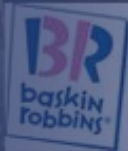
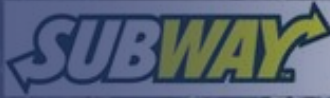




Connelly Mill Road



DELMAR EXXON

8600 OCEAN HIGHWAY
DELMAR, MD 21875

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Executive Managing Director
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Tonney Insley
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SITE



Executive Summary



OFFERING SUMMARY

Available SF: 28,218 SF

Lease Rate: \$25,000.00 SF/yr
[NNN]

Lot Size: 0.65 Acres

Market: Eastern Maryland/
Delaware

Submarket: Delmar

PROPERTY OVERVIEW

Located in Delmar, MD, just south, and adjacent, to the Delmar Exxon on the Southbound lane of US Route 13.

PROPERTY HIGHLIGHTS

- Commercial Highway Pad Site
- 41,000+ cars per day
- Owner Would Consider Build-toSuit
- Located next to Exxon/Dunkin/Baskin combo

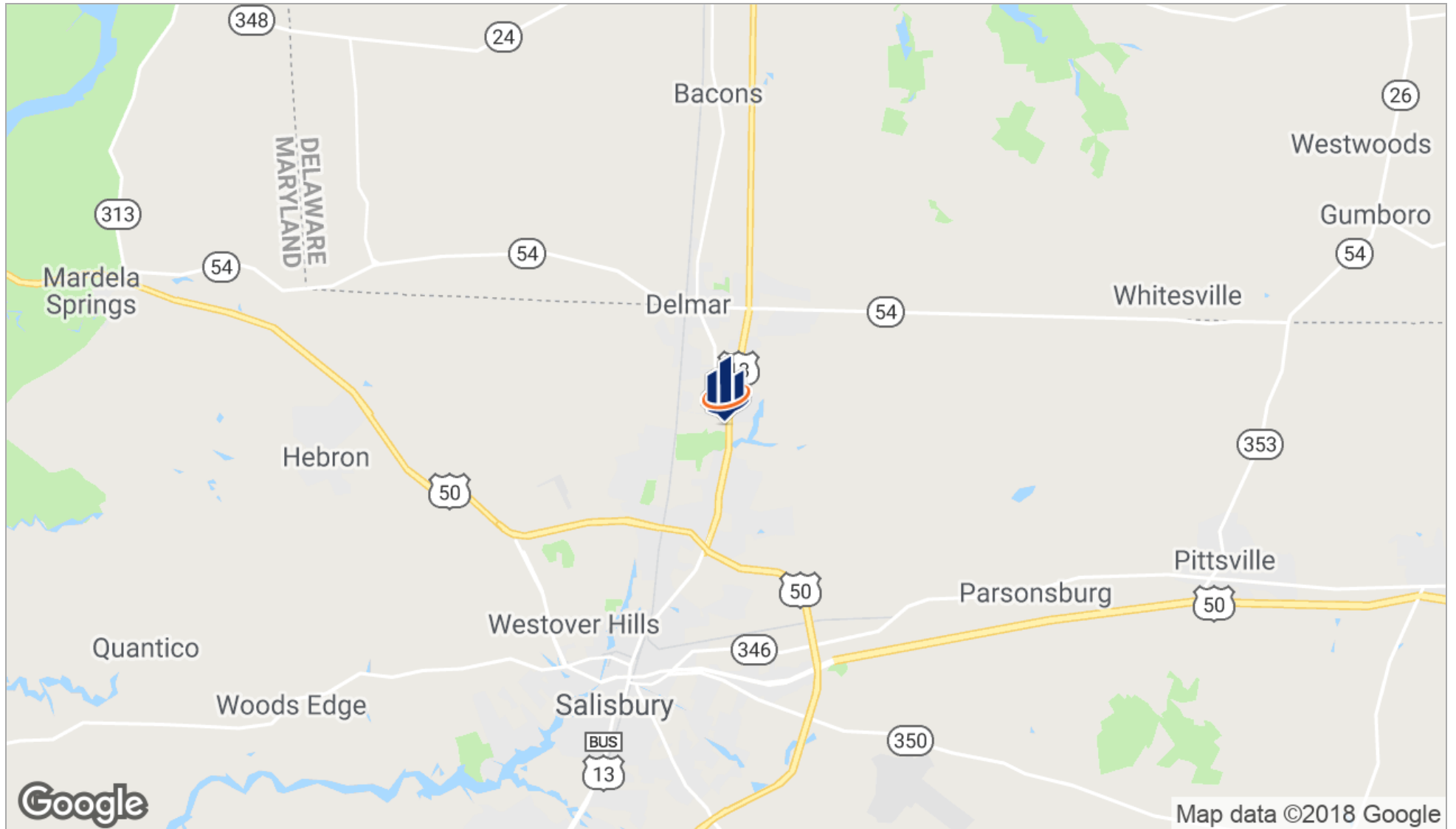
Additional Photos



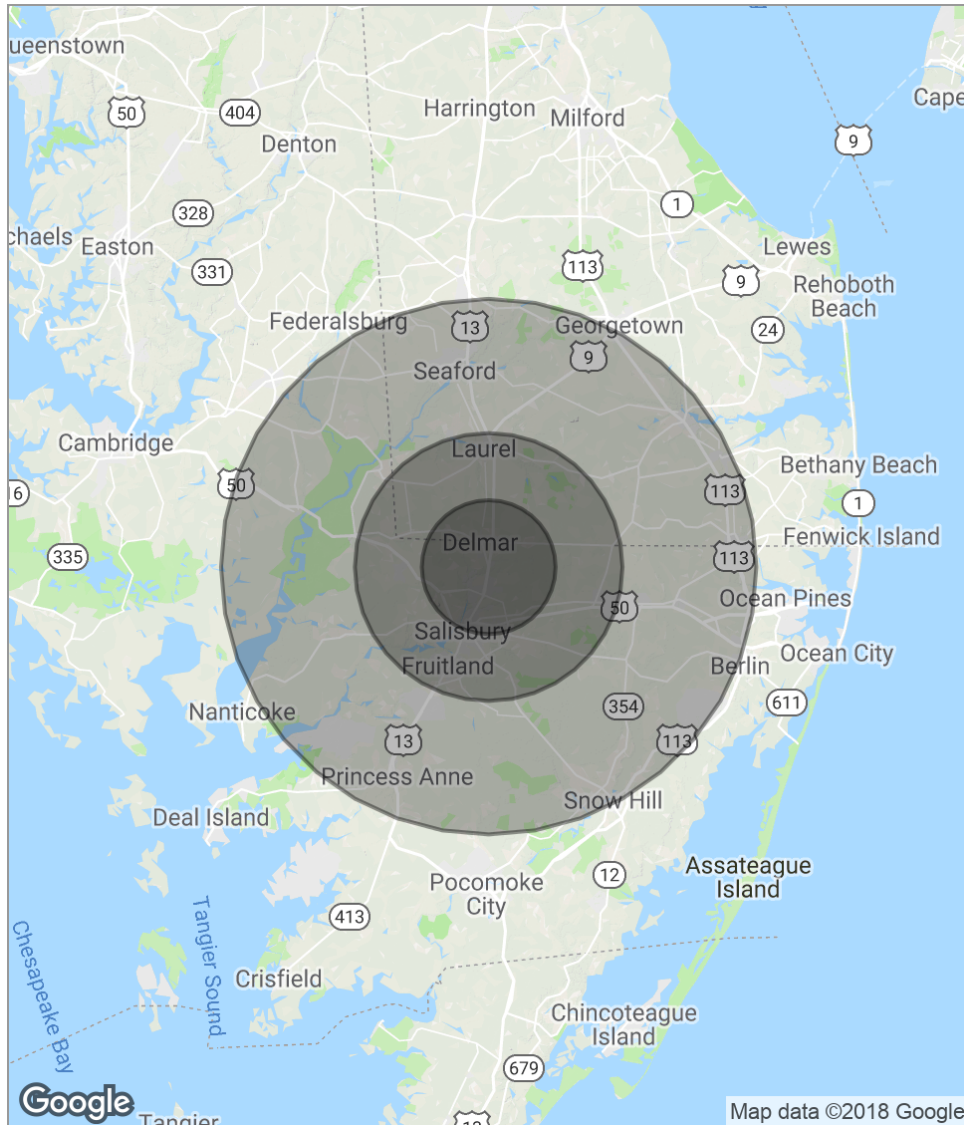
Aerial Map



Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	20 MILES
Total population	39,336	117,052	210,983
Median age	35.4	34.9	36.7
Median age [male]	32.9	33.5	35.2
Median age [Female]	37.2	35.9	37.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	15,143	43,901	78,182
# of persons per HH	2.6	2.7	2.7
Average HH income	\$56,344	\$63,088	\$62,569
Average house value	\$182,774	\$212,770	\$235,009

* Demographic data derived from 2010 US Census

Advisor Bio & Contact 1

BRENT C. MILLER, CCIM, CPM

Executive Managing Director



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PROFESSIONAL BACKGROUND

Brent C. Miller, CCIM, CPM, serves as Managing Director and Senior Advisor for SVN - Miller Commercial Real Estate. Miller is a licensed Real Estate Broker in Maryland, Delaware and Virginia. SVN - Miller has offices in Salisbury, Bethesda, Easton Maryland; Onley, Virginia and Seaford, and Wilmington, Delaware. Miller specializes in the sale, leasing, and management of retail, office, and industrial properties. His primary market area is the Delmarva Peninsula, Chesapeake Bay east to the Atlantic Ocean. With more than 30 years of commercial real estate experience, Miller has closed more than 750 transactions. In 2012, SVN - Miller Commercial Real Estate received the Firm of the Year Award [<http://svnmiller.com/miller-commercial-real-estate-receives-svn-2012-firm-of-the-year-award>]. SVN-Miller consisting ranks within the top 5 offices out of 200 SVN offices worldwide. In 2016, SVN-Miller the Firm of the Year Award thru SVN International [<http://svnmiller.com/miller-commercial-real-estate-receives-svn-2016-firm-of-the-year-award>]. In 2017, the Salisbury Area Chamber of Commerce named SVN-Miller Business of the Year [<http://svnmiller.com/svn-miller-commercial-real-estate-named-medium-business-of-the-year>] and the Coastal Association of Realtors awarded Miller the Outstanding Commercial Realtor Award [<https://svnmiller.com/brent-miller-receives-outstanding-commercial-realtor-award>]. In 2017, Miller was awarded National Commercial Awards by the National Association of Realtors [<https://svnmiller.com/brent-miller-receives-national-recognition-from-nar>]. Brent Miller is a member of the Greater Salisbury Committee and Wicomico County Rotary Club, Miller also serves as member of the Advisory Board of Directors for SVN International. Miller holds the prestigious Certified Commercial Investment Member designation [CCIM], is a Certified Property Manager [CPM], and is also actively involved with the International Council of Shopping Centers [ICSC]. In addition to his experience with office and industrial transactions, Miller also manages a private equity fund that invests in commercial real estate.

MEMBERSHIPS & AFFILIATIONS

Commercial Investment Real Estate Institute [CCIM]
Institute of Real Estate Management [CPM]
Accredited Management Organization [AMO]
National, Maryland, Coastal and Sussex County Association of Realtors

Advisor Bio & Contact 2

TONNEY INSLEY

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PROFESSIONAL BACKGROUND

PRE-REAL ESTATE BACKGROUND

Born in Salisbury, MD the oldest of two kids, I was an athlete all through my life into college. I attended Gettysburg College and majored in English. After graduating, I spent 15 years in Washington, DC working as a marketing professional.

WHY I WORK IN REAL ESTATE

I returned to Salisbury after getting married and having two awesome boys with my wife. We wanted to be closer to family and have a greater sense of community. I started my career in commercial real estate to pursue and expand on three guiding principals:

- Learning and excelling personally and professionally
- Being honest in all facets of my life
- Maintaining life balance

MY ROLE AS AN SVN ADVISOR

I take my job very seriously and am committed to helping clients create opportunity and realize potential. I believe strongly in customer service and recognize that time is perishable, so I always get back to clients in the timeliest manner possible.

I am continuously expanding my network of loyal clients, fostering lengthy, trusting relationships based on my guiding principals and genuine affection for my work. I like helping people. I see my role with clients, whether they are landlords, tenants, buyers or seller, as a member of a team trying to achieve a defined goal.

I treat all my assignments as my clients would... they are the most important focus for me at that time.

MY ROLE WHEN I AM NOT WORKING

My family comes first and I see my role as a husband and father as my #1 job. I finish my day by coming home to a super supportive wife and to my two crazy kids, Warner & Everett.

EDUCATION

Gettysburg College

MEMBERSHIPS & AFFILIATIONS

National, Maryland and Coastal Association of Realtors