



INVESTMENT PROPERTY - FOR SALE

Fully Leased

6200 COASTAL HWY # 1

Ocean City, MD 21842

PRESENTED BY:

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SVN
MILLER COMMERCIAL
REAL ESTATE

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Ocean City is a fully built-out barrier island market
- New commercial development opportunities are extremely limited
- Visitor demand remains exceptionally strong
- Highly constrained supply dynamics
- \$466,593 Median Home Value (3-mile radius)

OFFERING SUMMARY

SALE PRICE:	\$3,300,000
NUMBER OF UNITS:	One
LOT SIZE:	23,625 SF
UNIT SIZE:	7,745 SF
YEAR 1 - NOI:	\$187,312.74
CAP RATE:	5.68%

PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of Ocean City, MD. This offering presents an opportunity to acquire a strategically located investment property in one of the East Coast's most supply-constrained resort markets — Ocean City, MD. Positioned at a lighted corner intersection directly along Coastal Highway, the island's primary commercial corridor, this leased investment offers exceptional visibility, accessibility, and long-term investment stability.

Don't hesitate to secure this long-term irreplaceable location.

Full description on the next page.

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The property is fully leased to two longstanding high-quality tenants, providing immediate security and dependable income in a market where demand for well-located commercial space consistently outpaces supply. With virtually no ability to expand the island's commercial footprint, existing assets along Coastal Highway continue to benefit from strong tenant demand and long-term appreciation potential.

Located in one of the Mid-Atlantic's premier resort destinations, this asset offers investors a unique combination of stable tenancy, irreplaceable location, and in a market with high commercial demand. Opportunities to acquire leased commercial assets on the island are increasingly limited, making this an attractive offering for investors seeking amazing real estate with long-term upside in a high-barrier-to-entry market.

LOCATION DESCRIPTION

6200 Coastal Highway is strategically positioned in the heart of Ocean City along the island's primary commercial artery, offering exceptional visibility and accessibility within one of the East Coast's most established resort destinations. Located directly on Coastal Highway at the Rt. 90 bridge intersection, the property benefits from being at the entrance of only three (3) ways to get onto the island, which offers the property consistent year-round traffic counts and unparalleled exposure to the millions of visitors who travel to Ocean City annually.

Surrounded by a dense concentration of hotels, restaurants, retail centers, condominiums, and entertainment destinations, the property sits within a highly active commercial corridor that serves both the area's permanent population and substantial seasonal tourism base. The immediate trade area is supported by strong consumer activity, high seasonal occupancy levels, and continued investment throughout the surrounding resort market.

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ADDITIONAL PHOTOS



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AERIAL OF RT. 90 BRIDGE INTERSECTION - FACING SOUTH
OUTLINE OF THE ENTIRE PROJECT - ONLY UNIT 1 FOR SALE



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AERIAL ABOVE RT. 90 BRIDGE INTERSECTION



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RT 90 INTERSECTION - VIEW FACING WEST COMING ONTO THE ISLAND



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VIEW SITTING AT RT. 90 BRIDGE INTERSECTION - IRREPLACEABLE SIGNAGE

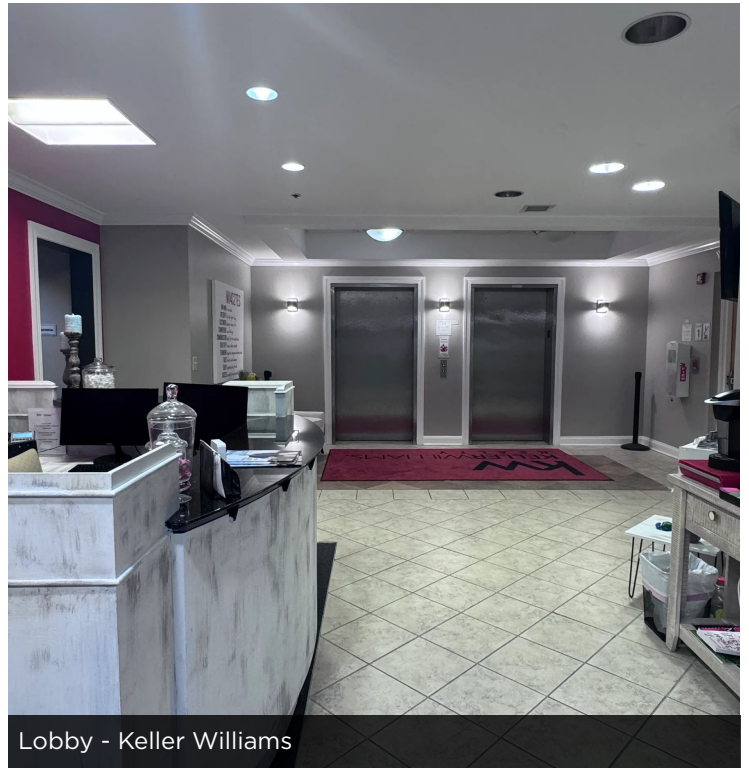


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ADDITIONAL PHOTOS



Lobby - Keller Williams



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Covered Entrance



Shared Pylon Signage

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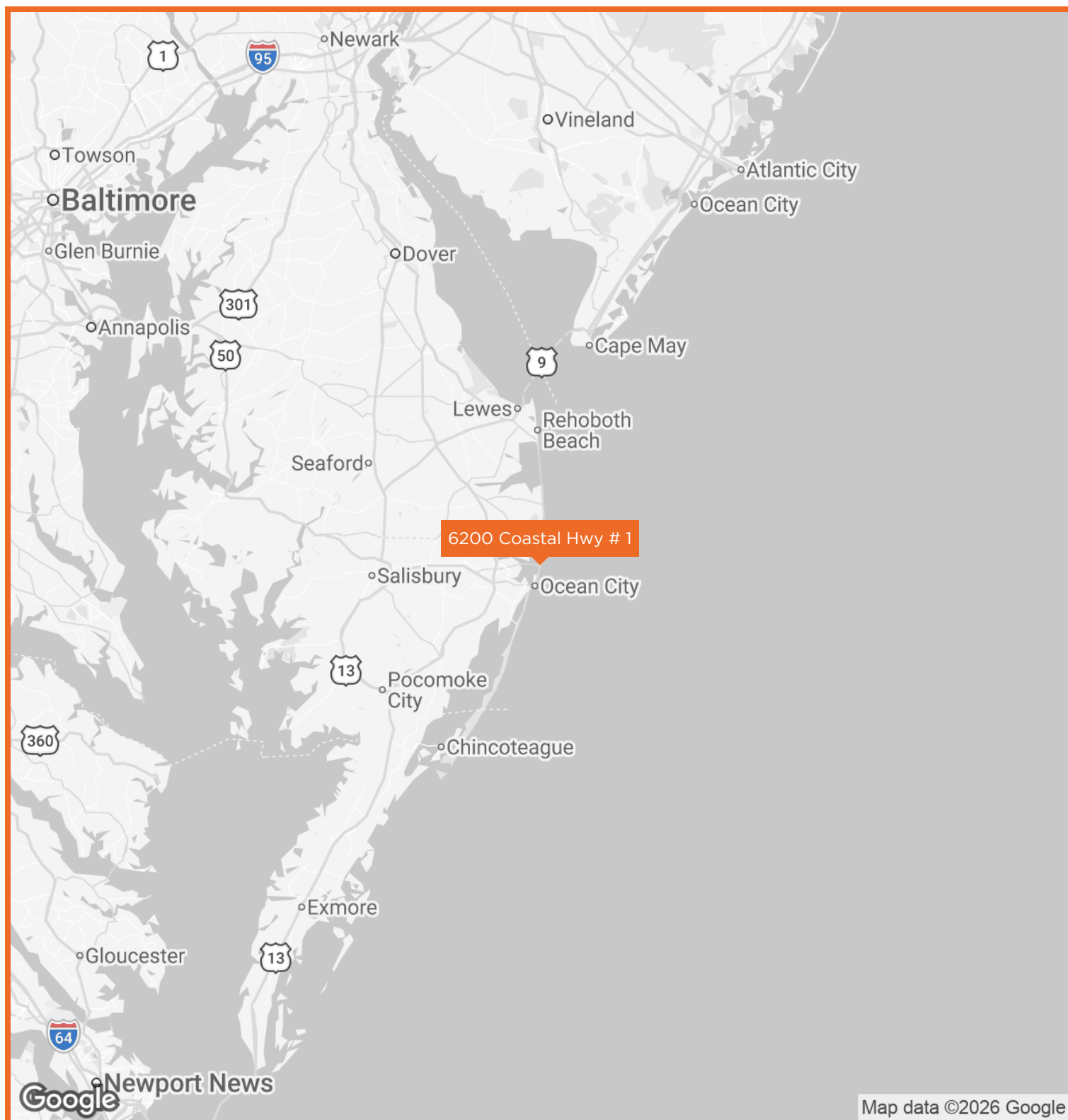
RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
101	Keller Williams Realty of Delmarva	6,000 SF	77.47%	\$27.49	\$160,040.81	02/01/2024	01/31/2029
100-B	Central Reservations	495 SF	6.39%	\$39.03	\$21,271.93	01/01/2006	12/31/2029
4th Floor Storage	Central Reservations & Owner	1,250 SF	16.14%	\$4.80	\$6,000.00	01/01/2027	12/31/2029
TOTALS		7,745 SF	100 %	\$71.32	\$187,312.74		
AVERAGES		2,582 SF	33.33 %	\$23.77	\$62,437.58		

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REGIONAL MAP



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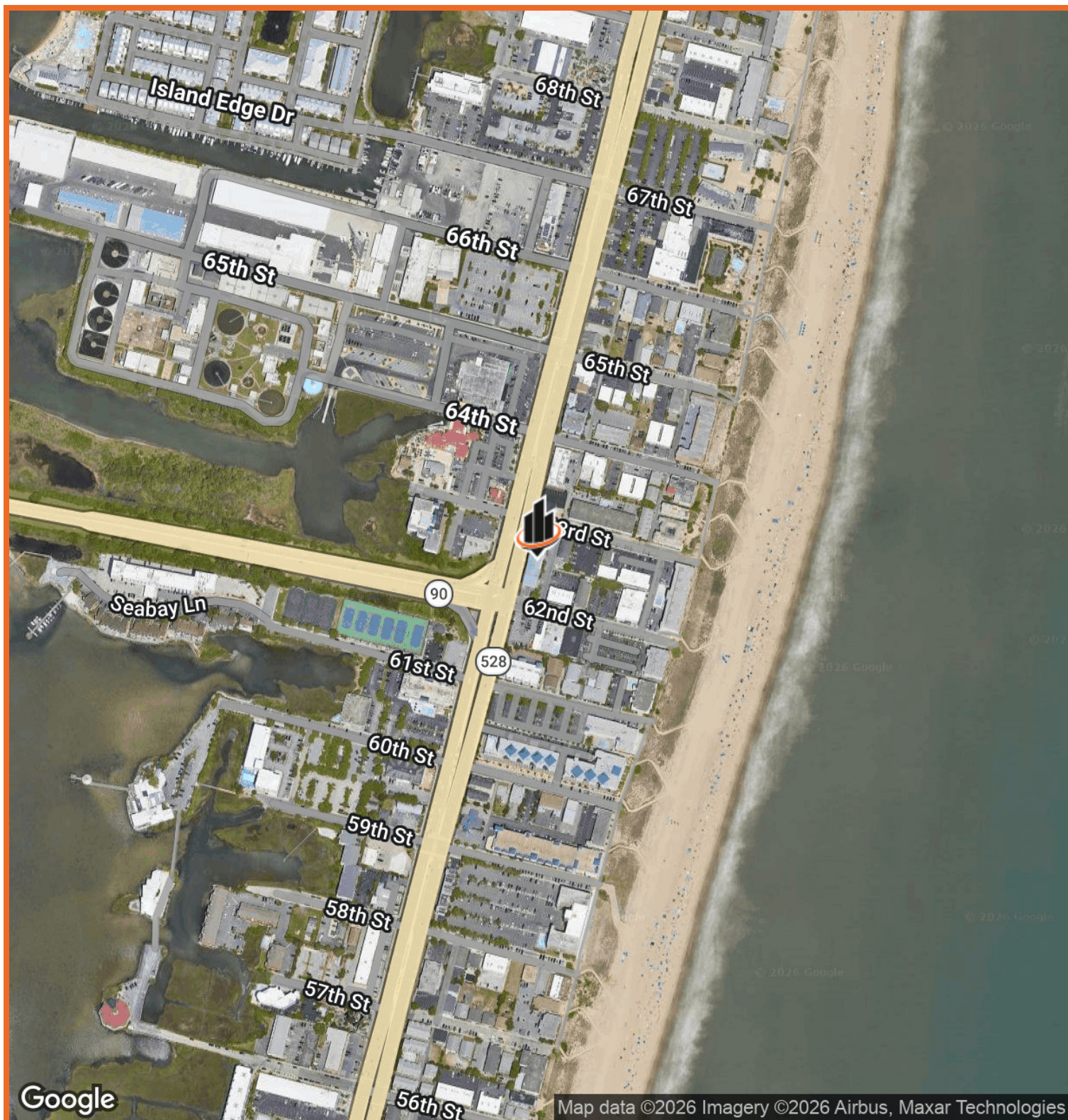
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LOCATION MAP



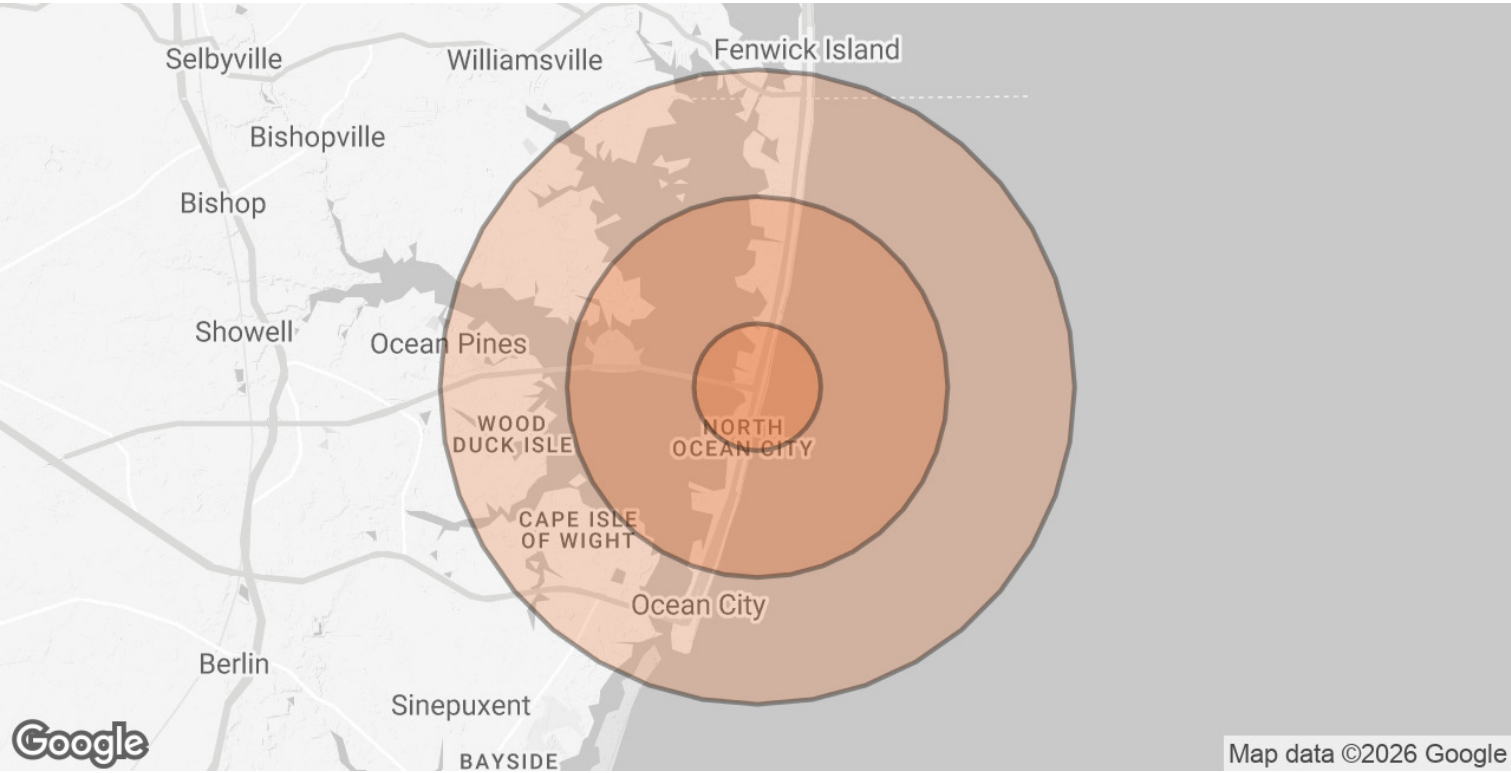
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RETAILER MAP - A SAMPLE OF SURROUNDING BUSINESSES



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	582	5,270	19,435
AVERAGE AGE	60.7	51.7	57.3
AVERAGE AGE (MALE)	52.1	49.5	57.2
AVERAGE AGE (FEMALE)	64.9	52.4	57.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	356	2,724	9,750
# OF PERSONS PER HH	1.6	1.9	2.0
AVERAGE HH INCOME	\$160,807	\$151,414	\$127,601
AVERAGE HOUSE VALUE	\$435,905	\$466,593	\$458,968

2023 American Community Survey (ACS)

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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