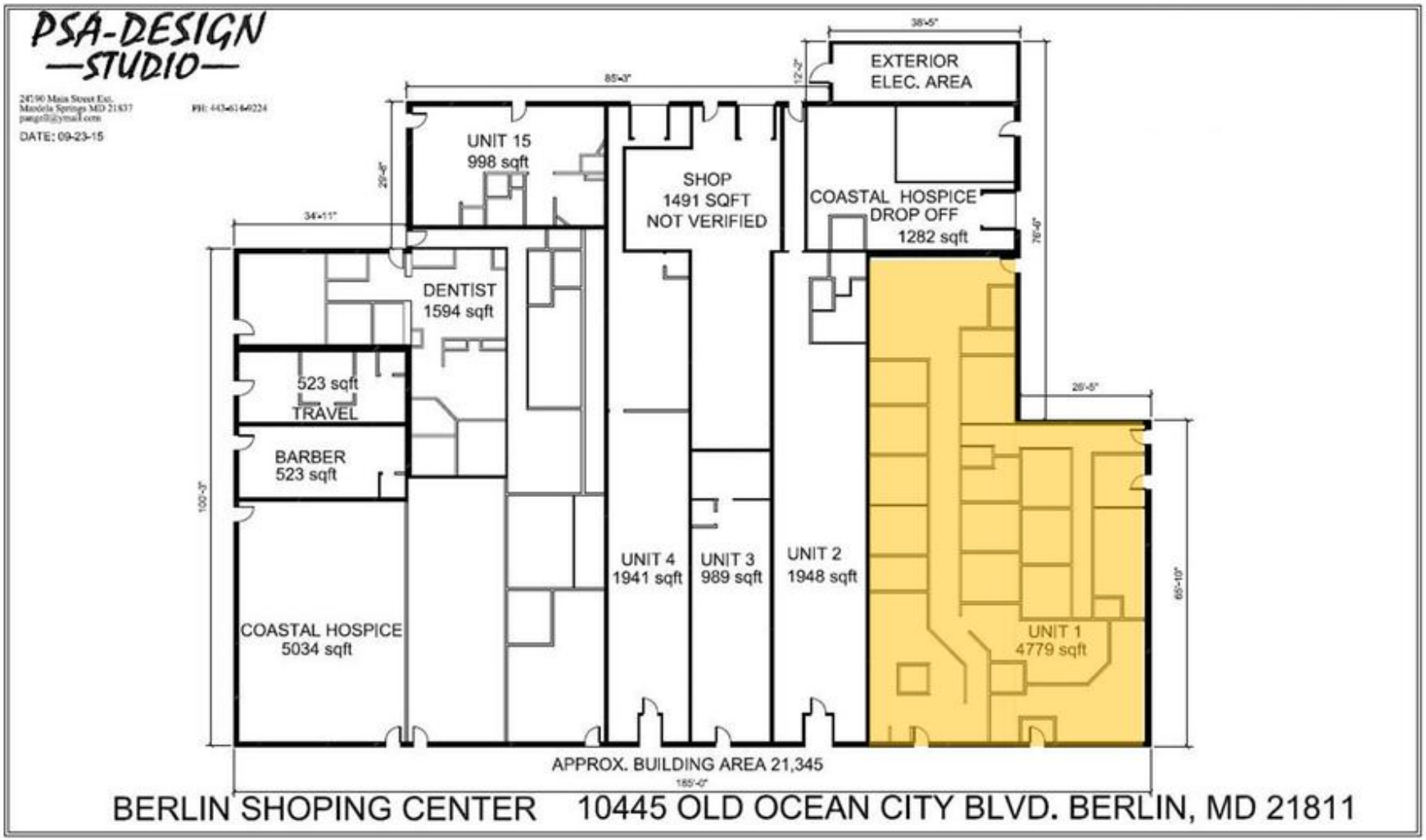
Unit 1 Floor Plan



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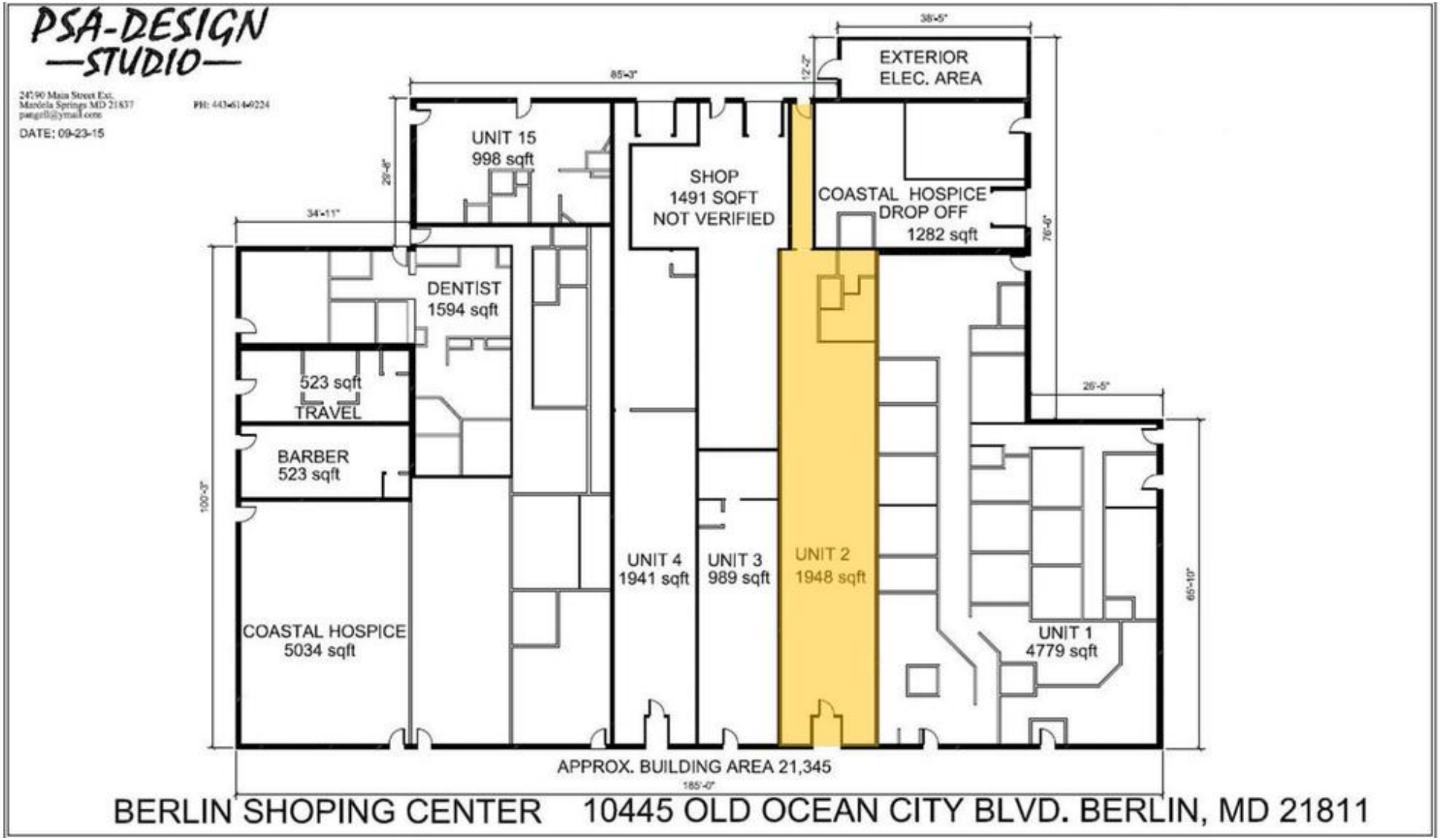
Unit 2 Floor Plan



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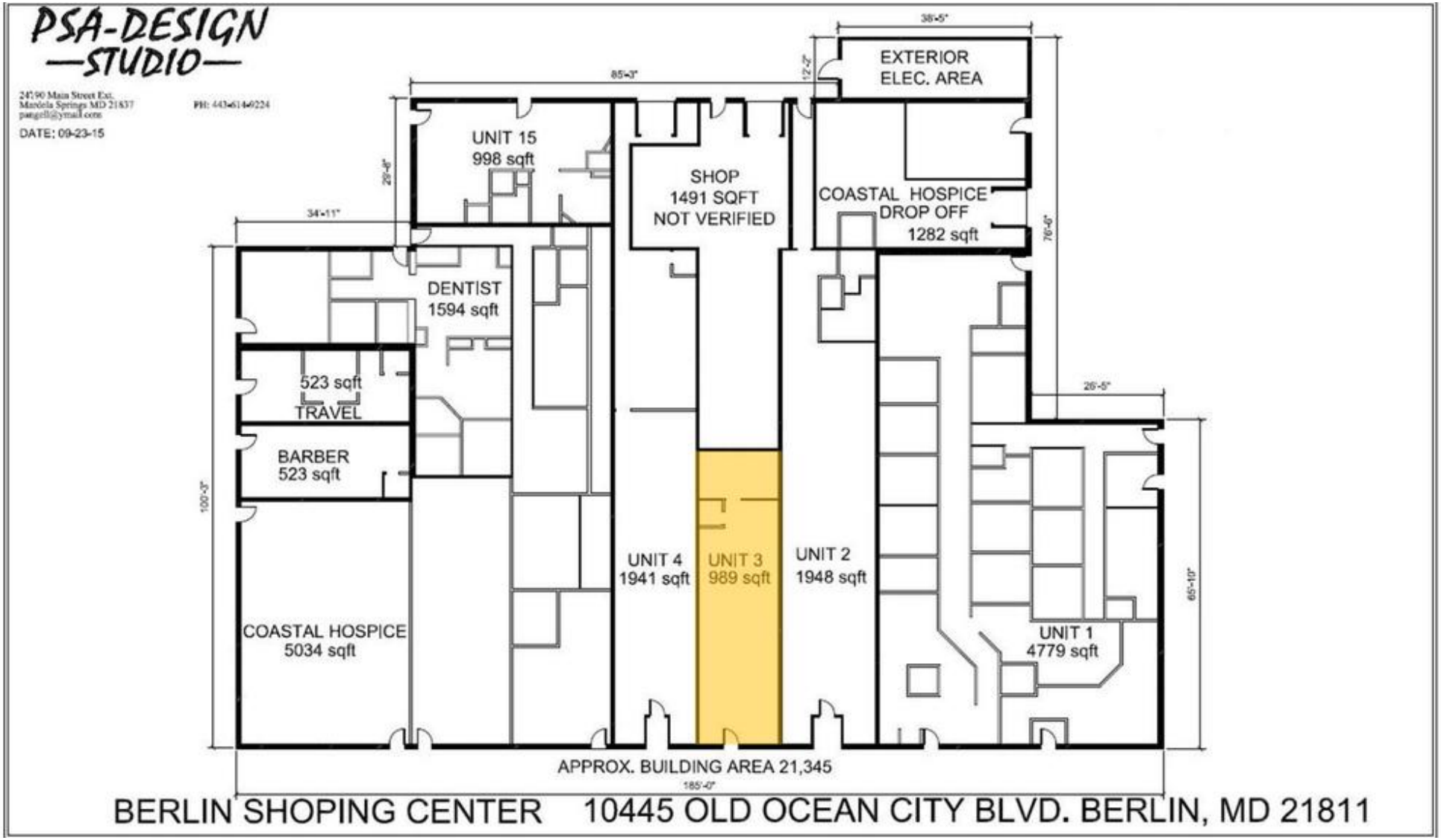
Unit 3 Floor Plan



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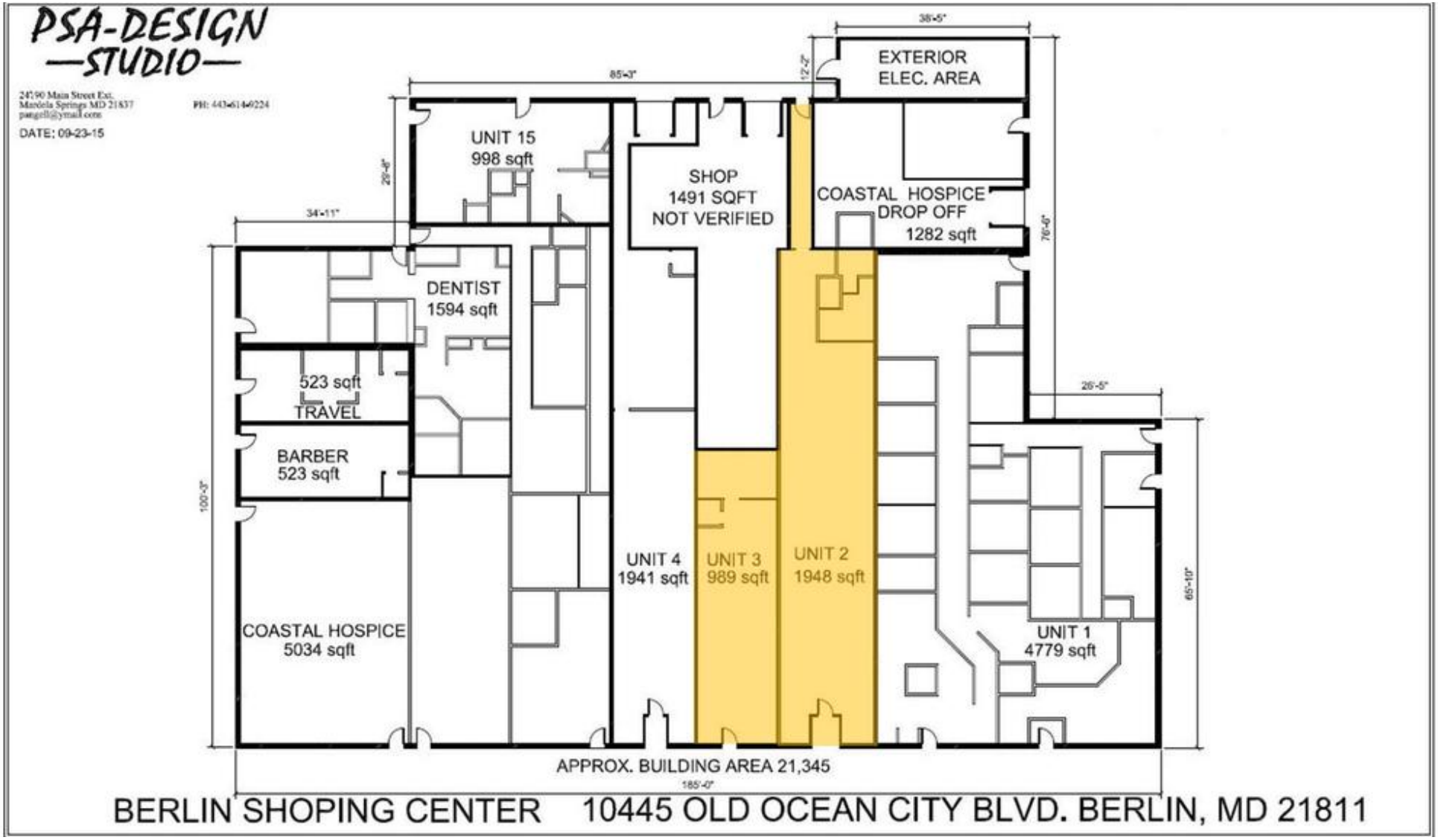
Unit 2/3 Floor Plan



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Aerial Map

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Additional Photos

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Location Maps

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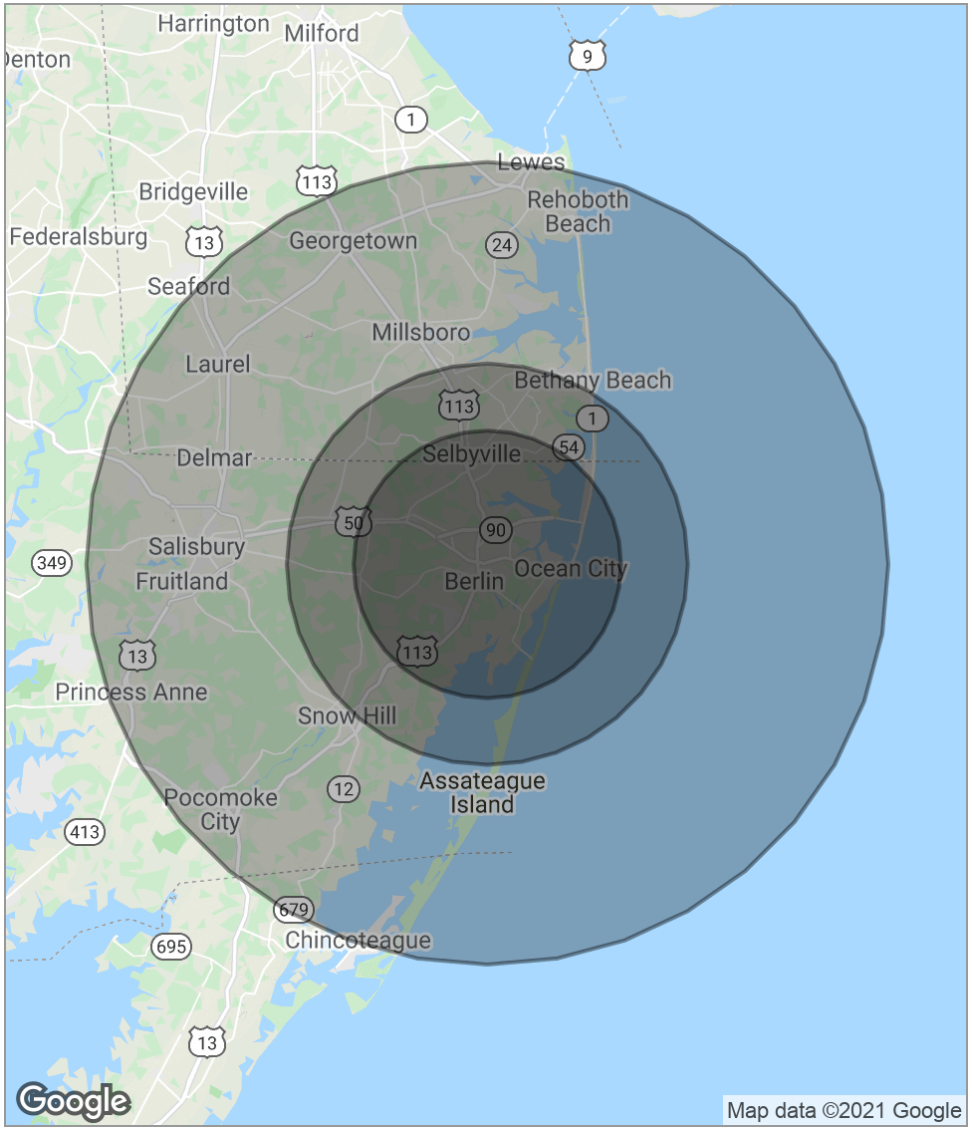
Demographics Map



POPULATION	10 MILES	15 MILES	30 MILES
Total population	46,567	80,755	309,191
Median age	48.4	47.7	43.1
Median age (male)	47.2	45.9	41.6
Median age (Female)	49.3	49.0	44.2

HOUSEHOLDS & INCOME	10 MILES	15 MILES	30 MILES
Total households	19,773	34,337	124,728
# of persons per HH	2.4	2.4	2.5
Average HH income	$79,144	$73,285	$66,980
Average house value	$412,793	$368,681	$300,106

** Demographic data derived from 2010 US Census*

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Advisor Bio & Contact Information

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.

EDUCATION

Gettysburg College

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Advisor Bio & Contact Information

BRENT C. MILLER, CCIM, CPM

Executive Managing Director

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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

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