

For Lease  
**Office**  
7,680 SF



## Berlin Main Place

9956 North Main Street, Bldg. 5  
Berlin, Maryland 21811

### Property Highlights

- Medical/Office Building
- Rt 50 and Rt 113 Access and Visibility
- Close Proximity to Atlantic General
- Growing Dynamic Community
- Join Other Professional Practices And Firms

### Property Description

To be built- Medical/Professional Office Space for \$18 PSF NNN located at the interchange of RT 50 and RT 113 within yards of Atlantic General Hospital! 2,500 - 7920 SF AVAILABLE. Join CoreLife, Anne Arundel Dermatology, Peninsula Nephrology, Acadia Counseling and Wellness, PRMC, Devita Dialysis, Tilghman Orthodontics, Chesapeake Healthcare, Optimal Health Chiropractic and Shore Foot and Ankle at this conveniently located medical park. Also for sale for \$250 PSF.

### OFFERING SUMMARY

<b>Available SF</b>	2,500-7,920 SF
<b>Lease Rate</b>	\$18.00 SF/yr (NNN)
<b>Building Size</b>	7,920 SF

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>5 Miles</b>	14,621	\$69,935
<b>10 Miles</b>	46,449	\$78,473
<b>20 Miles</b>	132,813	\$70,254

For more information

**Christian Phillips**

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christian@naicoastal.com

**Bradley Gillis**

O: 410 543 5115  
brad@naicoastal.com

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# Office Building

7,680 SF | \$18.00 SF/yr



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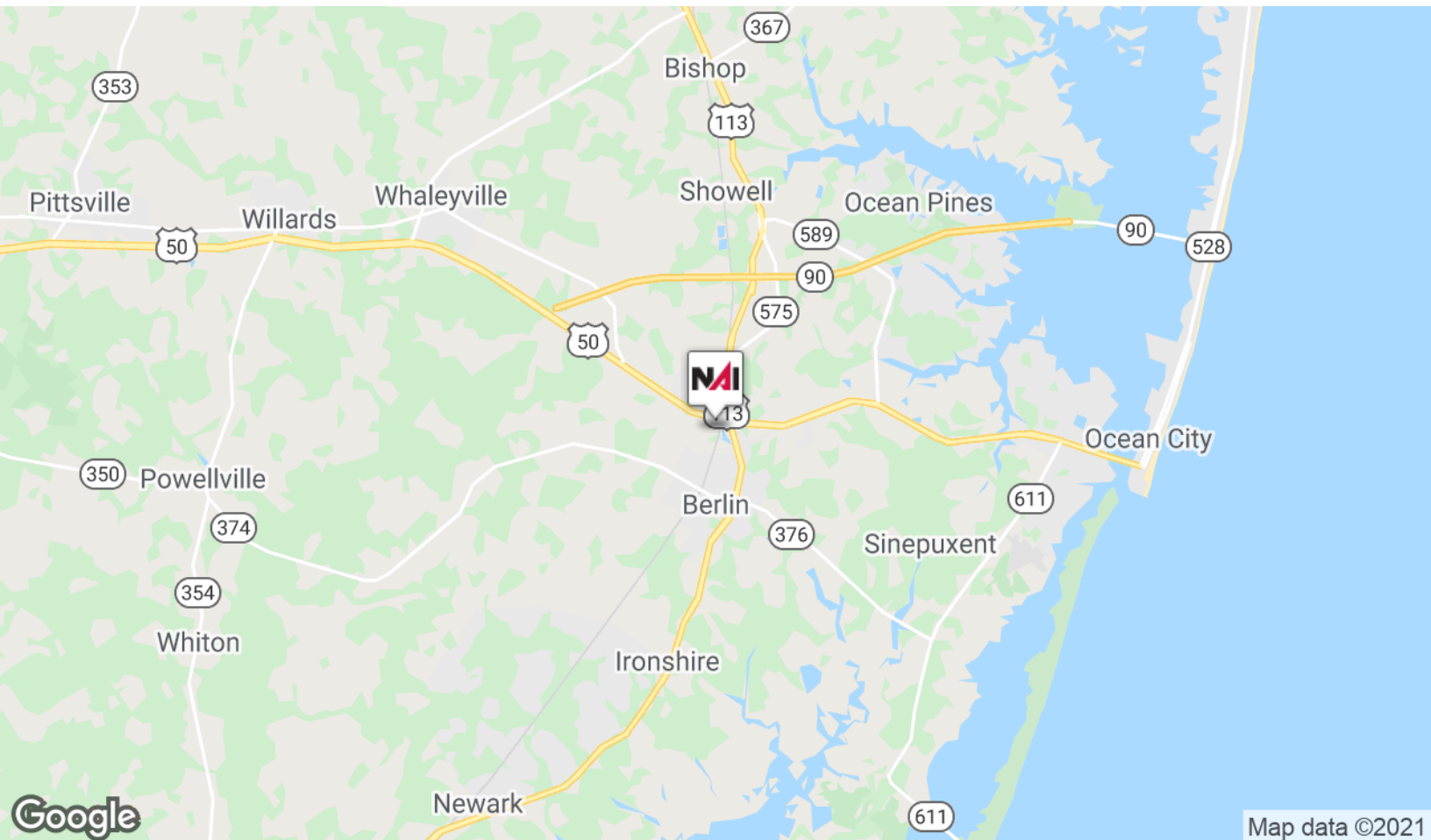
7,920 SF | \$18.00 SF/yr



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# Office Building

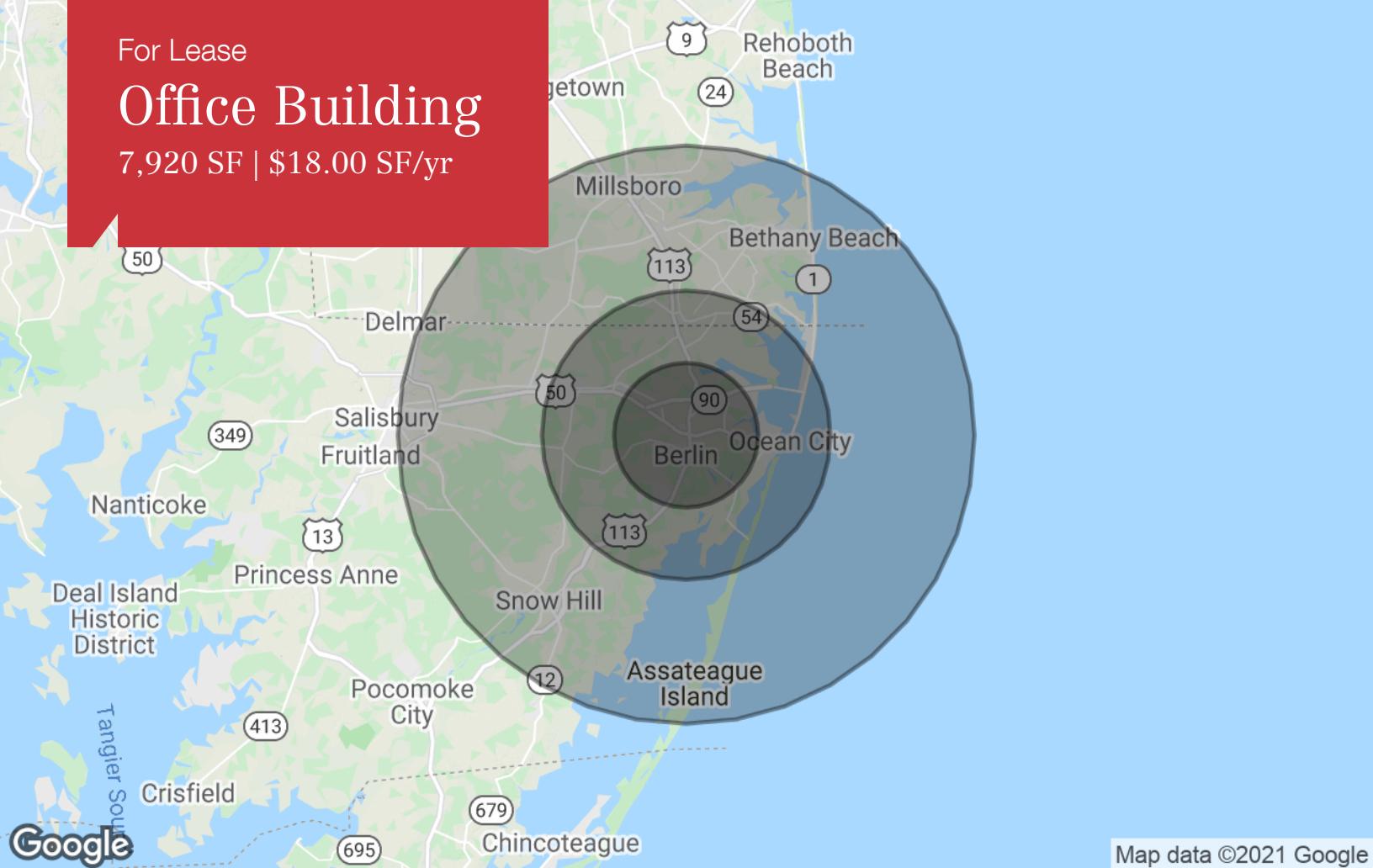
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Map data ©2021 Google

<b>Population</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>20 Miles</b>
TOTAL POPULATION	14,621	46,449	132,813
MEDIAN AGE	45.2	47.8	47.2
MEDIAN AGE (MALE)	44.9	46.6	45.5
MEDIAN AGE (FEMALE)	45.4	48.7	48.4
<b>Households &amp; Income</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>20 Miles</b>
TOTAL HOUSEHOLDS	6,056	19,561	55,347
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$69,935	\$78,473	\$70,254
AVERAGE HOUSE VALUE	\$393,479	\$395,861	\$337,705
<b>Race</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>20 Miles</b>
% WHITE	82.3%	89.7%	88.2%
% BLACK	16.1%	7.8%	8.5%
% ASIAN	1.3%	1.0%	1.0%
% HAWAIIAN	1.1%	0.4%	0.2%
% INDIAN	0.3%	0.2%	0.4%
% OTHER	0.0%	1.3%	1.9%
<b>Ethnicity</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>20 Miles</b>
% HISPANIC	5.4%	5.7%	5.0%

\* Demographic data derived from 2010 US Census

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## Christian Phillips

Advisor

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christian@naicoastal.com

### Education

Phillips is a graduate of Salisbury University in Salisbury, Maryland.

### Professional Background

Christian Phillips is a Licensed Commercial Real Estate Advisor with NAI Coastal. Aligning himself with The Gillis Gilkerson Team, he provides his clients with over 20 combined years of specialized industrial and medical office knowledge.

Phillips focuses on tenant representation as well as the sale and leasing of commercial and investment properties. After years of involvement with the Gillis Gilkerson team, Phillips is able to offer his clients unique insight into the process of commercial redevelopment and construction. Christian is a member of both the Ocean City Chamber of Commerce and the Salisbury Area Chamber of Commerce and remains an active member of his local community. He enjoys golf, soccer and fishing-- with either a rod or speargun-- and also works for the largest and richest billfish tournament in the world, The White Marlin Open.

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## Bradley Gillis

Principal

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410.430.6838 cell  
brad@naicoastal.com

### Education

Gillis is a graduate of Hawaii Pacific University in Honolulu, Hawaii.

### Professional Background

Brad Gillis is a Principal with NAI Coastal and Gillis Gilkerson Construction and Development Company. Gillis is known for consistently adding value to commercial real estate and has an extensive history of closing sale and lease deals across the Delmarva region. He specializes in the sale and lease of medical and professional offices, industrial properties and income producing investments.

Brad's group has brokered over 350 commercial real estate transactions and participated in a volume exceeding \$500 million in brokerage and development deals. Before co-founding NAI Coastal in 2019, he utilized the SVN platform where he was consistently ranked amongst the company's top producers, internationally. Since the beginning of his real estate career in 2004, he has worked with several notable clients including Peninsula Regional Medical Center, Nanticoke Memorial Hospital, University of Maryland Medical System, Salisbury University Foundation, Walgreens, CVS, Zoetis and Safran.

Active in his community, Gillis is a past President of the Salisbury Area Chamber of Commerce; to date, he is the youngest person to have served in this role as the Chamber's President. He is also a member of the Salisbury Wicomico Economic Development, Greater Salisbury Committee, and serves on the Salisbury University Perdue School of Business Executive Council. Gillis holds the commercial real estate industry's most prestigious designation, Certified Commercial Investment Member (CCIM).