

For Sale
Office
7,920 SF



Berlin Main Place

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

Property Highlights

- Medical/Professional Office
- Easy Access to Routes 50 and 113
- Close Proximity of Atlantic General Hospital
- Growing Dynamic Community
- Join Other Medical Practices and Firms

Property Description

To Be Built- Medical/Professional Office space 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 available for lease starting at \$18 PSF NNN

OFFERING SUMMARY

Sale Price	\$275.00 / SF
Building Size	7,920 SF

DEMOGRAPHICS

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

For more information

Christian Phillips

O: 410 543 5115
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Bradley Gillis

O: 410 543 5115
brad@naicoastal.com

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Office Building

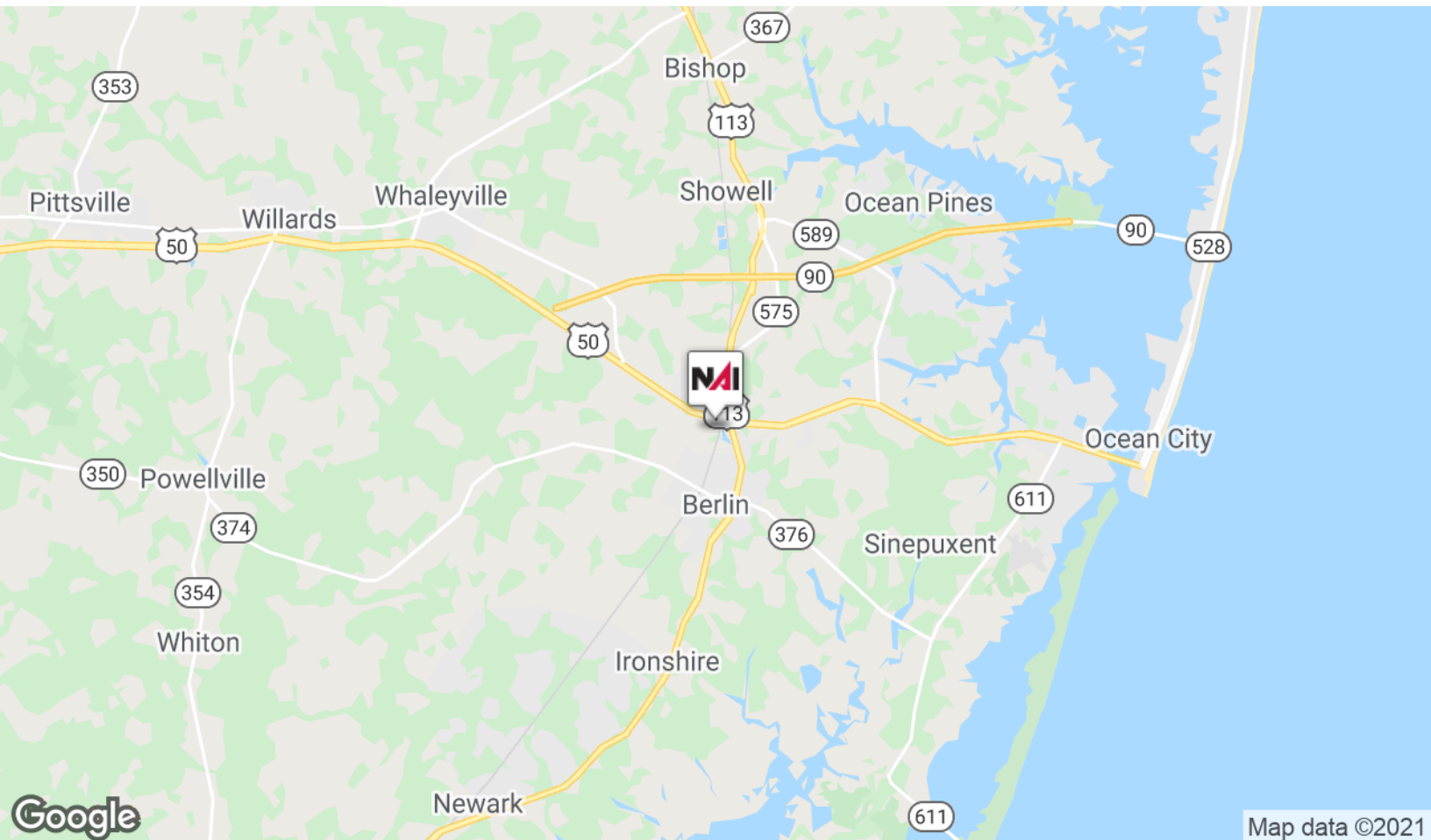
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Office Building

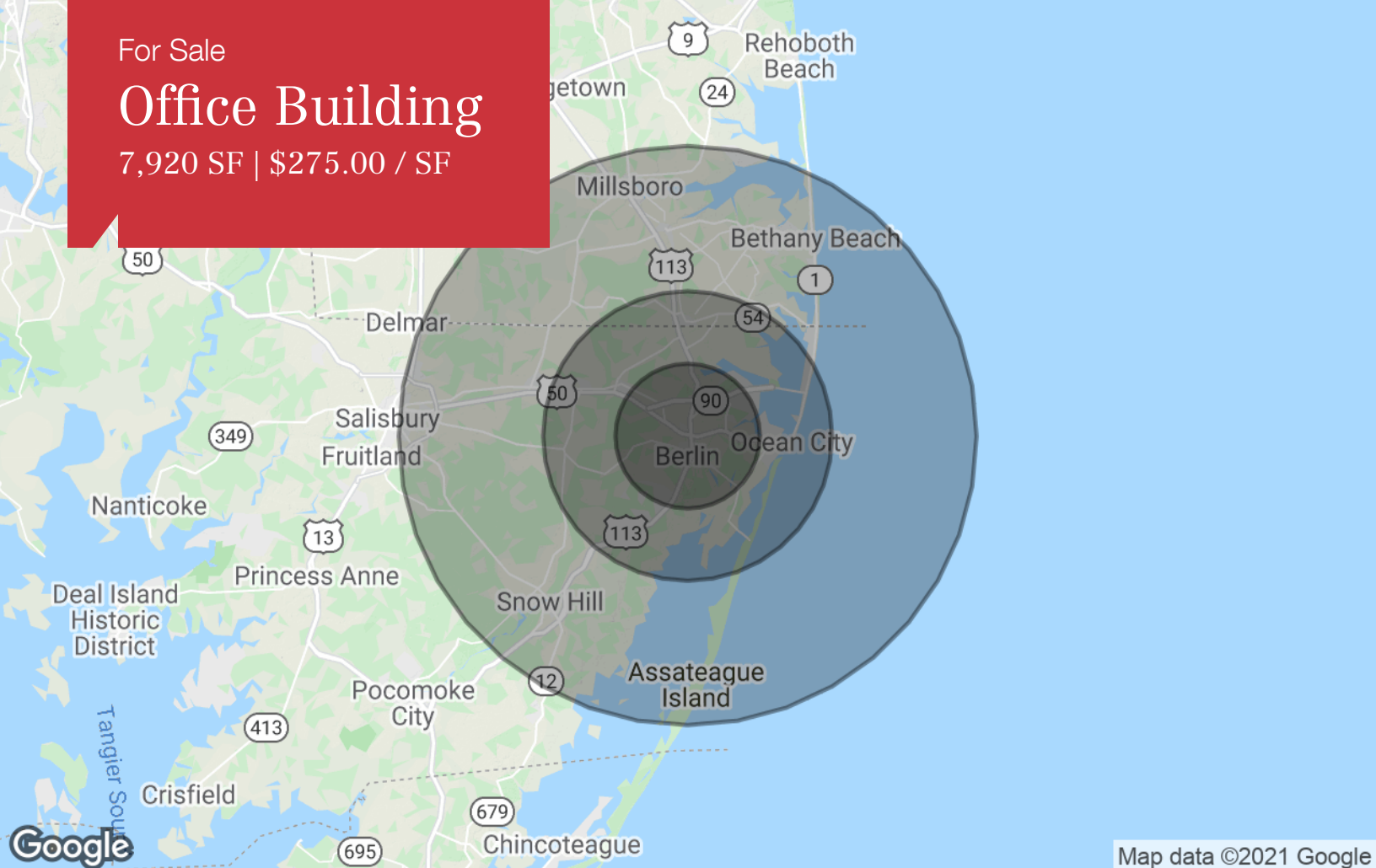
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Map data ©2021 Google

Population	5 Miles	10 Miles	20 Miles
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
Households & Income	5 Miles	10 Miles	20 Miles
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
Race	5 Miles	10 Miles	20 Miles
% 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%
Ethnicity	5 Miles	10 Miles	20 Miles
% 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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410.430.4427 cell
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

410.543.5115 tel
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).