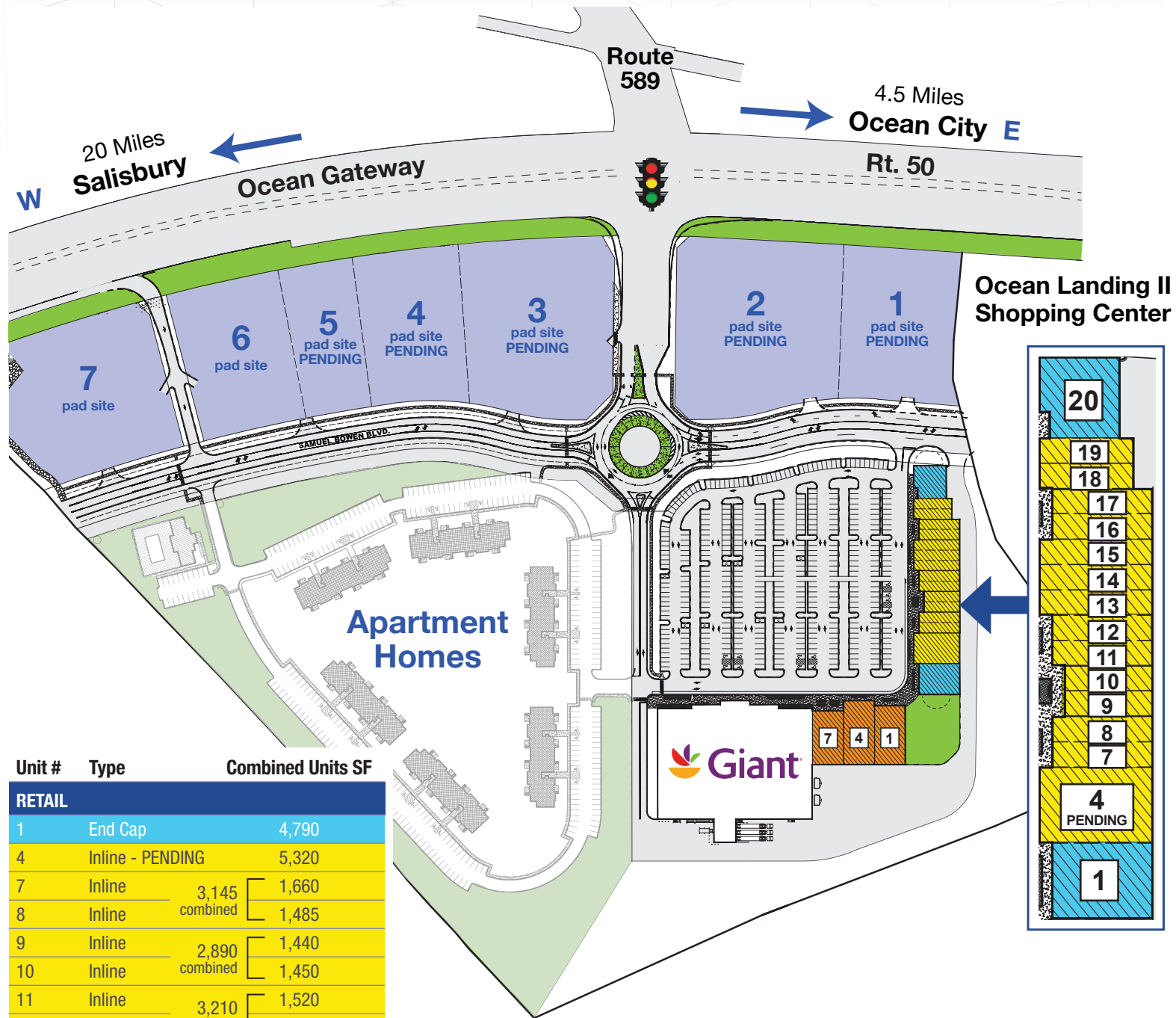


Coastal Square Draft Site Plan:



| Unit # | Type | Combined Units SF |
|---------------|------------------|-------------------|
| RETAIL | | |
| 1 | End Cap | 4,790 |
| 4 | Inline - PENDING | 5,320 |
| 7 | Inline | 3,145 combined |
| 8 | Inline | |
| 9 | Inline | 2,890 combined |
| 10 | Inline | |
| 11 | Inline | 3,210 combined |
| 12 | Inline | |
| 13 | Inline | 1,850 |
| 14 | Inline | 5,405 combined |
| 15 | Inline | |
| 16 | Inline | 3,320 combined |
| 17 | Inline | |
| 18 | Inline | 2,900 combined |
| 19 | Inline | |
| 20 | End Cap | 3,880 |

| Unit # | Type | Square Footage |
|---------------|-----------------|----------------|
| RETAIL | | |
| Giant | Anchor | 66,454 |
| 7 | Junior Box 6181 | 6,180 |
| 4 | Junior Box 7354 | 7,355 |
| 1 | Junior Box 7013 | 7,015 |

| Location | Type | Acerage |
|------------------|---------------------|---------|
| PAD SITES | | |
| 1 | Pad Site PENDING | 1 |
| 2 | Pad Site PENDING | 2.23 |
| 3 | C-Store/Gas PENDING | 2.5 |
| 4 | Pad Site PENDING | 1.47 |
| 5 | Pad Site PENDING | .5 |
| 6 | Pad Site | 1.42 |
| 7 | Pad Site | 2.44 |



COASTAL SQUARE

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

Project Scope:

1. Retail up to 122,000 square feet
2. Flex Pad Sites 1-2 acres
3. 168 Residential Apartments
4. 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 |



COASTAL SQUARE

Walmart
ALDI
IHOP
THE HOME DEPOT
PETS MART
Michaels
verizon
McDonald's

Marshalls
STAPLES
ULTA
Dollar Tree
petco
Bath & Body Works
FIVE BELOW

HomeGoods
COACH
aerie
BROOKS BROTHERS
Famous Footwear
carter's
MICHAEL KORS
carter's
OLD NAVY
J. CREW
SKECHERS

ROYAL FARMS

RITE AID

TRACTOR SUPPLY CO.

HARBOR FREIGHT
AutoZone

DUNKIN' DONUTS
CONCORD

DOLLAR GENERAL

GRAND PRIX

Wawa
CVS

ROCK LON

WEST OCEAN CITY

Chipotle

Chick-fil-A

Bay's

Jolly Roger

OCEAN CITY CONVENTION CENTER

STEPHEN DECATUR HIGH SCHOOL
1,369 STUDENTS

STEPHEN DECATUR MIDDLE SCHOOL
782 STUDENTS

SINEPUXENT

FRONTIER TOWN

OCEAN CITY MUNICIPAL AIRPORT

EAGLE'S LANDING GOLF COURSE

ASSATEAGUE STATE PARK

