

Coastal Square Draft Site Plan:



CAPANO
MANAGEMENT

JOIN

Giant

Wendy's

Valvoline

dash in

Starbucks

COASTAL
SQUARE

Giant

Starbucks

SIGNAGE

The Corner Bar & Grille

Breakfast

Giant

STARBUCKS

COASTAL SQUARE

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

Project Scope:

- Retail up to 122,000 square feet
- Flex Pad Sites 1-2 acres
- 168 Residential Apartments
- 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

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