









👱 Giant

# 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:**

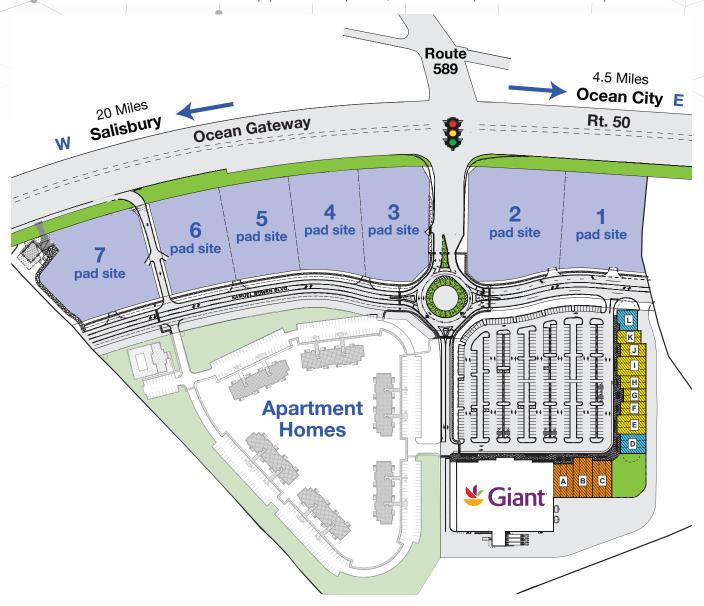
- New development with retail and highway pad sites
- · Located close to Ocean City Beaches
- New full-turn intersection with traffic light
- Close to Salisbury MD and cross roads to MD/VA beaches and Chesapeake Bay Points

### **Demographics:**

	5 Mile	10 Mile	20 Mile
Popluation	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	Туре	<b>Square Footage</b>
RETAIL		
Giant	Anchor	66,454
A	Junior Box	6,300
В	Junior Box	7,200
С	Junior Box	6,900

Section	Туре	Square Footage
RETAIL		
D	End Cap	4,800
Е	Inline	5,400
F	Inline	3,200
G	Inline	2,800
Н	Inline/Divisible	3,200/1,600
1	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	Туре	Acerage
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

