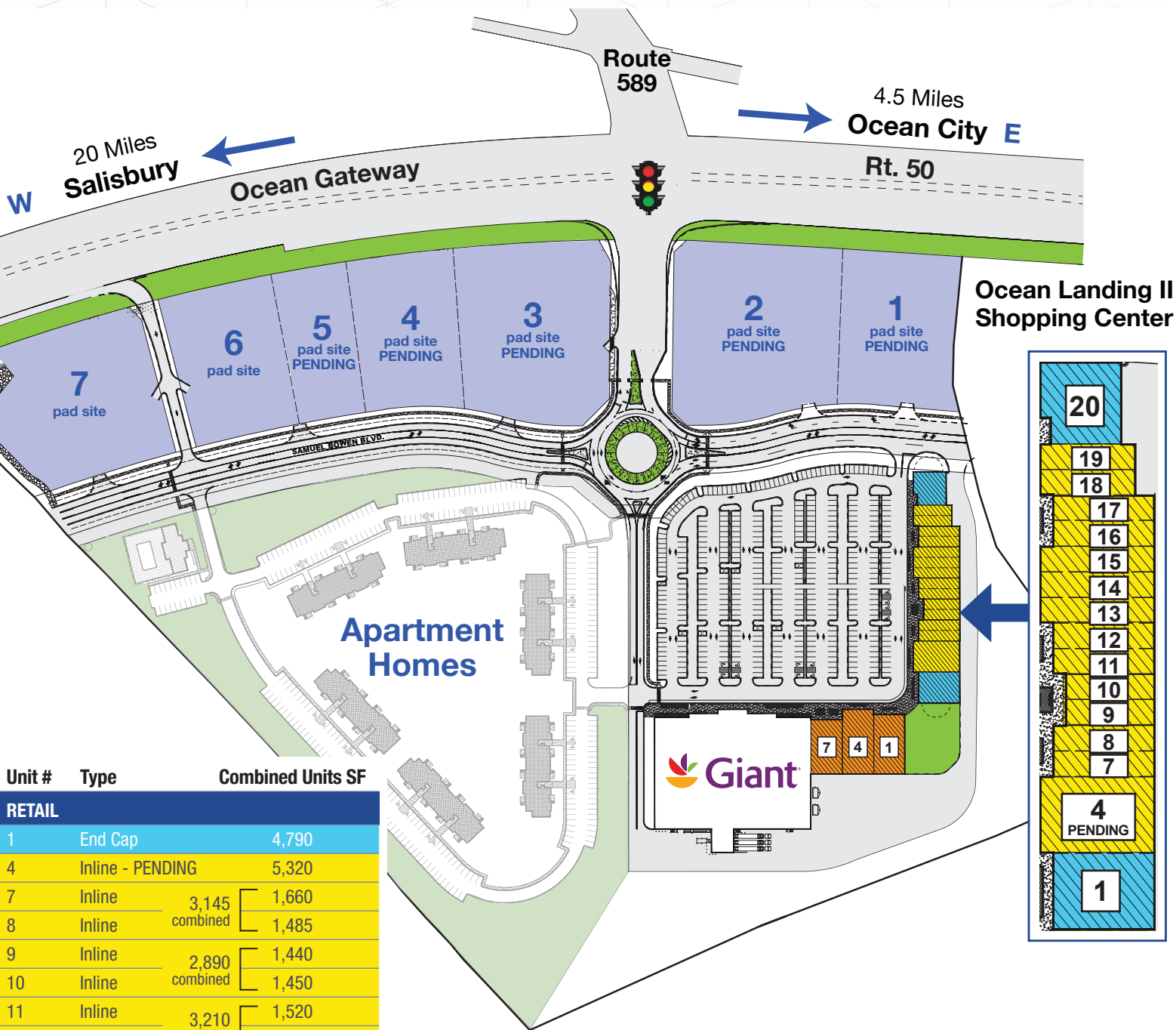


Coastal Square Draft Site Plan:



Unit #	Type	Combined Units SF	
RETAIL			
1	End Cap		4,790
4	Inline - PENDING		5,320
7	Inline	3,145 combined	1,660
8	Inline		1,485
9	Inline	2,890 combined	1,440
10	Inline		1,450
11	Inline	3,210 combined	1,520
12	Inline		1,690
13	Inline	5,405 combined	1,850
14	Inline		1,715
15	Inline		1,840
16	Inline	3,320 combined	1,660
17	Inline		1,660
18	Inline	2,900 combined	1,420
19	Inline		1,480
20	End Cap		3,880

Unit #	Type	Square Footage
RETAIL		
Giant	Anchor	66,454
7	Junior Box 6181	6,180
4	Junior Box 7354	7,355
1	Junior Box 7013	7,015

Location	Type	Acerage
PAD SITES		
1	Pad Site PENDING	1
2	Pad Site PENDING	2.23
3	C-Store/Gas PENDING	2.5
4	Pad Site PENDING	1.47
5	Pad Site PENDING	.5
6	Pad Site	1.42
7	Pad Site	2.44

CAPANO
MANAGEMENT

JOIN
Giant

COASTAL
SQUARE

Giant Pharmacy

Giant

The Corner Bar & Grille

STARBUCKS

SIGNAGE

Breakfast

The Corner Bar & Grille

COASTAL SQUARE

11238 Ocean Gateway | Route 50 | Berlin, MD 21811 | Worchester County

Project Scope:

1. Retail up to 122,000 square feet
2. Flex Pad Sites 1-2 acres
3. 168 Residential Apartments
4. Covering 50 acres

Traffic Counts:

30,000 VPD Rt 50-Coastal Gateway
20,000 VPD Rt 589

Drive Time Demographics:

20 min: 41,400 Population
30 min: 83,400 Population
45 min: 228,100 Population

Additional Information:

• New development with retail and highway pad sites

• Located close to Ocean City Beaches

• New full-turn intersection with traffic light

• Close to Salisbury MD and cross roads to MD/VA beaches and Chesapeake Bay Points

Demographics:

	5 Mile	10 Mile	20 Mile
Population	32,000	56,500	141,900
Households	12,000	27,000	65,000
Avg. HH Income	\$130,600	\$110,100	\$100,000

CAPANO
MANAGEMENT

leasing@capanoinc.com | 302.429.8700 | 105 Foulk Road, Wilmington, DE 19803

Rev 06.18.25

