

CAPANO
MANAGEMENT



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

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Section	Type	Square Footage
RETAIL		
Giant	Anchor	66,454
A	Junior Box	6,300
B	Junior Box	7,200
C	Junior Box	6,900

Section	Type	Square Footage
RETAIL		
D	End Cap	4,800
E	Inline	5,400
F	Inline	3,200
G	Inline	2,800
H	Inline/Divisible	3,200/1,600
I	Inline/Divisible	5,400/1,800
J	Inline/Divisible	3,200/1,600
K	Inline/Divisible	3,000/1,500
L	End Cap	3,950

Location	Type	Acreage
RETAIL		
1	Pad Site	1.71
2	Pad Site	2.23
3	C-Store/Gas	1.64
4	Pad Site	1.47
5	Pad Site	1.40
6	Pad Site	1.42
7	Pad Site	2.44

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Rev 03.14.24