



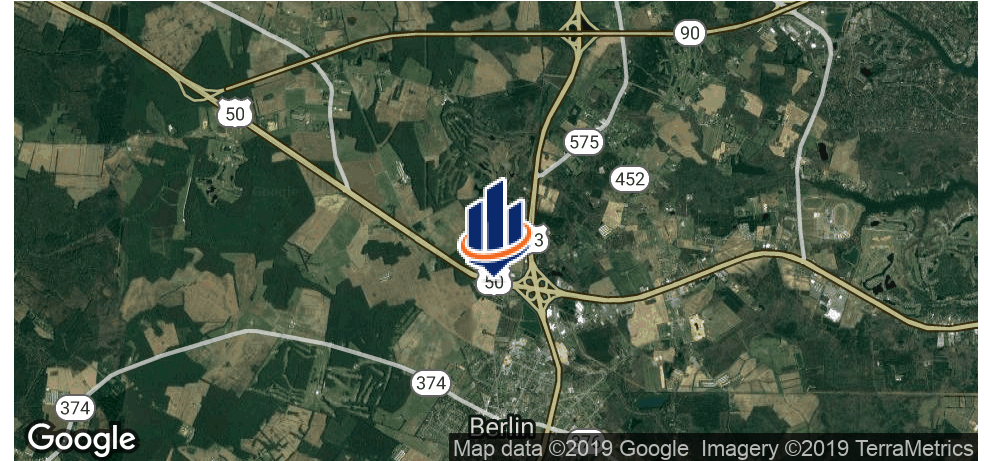
US ROUTE 50 & MAIN STREET GROUND LEASE/ BUILD-TO-SUITE OPPORTUNITY

MAIN STREET
BERLIN, MD 21811

Tonney Insley
Advisor
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Property Summary



OFFERING SUMMARY

Lease Rate: TBD

Lot Size: 7.13 Acres

Market: Eastern Shore of Maryland

Submarket: Berlin

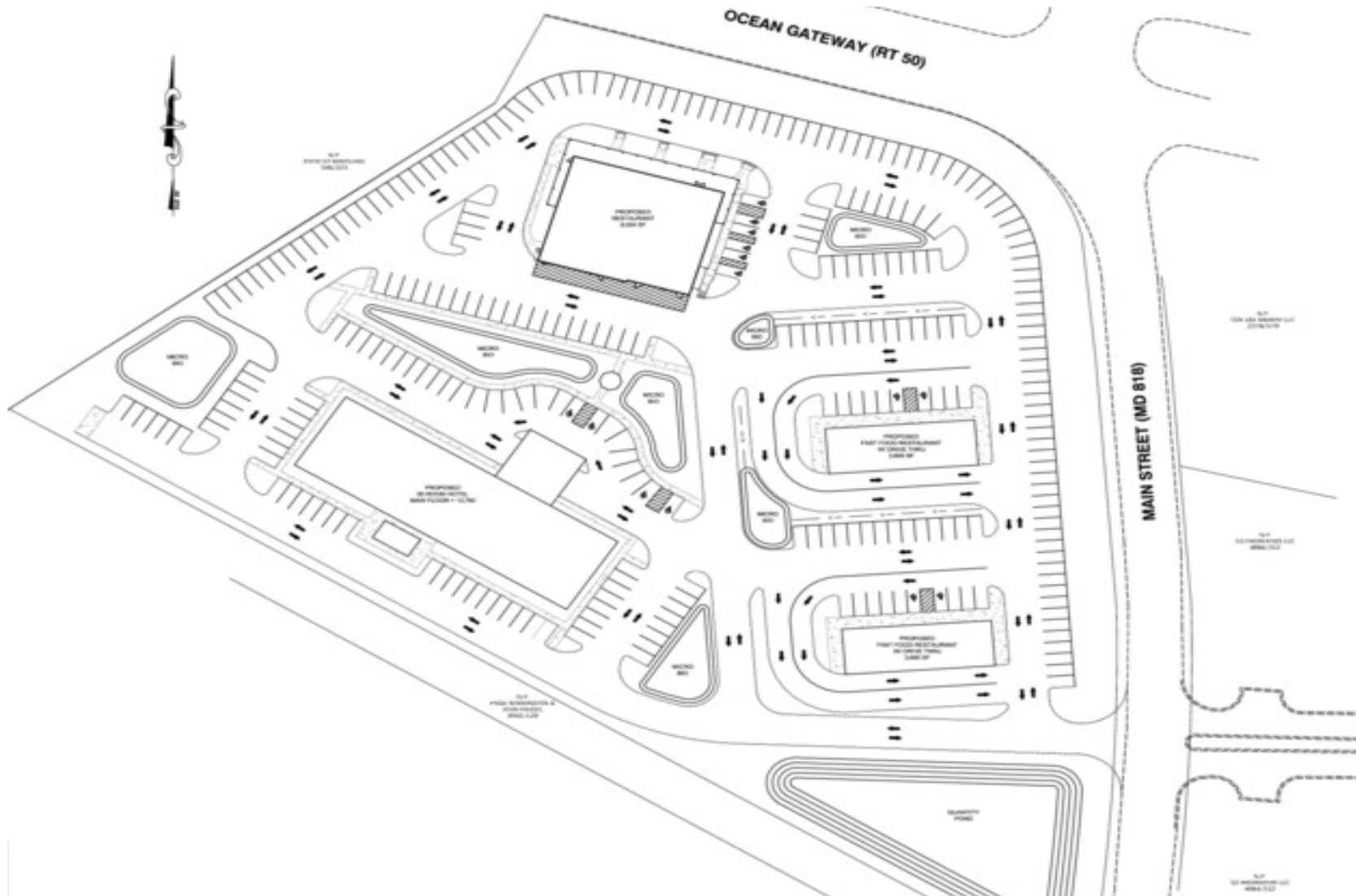
PROPERTY OVERVIEW

7.13 +/- acres located at the corner of US Route 50 and Main Street in Berlin, MD. Build-to-suit or ground lease. Flexible opportunities available. High traffic volume and visibility. Rate subject to offer.

PROPERTY HIGHLIGHTS

- 7.13 +/- Commercial Acres
- Build-to-Suit or Ground Lease Opportunities
- Flexible Site Plan
- Located at the corner of US Route 50 & Main Street

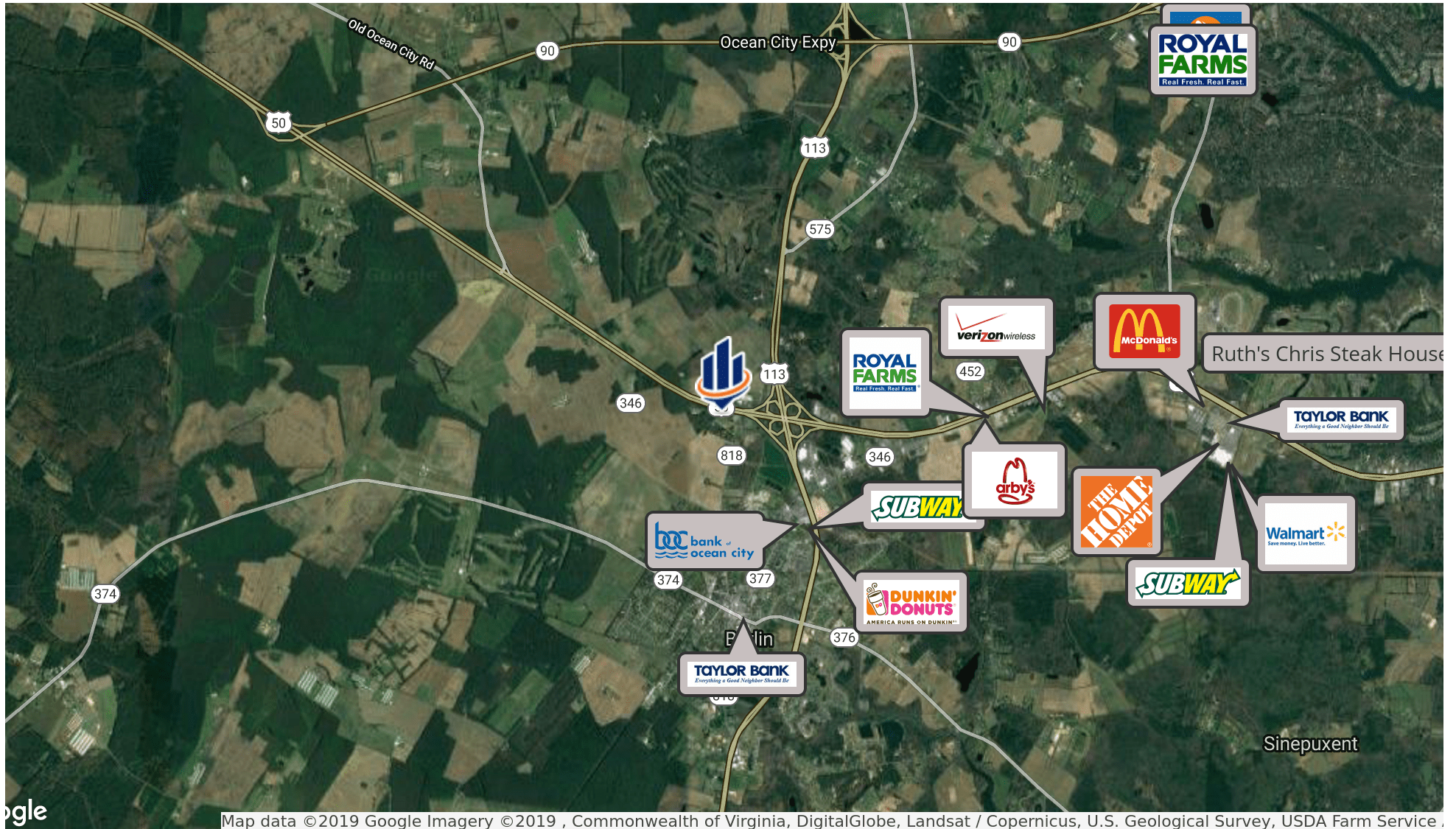
Site Plan



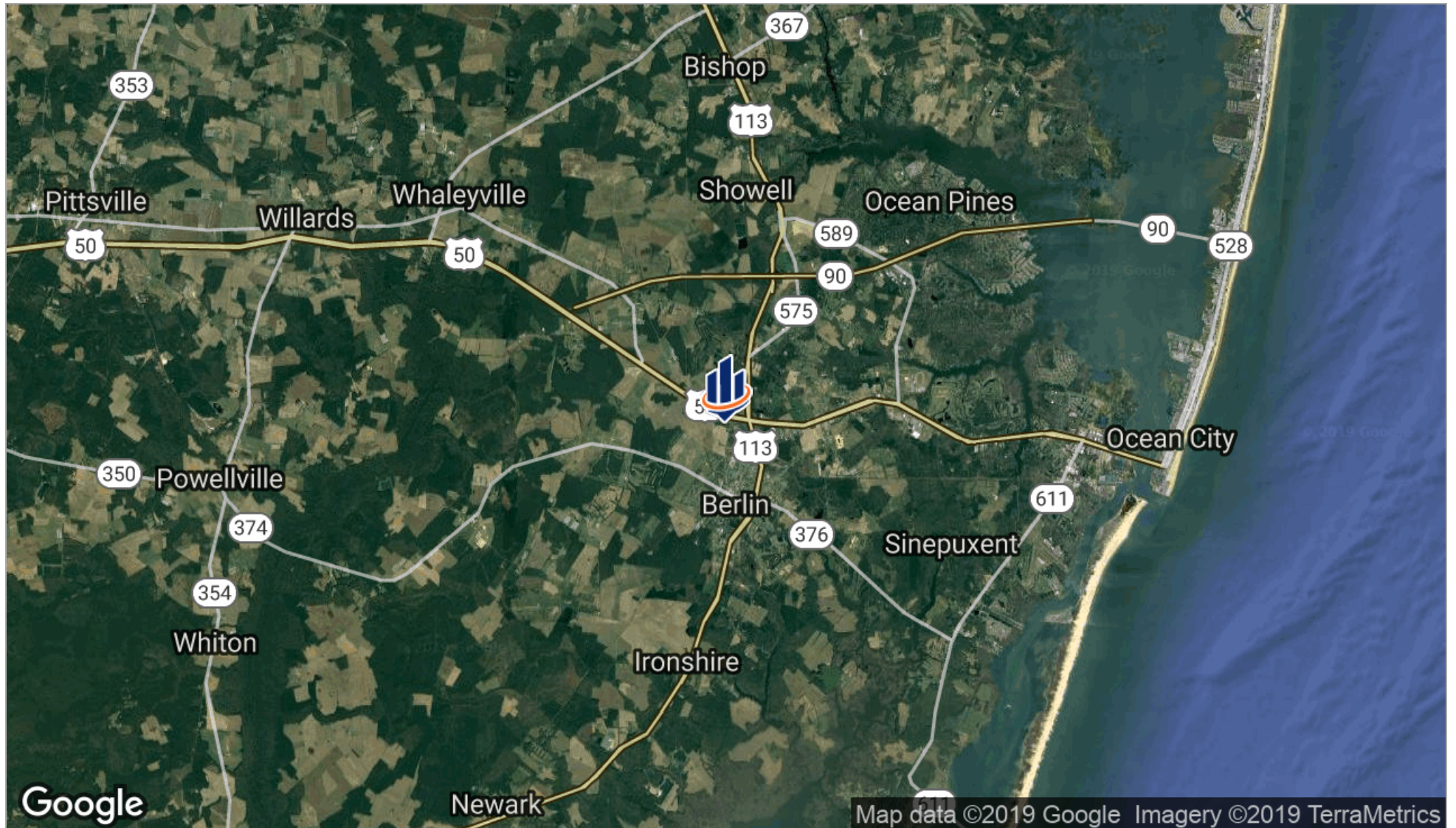
Additional Photos



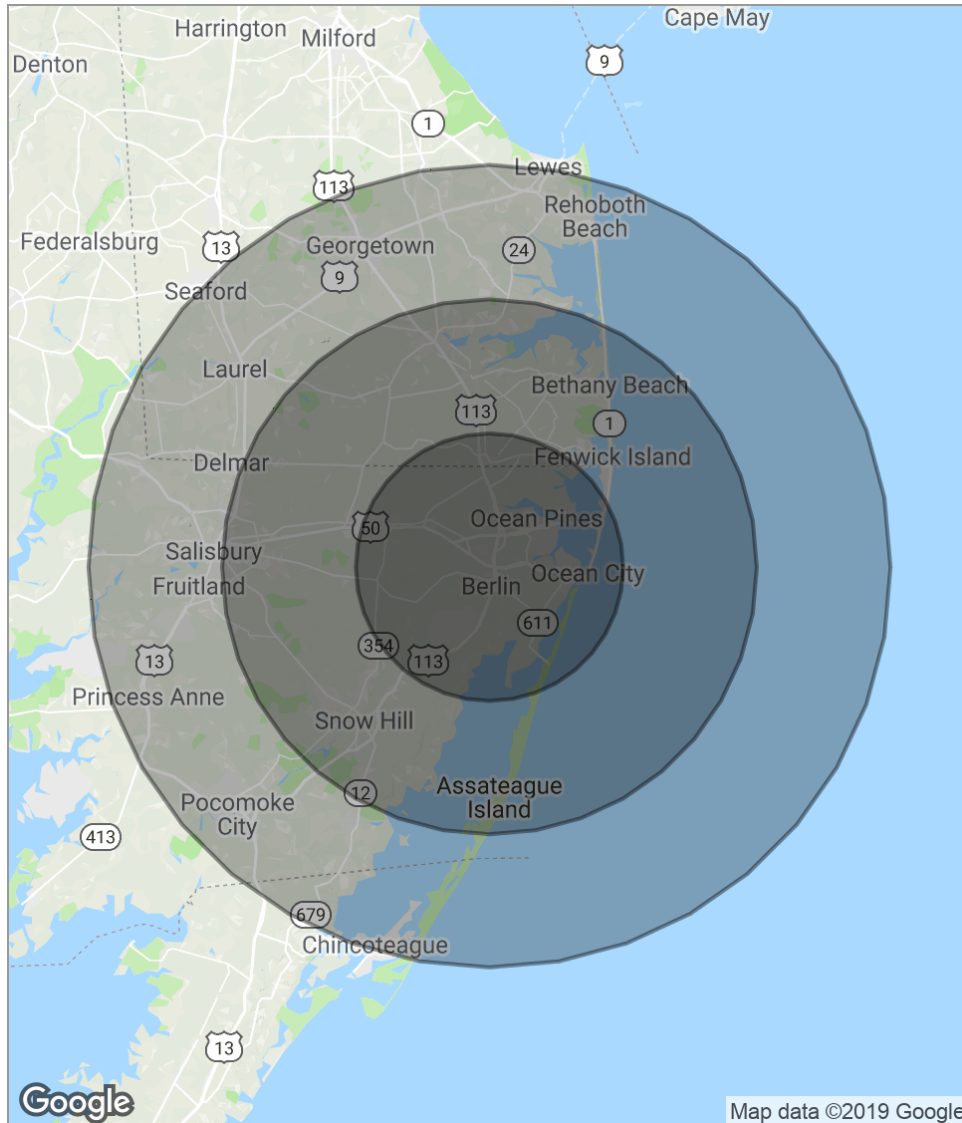
Retailer Map



Location Maps



Demographics Map



| POPULATION | 10 MILES | 20 MILES | 30 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 46,708 | 134,681 | 324,977 |
| Median age | 47.7 | 47.2 | 42.9 |
| Median age [Male] | 46.4 | 45.4 | 41.5 |
| Median age [Female] | 48.6 | 48.4 | 43.9 |
| HOUSEHOLDS & INCOME | 10 MILES | 20 MILES | 30 MILES |
| Total households | 19,611 | 55,957 | 130,528 |
| # of persons per HH | 2.4 | 2.4 | 2.5 |
| Average HH income | \$78,325 | \$70,340 | \$67,271 |
| Average house value | \$392,108 | \$336,540 | \$296,291 |

* Demographic data derived from 2010 US Census

Advisor Bio & Contact Information

TONNEY INSLEY

Advisor



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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