

# Coastal Square Draft Site Plan:

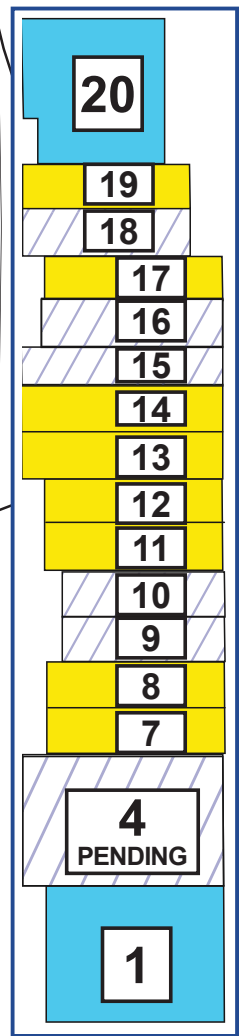


Unit #	Type	Combined Units SF
<b>RETAIL</b>		
20	End Cap	3,880
19	Inline	1,480
18	PENDING	1,420
17	Inline	1,660
16	PENDING	1,660
15	PENDING	1,840
14	Inline	3,565
13	Inline	1,715
12	Inline	3,210
11	Inline	1,690
10	Inline	2,890
9	Inline	1,450
8	Inline	3,145
7	Inline	1,485
4	PENDING	5,320
1	End Cap	1,660
		4,790

Unit #	Type	Square Footage
<b>JUNIOR BOX</b>		
Giant	Anchor	66,454
7	Junior Box 6181	6,180
4	Junior Box 7354	7,355
1	Junior Box 7013	7,015

**CAPANO RESIDENTIAL**  
168 Apartment Homes

**RETAIL NOW LEASING FOR 2027 DELIVERIES!**



# COASTAL SQUARE

11238 Ocean Gateway | Route 50 | Berlin, MD 21811 | Worcester 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



