H&R RETAIL

A MEMBER OF CHAINLINKS RETAIL ADVISORS

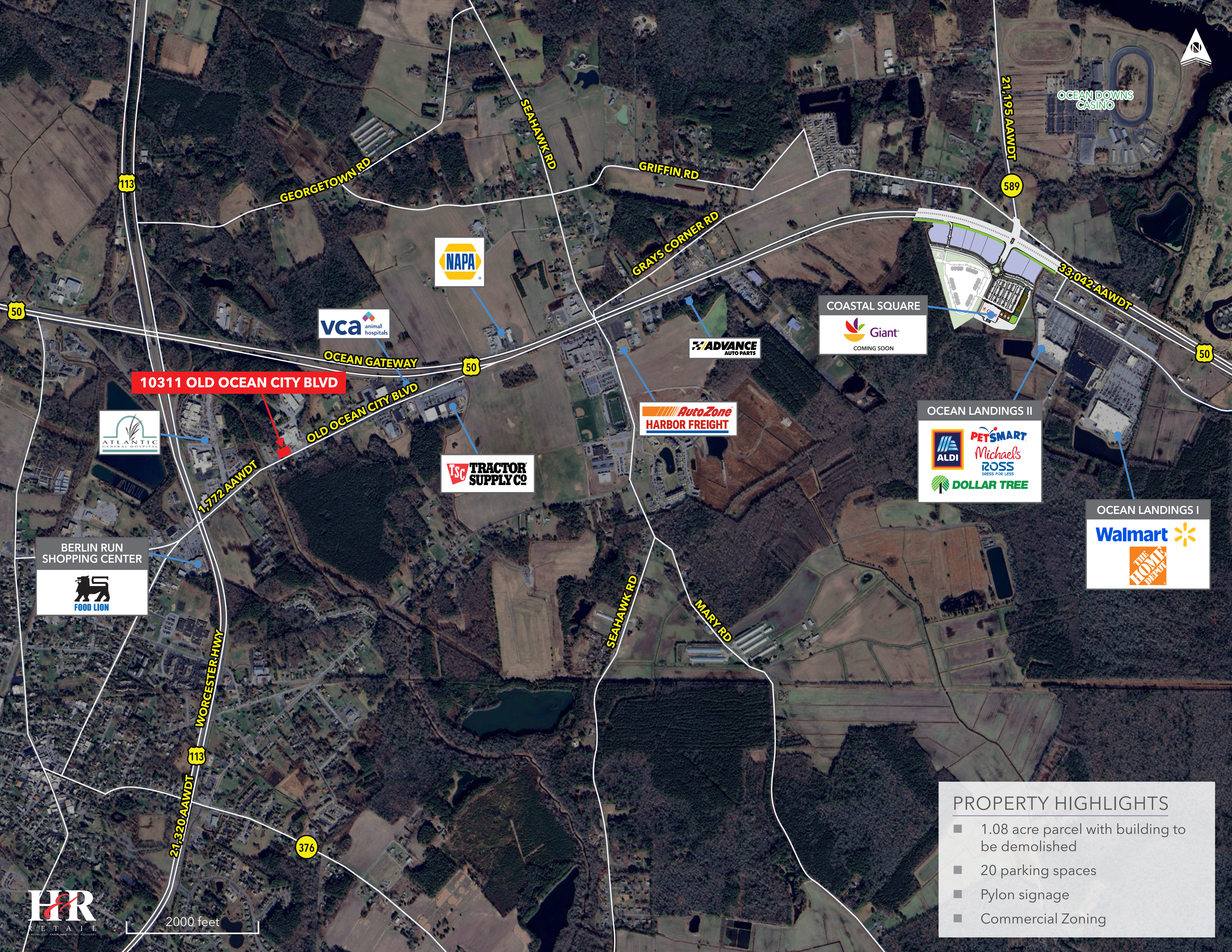
# 10311 OLD OCEAN CITY BLVD

BERLIN, MD 21811

## 1.08 ACRES AVAILABLE FOR SALE

TO BE DEMOLISHED

WWW.HRRETAIL.COM



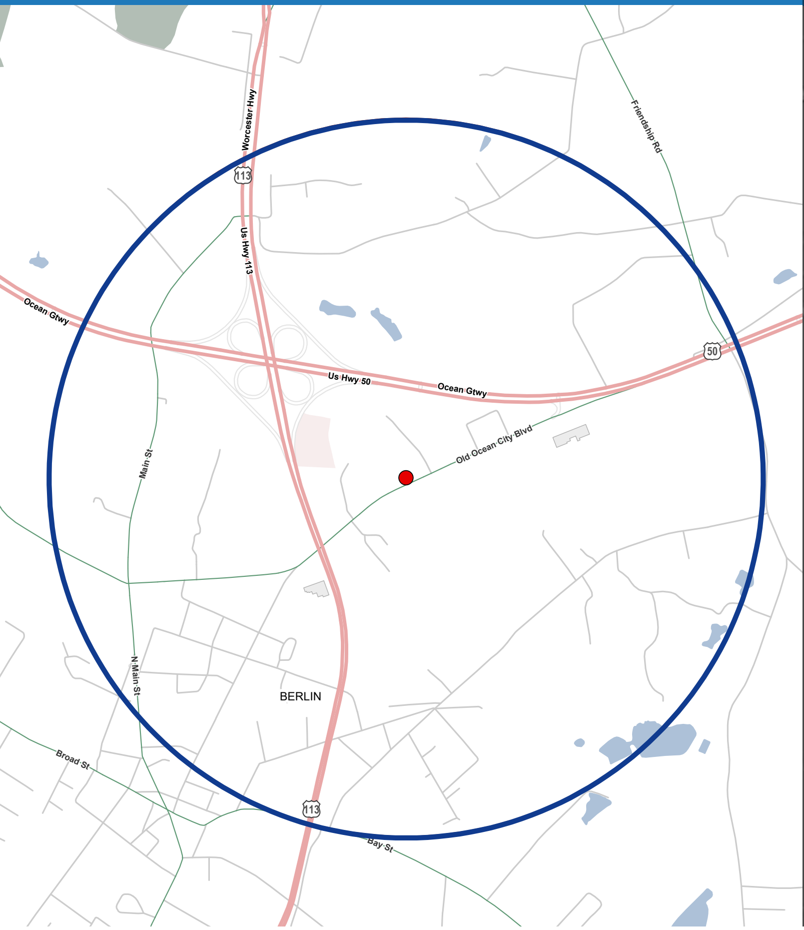

## PROPERTY HIGHLIGHTS

- 1.08 acre parcel with building to be demolished
- 20 parking spaces
- Pylon signage
- Commercial Zoning


10311 OLD OCEAN CITY BLVD
KELLY FOODS CORPORATION
BERLIN MINI STORAGE
OLD OCEAN CITY BLVD
CAREY INSURANCE GROUP
BERLIN ANIMAL HOSPITAL
1,772 AAWDT
ATLANTIC GENERAL HOSPITAL
H&R RETAIL
200 feet
N

# BERLIN, MD

DEMOGRAPHIC PROFILE (2025)
10311 Old Ocean City Blvd
1 mile ring




## KEY FACTS

| 2,283 | 41.7 | 889 |
|---|---|---|
| Population | Median Age | Households |

## EDUCATION

| 32% | 24% | 12% |
|---|---|---|
| High School Diploma | Bachelor's Degree | Graduate/Professional Degree |

## BUSINESS

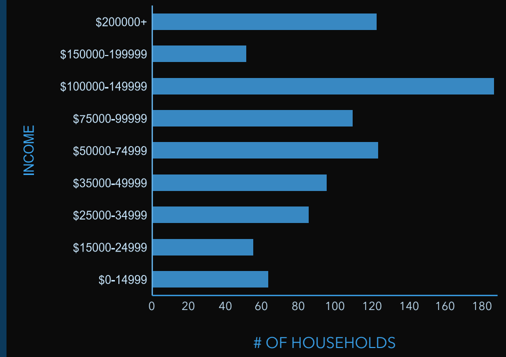
| 235 | 3,347 | 13 |
|---|---|---|
| Total Businesses | Daytime Population | Food Srv & Drinking Places |

## INCOME

**$79,604**
Median Household Income

**$39,589**
Per Capita Income

**$103,083**
AVERAGE HH INCOME ($)




## TOP TAPESTRY SEGMENTS

### 1 mile
### Kids and Kin (C2)

Neighborhoods in this segment are largely found in and around metropolitan areas with populations exceeding half a million. Householders are generally under the age of 54 and may have adult children living with parents at home. The majority of the population aged 25 and above have a high school diploma, an associate degree, or some college education. Jobs are often in the health care, retail, food, manufacturing, and transportation sectors; there is a high level of female labor force participation. Residents live in older homes, usually as renters, with a notable presence of town homes and smaller low-rise rental buildings. On average, homes are modestly priced and affordable for most households. Suburban residents rely on vehicles to get to work, while those in and near cities use public transportation.

• Residents often shop for clothing, groceries, and footwear at nearby discount stores. They tend to use online banking and digital payment services over cash.

• Spending centers around baby and children's products. Individuals also purchase TVs, video gaming equipment, and jewelry. Residents often carry a credit card balance.

### 3 mile
### Dreambelt (K5)

These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of the population is between 35 and 74, and most households consist of married or cohabiting couples. Most households earn middle-tier incomes, and labor force participation is high. This segment has a high concentration of employment in public administration, construction, health care, and retail trade sectors. Neighborhoods consist mainly of single-family homes built between 1950 and 1990, offering ample parking space, often for three or more vehicles. A significant portion of the population commutes alone by car. Rental rates and home prices are substantial, with more than half of the properties for purchase valued between $300,000 and $500,000.

• Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty.

• They often spend money on their pets and tools for gardening. Residents take active roles in planing their financial future.

### 5 mile
### Rural Resort Dwellers (I5)

Neighborhoods in this segment are distributed throughout the country and are concentrated in resort locations and areas with seasonal recreation. With approximately half of the population aged 55 and over, the senior age dependency rate is high. Nearly half of households are comprised of married couples without children. While most of this segment is rural and remote, some communities are within commuting distance (though often long commutes) of major urban job centers. Residents tend to have skilled jobs in construction and manufacturing. Rates of self-employment and government employment are higher than average, and there is a notable veteran population. There is a high number of second homes used for recreation, with one in three housing units designated for seasonal or occasional use.

• Residents typically rely on local garages or dealers for vehicle maintenance.

• They often purchase household equipment such as generators, grills, and freezers.

• They tend to watch TV and read magazines.

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