



Market Demographics

Source: Placer.at 2028 Projection, October 2024

STATS	5 MILES	10 MILES	30 MILES	45 MILES	60 MILES
POPULATION	22,412	52,892	330,378	499,024	733,010
HOUSEHOLDS	10,344	23,974	140,228	205,420	299,321
AVG. PERSONS/HOUSEHOLD	2.15	2.19	2.31	2.37	2.40

AVERAGE AGE	50.75	51.2	48.03	46.82	46.16
MEDIAN AGE	55.37	56.22	50.25	47.5	46.73

ETHNICITY	5 MILES	10 MILES	30 MILES	45 MILES	60 MILES
WHITE	86.8%	86.2%	73.6%	70.5%	70.3%
BLACK	4.2%	3.6%	7.0%	7.9%	7.9%
HISPANIC	3.7%	3.3%	4.3%	4.3%	4.5%
OTHER	3.2%	5.5%	13.3%	15.6%	15.7%
ASIAN	2.1%	1.3%	1.8%	1.6%	1.6%

AVG. HOUSEHOLD INCOME	\$136,696	\$138,137	\$121,773	\$115,368	\$112,063
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ANNUAL VISITORS Source: Placer.ai
October 2024
1.7 million

UNIQUE VISITORS
716,400

VISIT FREQUENCY
2.33/year

ANNUAL MARKET TOURISTS
Over 10 Million

Per Ocean City CVB

AVG. DWELL TIME
47 min

AVG. HOUSEHOLD INCOME
\$138,137

Within a 10 Mile Radius

SIZE
198,800 SF

NUMBER OF STORES
32

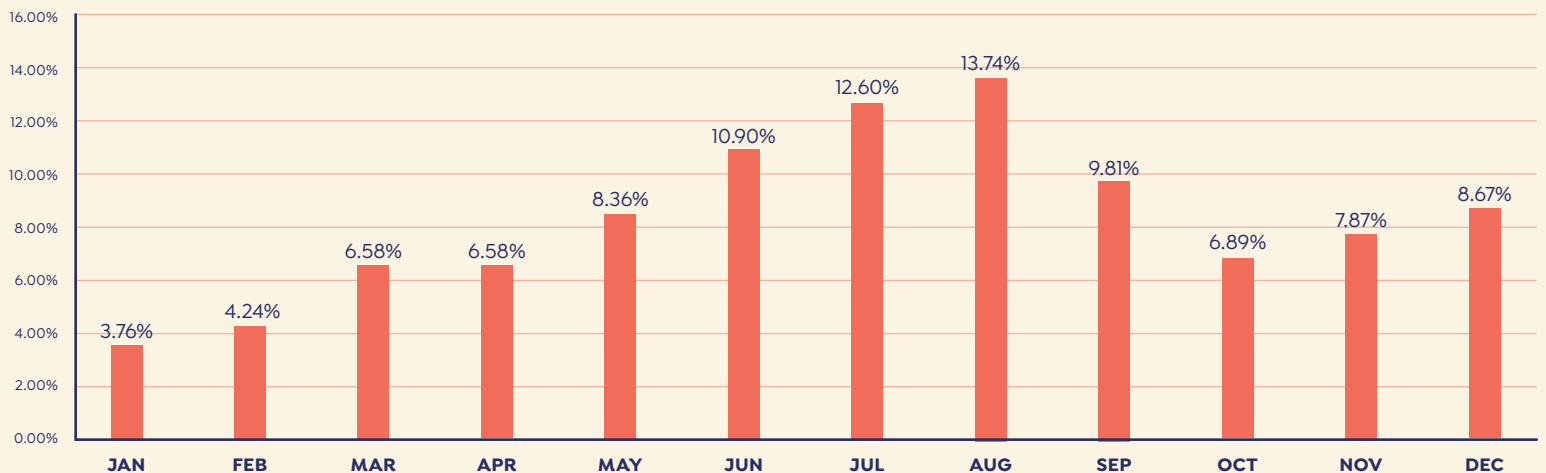
KEY DATES
Opened 1983;
Expanded 2006

NUMBER OF PARKING SPACES
827

PARKING RATIO
4:1,000

Sales Seasonality Chart

Source: September 2023 – August 2024 Tenant Sales



Featured Stores

- AERIE
- COACH
- CROCS
- HANESBRANDS
- HOMEGOODS
- HOME LIVING BY DONAWAY FURNITURE **NEW**
- J.CREW FACTORY
- LIDS
- MICHAEL KORS
- MIONE'S PIZZA
- O.C. CHOPSTICKS ASIAN BISTRO
- OLD NAVY OUTLET
- OUTBACK STEAKHOUSE
- SAKURA JAPANESE STEAKHOUSE
- SKECHERS
- TORRID **NEW**
- UNDER ARMOUR FACTORY HOUSE





38°20'16.6"N
75°06'23.3"W



Distance To...

MAJOR CITIES



DOVER	60 miles
BALTIMORE	101 miles
WASHINGTON DC	105 miles
NORFOLK	117 miles

POINTS OF INTEREST



WHITE MARLIN TOURNAMENT	0.7 miles
OCEAN CITY RESORTS & BEACHES	1 mile
OCEAN DOWNS CASINO	4.2 miles
SALISBURY UNIVERSITY	27 miles

Nearest Competition

CENTER	DISTANCE (miles)	KEY TENANTS
White Marlin Mall	0.1	MARSHALLS PLANET FITNESS ULTA BEAUTY
The Centre at Salisbury	25	HOMEGOODS BOSCOV'S DICK'S SPORTING GOODS
Tanger Outlets Rehoboth Beach	75	MICHAEL KORS TORY BURCH TOMMY HILFGER THE NORTH FACE
Queenstown Premium Outlets	116	NIKE FACTORY STORE COACH MICHAEL KORS POLO RALPH LAUREN FACTORY STORE

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OWNERSHIP

LEASING & MARKETING

PROPERTY MANAGEMENT

SINGERMAN
REAL ESTATE

IGNITE
RETAIL PARTNERS

AVISON
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