



FOR SALE | OFFICE

OCEAN PINES

Racetrack Hwy , Berlin, MD 21801



SALE OVERVIEW

SALE PRICE: \$250.00 / SF

LOT SIZE: 0 Acres

BUILDING SIZE: 20,000 SF

BUILDING CLASS: A

ZONING: Commercial

CROSS STREETS: Rt 90 And RT589

PROPERTY DESCRIPTION

Medical/Professional Office Space located in Ocean Pines at the Interchange of RT 90 and RT 589, adjacent to the Northgate of Ocean Pines. Join PRMC Delmarva Health Pavilion at Ocean Pines. Pricing starting at \$250 PSF for Sale or Lease Starting at \$18 PSF NNN.



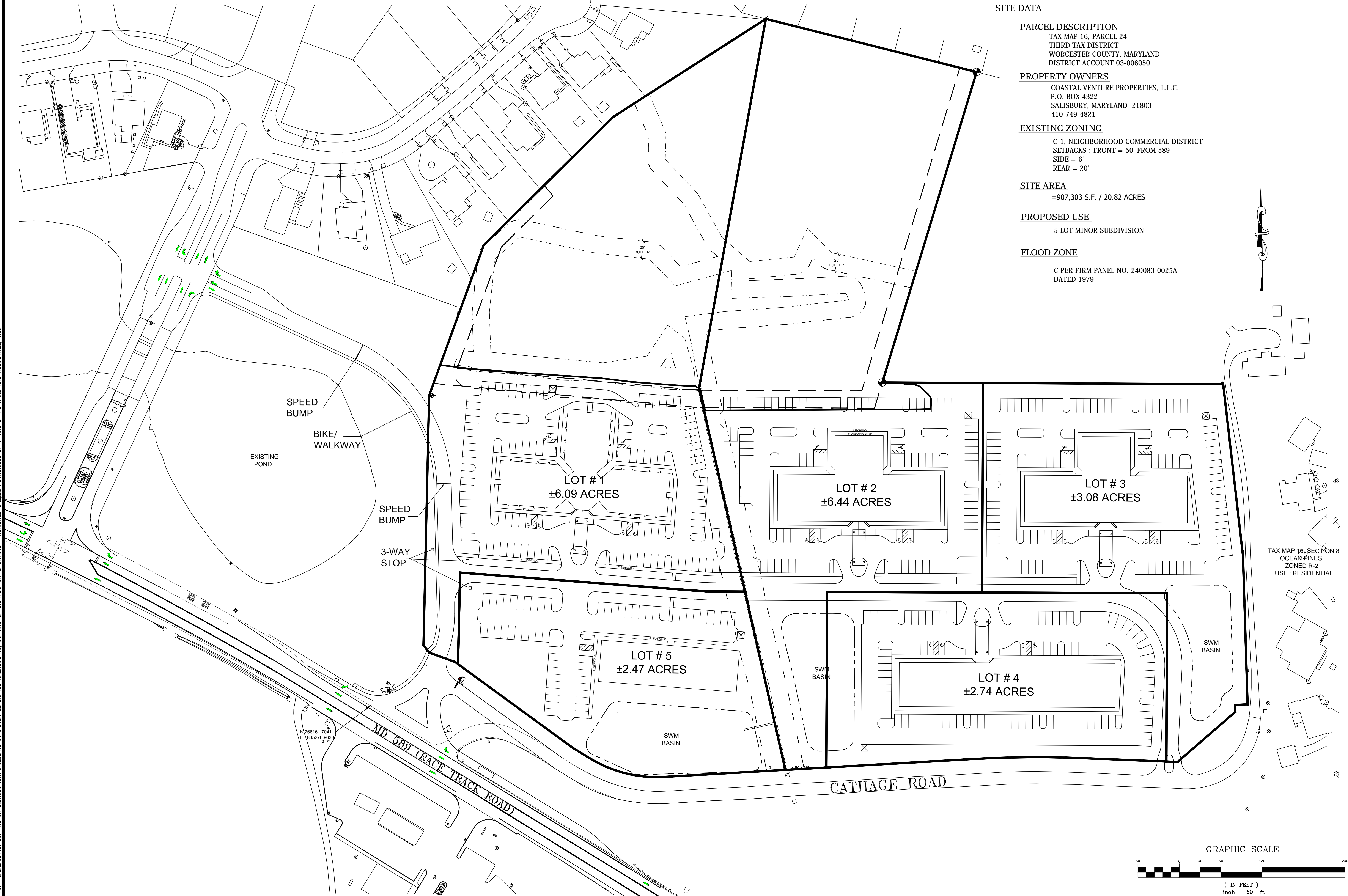
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SITE DATA

PARCEL DESCRIPTION

TAX MAP 16, PARCEL 24
THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND
DISTRICT ACCOUNT 03-006050

PROPERTY OWNERS

COASTAL VENTURE PROPERTIES, L.L.C.
P.O. BOX 4322
SALISBURY, MARYLAND 21803
410-749-4821

EXISTING ZONING

C-1, NEIGHBORHOOD COMMERCIAL DISTRICT
SETBACKS : FRONT = 50' FROM 589
SIDE = 6'
REAR = 20'

SITE AREA

±907,303 S.F. / 20.82 ACRES

PROPOSED USE

5 LOT MINOR SUBDIVISION

FLOOD ZONE

C PER FIRM PANEL NO. 240083-0025A
DATED 1979

ENTRANCE ROAD CONCEPT PLAN

TAX MAP 16, PARCEL 24
WORCESTER COUNTY MARYLAND

R.D. HAND AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE, SITE PLANNING AND FEASIBILITY

12302 COLLINS ROAD BISHOPVILLE, MD. 21813 410-352-5623

DATE 11/4/14
REV. DATE
DRAW BY J.MAYHUE
CHK'D BY R.D.HAND
DRAWING MASTER
SCALE 1"=60'

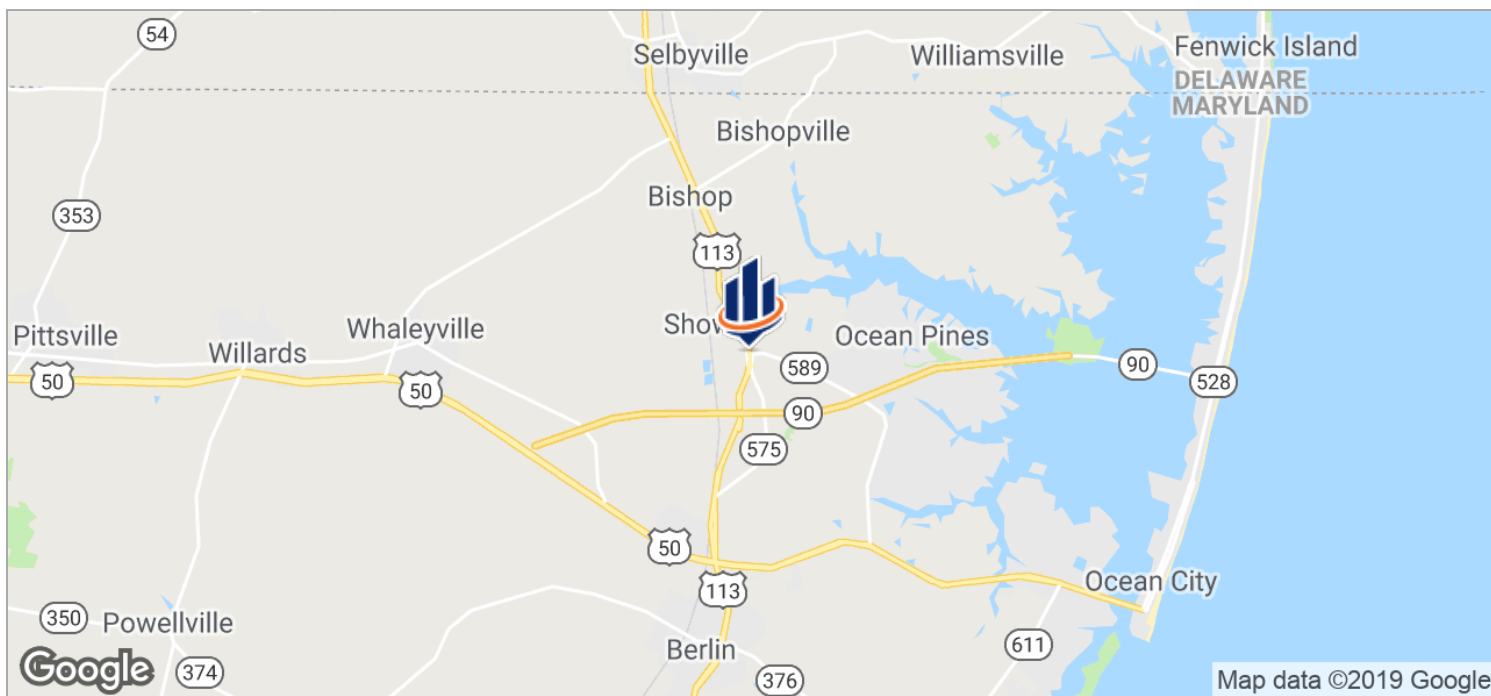
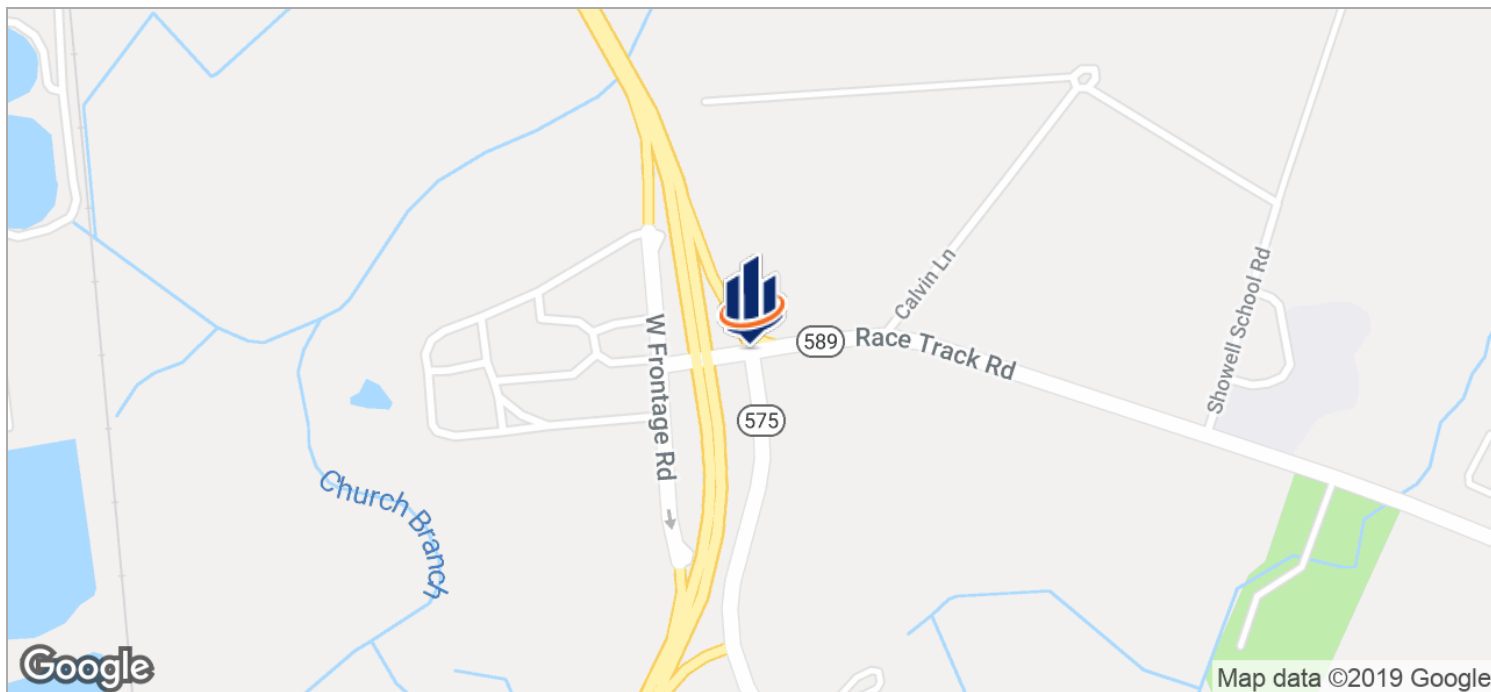
SHEET
M-1



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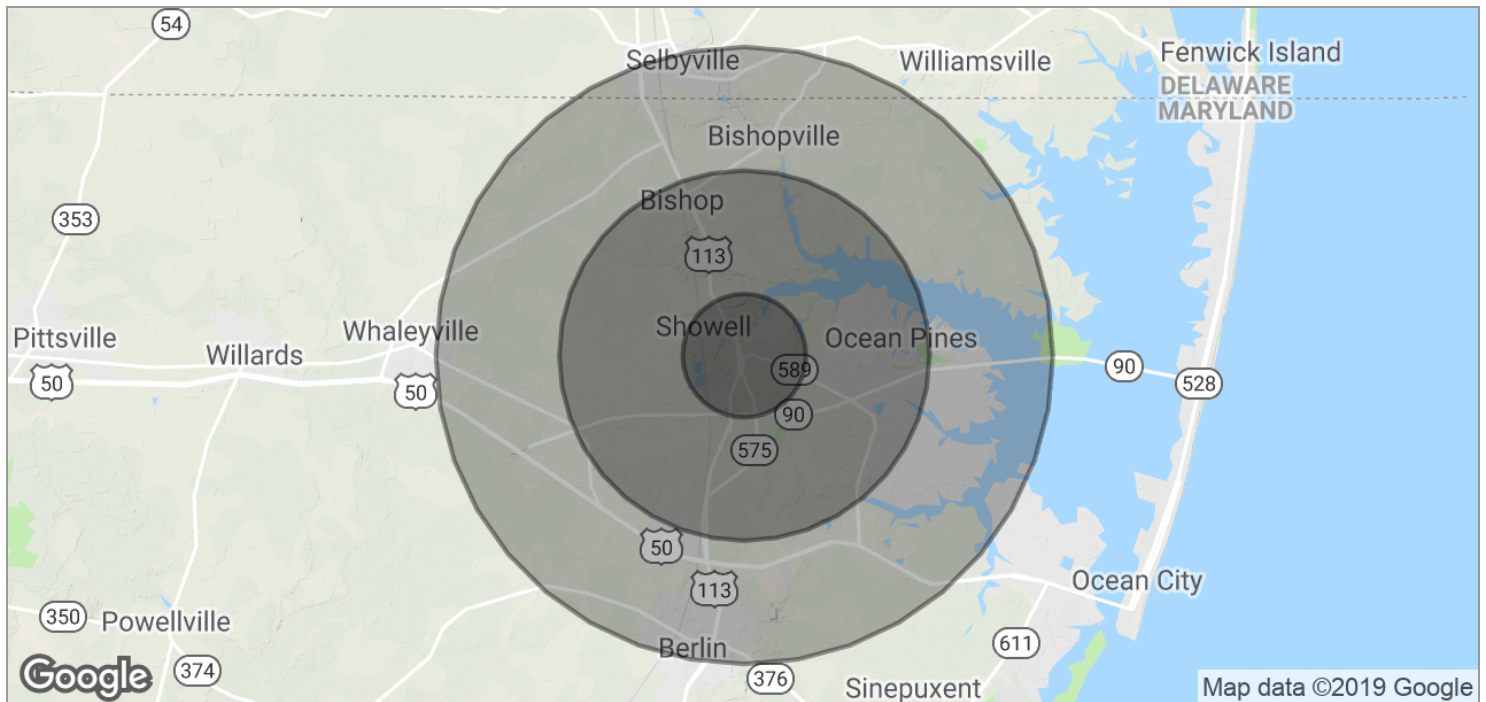
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,594	19,473	61,666
MEDIAN AGE	33.4	34.0	33.1
MEDIAN AGE (MALE)	30.6	31.8	32.1
MEDIAN AGE (FEMALE)	35.2	35.7	33.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	925	7,142	22,082
# OF PERSONS PER HH	2.8	2.7	2.8
AVERAGE HH INCOME	\$67,048	\$63,689	\$60,732
AVERAGE HOUSE VALUE	\$150,751	\$169,163	\$189,512



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Bradley Gillis, CCIM

Senior Advisor

SVN | Miller Commercial Real Estate

Mr. Gillis is a Principal with Gillis Gilkerson and is a Senior Advisor for SVN-Miller Commercial Real Estate. Bradley specializes in adding value to commercial real estate. Gillis has a history of sales and leases of Medical/Professional Office, Industrial and Investment Properties on the Eastern Shore of Maryland and Delaware. Starting his commercial real estate career in 2004, Gillis has secured well over 300 transactions resulting in a career volume in excess of \$300 million. Notable clients that Gillis has worked with include Peninsula Regional Medical Center, Nanticoke Memorial Hospital, University of Maryland Medical System, Walgreens, CVS, Zoetis and Safran. Active in his community, Gillis is Past President of the Salisbury Area Chamber of Commerce, and the youngest ever to serve as President. Gillis is a member of the Salisbury Wicomico Economic Development, Greater Salisbury Committee, the Wicomico County Youth and Civic Center Commission, and, in addition serves on the Career Advisory Board for Salisbury University. He holds the industry's most prestigious designation, Certified Commercial Investment Member [CCIM]. Bradley earned a bachelor's degree in Business Administration from Hawaii Pacific University in Honolulu, HI. Mr. Gillis lives in Salisbury, MD with his wife Kim and sons Jackson and Beau.

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