

Brittany Danahy, CCIM

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NEWLY RENOVATED, TURNKEY RESTAURANT IN BETHANY BEACH!

BETHANY BOARDWALK @ 99 HOLLYWOOD ST, BETHANY BEACH, DE 19930

RESTAURANT SPACE WITH COASTAL VIEWS: SEATS 169 (19 BAR, 72 INDOOR, 78 OUTDOOR)



18949 COASTAL HWY SUITE 304 \ \ REHOBOTH BEACH, DE 19971 \ \ \ DSMRE.COM

169-SEAT COASTAL RESTAURANT

Bethany Boardwalk @ 99 Hollywood Street
Bethany Beach, DE 19930

FOR LEASE

PROPERTY DESCRIPTION

169-Seat, turnkey Restaurant Space with Coastal Views - indoor/outdoor dining in a vibrant, oceanfront setting! Rare leasing opportunity just steps from the Boardwalk and Garfield Parkway, nestled within the Bethany Beach Ocean Suites. This premier restaurant space, formerly Via Sophia/99 Sea Level, was fully renovated in 2023 and offers an unparalleled setting for an upscale dining concept. Designed to cater to both luxury and functionality, the space features a state-of-the-art kitchen (brand new equipment installed in 2023), elegant dining interiors, and a coastal ambiance perfect for crafting unforgettable guest experiences.

Enhancing this offering is the transferable liquor license, allowing you to provide a full-service bar experience with all FF&E included. Additionally, the restaurant space presents exclusive opportunities to expand dining services, including banquet catering, room service, poolside dining, and event hosting—perfect for capturing additional revenue streams within this high-traffic resort destination. Whether envisioning a refined fine dining establishment or a chic coastal eatery, this is your chance to make a lasting impression in one of Delaware's premier beach destinations.

SOPHISTICATION MEETS FUNCTIONALITY

- **Prime Location:** This premier flagship hotel is just steps from the boardwalk and the pristine shoreline with high visibility and foot traffic from tourists, locals, and hotel guests.
- **4,000 SF Turnkey Restaurant Space:** Fully equipped kitchen and 169-seat capacity complete with indoor and outdoor dining options for a versatile setup.
- **Diverse Customer Base:** Steady year-round traffic from Bethany Beach Ocean Suites guests, a strong seasonal influx of over 400,000 annual visitors, and affluent local residents seeking quality dining experiences.
- **Revenue-Driving Opportunities:** Banquet catering, private events, poolside dining, hotel room service, and a transferable liquor license for full-service bar profitability. Opportunity to sell and utilize the additional hotel ballroom for group events and weddings.



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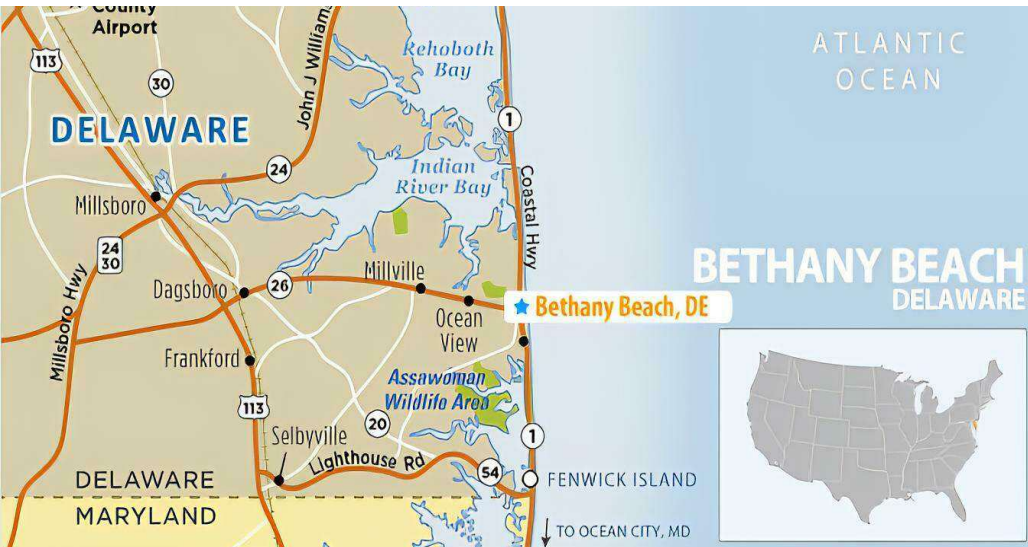
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UNPARALLELED LOCATION

Bethany Beach's location within Delaware's coastal corridor positions it as a key destination for both leisure and lifestyle. Known as the "Quiet Resort," the town blends laid-back charm with modern attractions, making it a magnet for families, retirees, and vacationers. Its proximity to major cities like Washington, D.C., Philadelphia, and Baltimore places it within a 3-hour drive for millions of potential visitors. In addition to its iconic boardwalk and beaches, Bethany Beach hosts numerous annual events, including art festivals, concerts, and farmer's markets, further increasing foot traffic to local businesses. The surrounding area's robust second-home market and high concentration of seasonal rentals bolster its appeal, creating a consistent and varied customer base.

With its unbeatable combination of coastal charm, strategic accessibility, and a dynamic mix of visitors and residents, Bethany Beach offers the perfect environment for a thriving restaurant to flourish year-round.

- **Tourism Hotspot:** Over 400,000 annual visitors, with a 15% growth in tourism over the past three years, driving consistent customer flow during peak seasons.
- **Built-In Customer Base:** Located within Bethany Beach Ocean Suites, offering steady year-round traffic from hotel guests and event attendees.
- **Affluent Local Demographics:** High-income residents with a median household income of \$105,000, seeking quality dining experiences close to home.
- **Accessibility:** Central location with ample parking and pedestrian-friendly access for locals and visitors alike.
- **Coastal Ambiance:** A scenic beachfront setting that enhances the dining experience and attracts a diverse, high-value clientele.
- **Market Growth Potential:** Limited competition and increasing demand for innovative dining concepts in Bethany Beach's thriving restaurant scene.

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DEMOGRAPHIC HIGHLIGHTS FOR BETHANY BEACH AREA

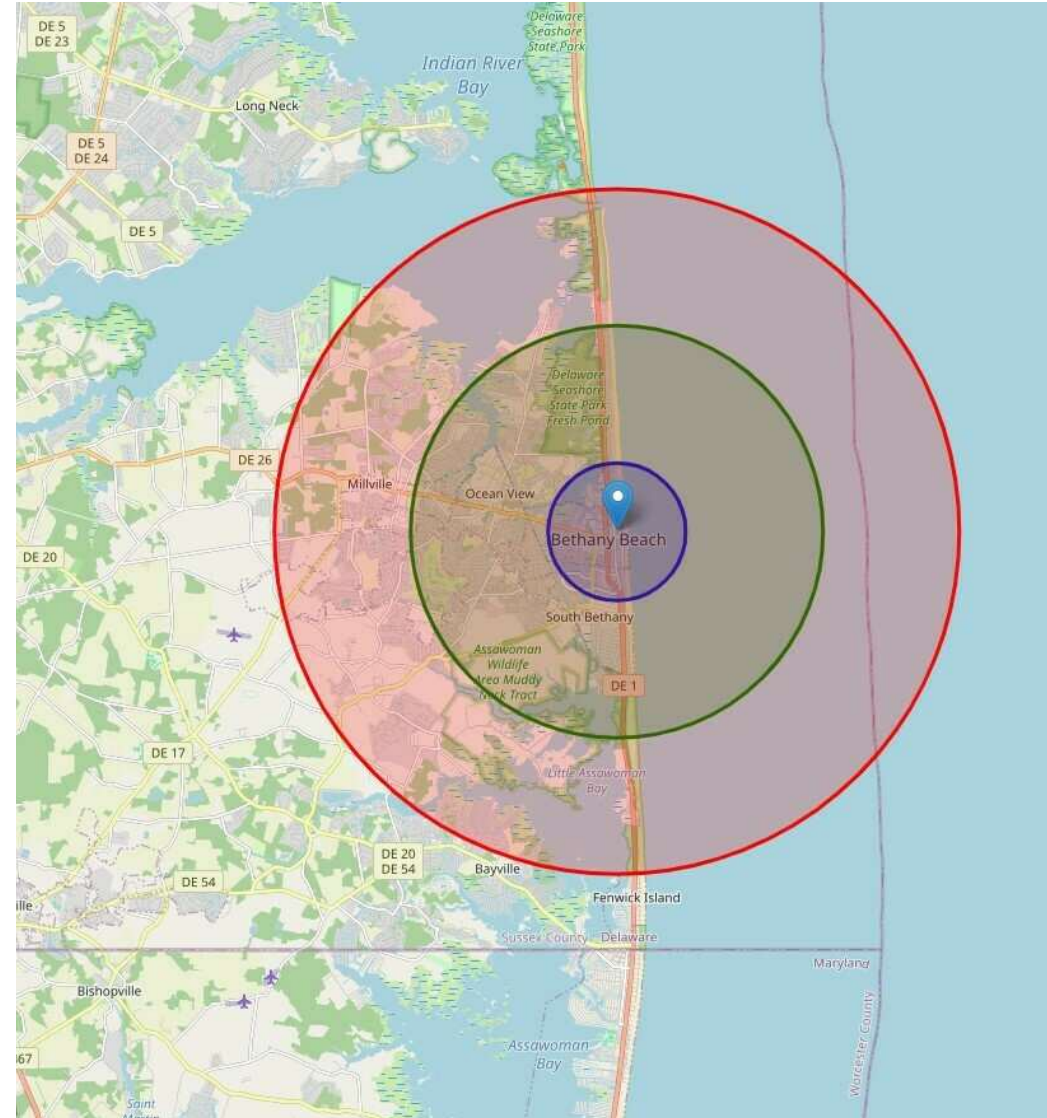
Bethany Beach, Delaware, and its surrounding areas showcase a prosperous and diverse demographic profile. Within a 1-mile radius, the population of approximately 1,064 residents has a median household income of \$104,167 and a median age of 66.8, reflecting a mature, affluent community. Expanding to a 5-mile radius, the population grows significantly to over 18,000, with a slightly lower median household income of \$90,195, still above state and county averages. The area benefits from a high percentage of seasonal housing, a significant retiree presence, and affluent households, with 13.7% earning over \$200,000 annually.

KEY MARKET INSIGHTS

- **High Affluence:** Over 13.7% of households within a 5-mile radius earn \$200,000+ annually, indicating significant disposable income.
- **Aging but Diverse Population:** The 1-mile radius boasts a median age of 66.8, while the 5-mile radius sees a broader age distribution due to growing family-oriented communities.
- **Seasonal Housing Impact:** 60% of housing units in the area are seasonal, driving population spikes and customer influx during peak months.
- **Population Density:** The 1-mile radius sees higher density near the town center, while the 5-mile radius transitions to more suburban-style living with 564 people per square mile.
- **Economic Strength:** Median household incomes within all radii significantly exceed state averages, reflecting a prosperous and stable local economy.
- **Tourism Growth:** The Bethany Beach area has experienced a 15% increase in tourism over the past three years, further boosting the local market potential.
- **Limited Competition:** While Bethany Beach has several established eateries, there's still demand for fresh, innovative concepts.

IN CONCLUSION

Bethany Beach is more than just a seasonal hotspot—it's a growing community with a thriving dining scene. Leasing this space puts you at the heart of it all, offering a rare opportunity to capitalize on high visibility, foot traffic, and a prime location. Whether you're launching a new concept or expanding an established brand, this property provides the perfect foundation for success.



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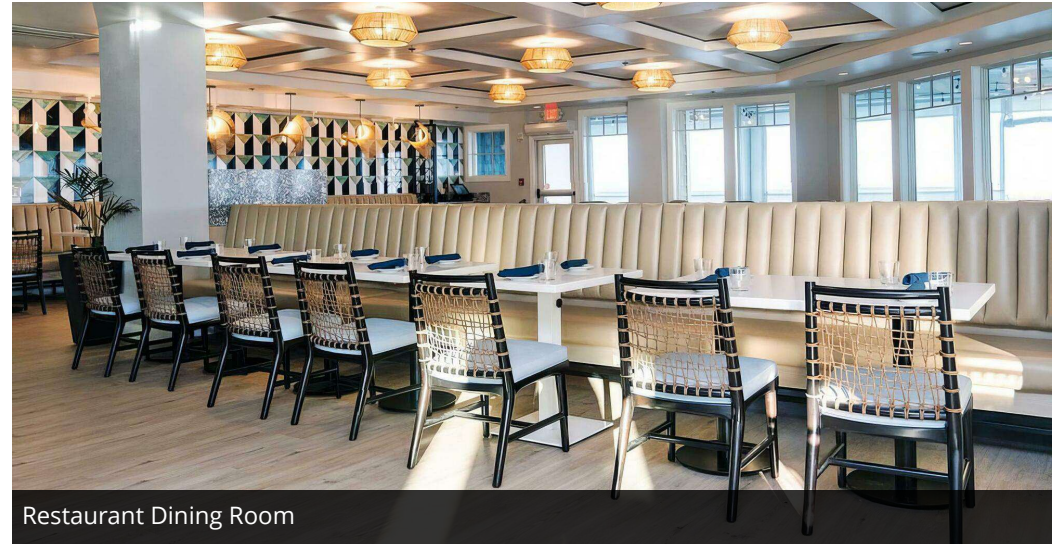
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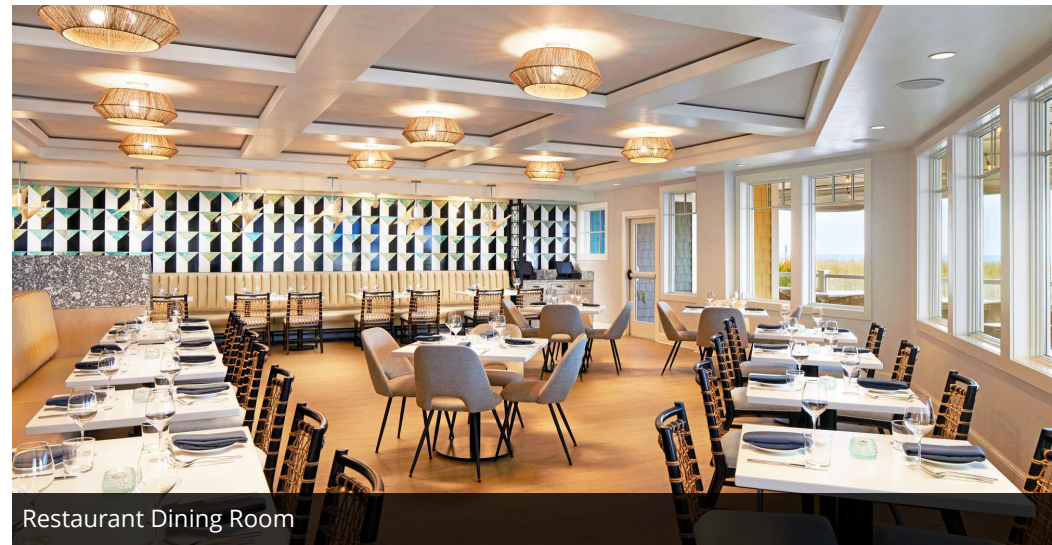
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Beautiful Hotel Lobby



Restaurant Dining Room



Restaurant Dining Room

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SUSSEX COUNTY DSM COMMERCIAL OFFICE

BRITTANY DANAHY, CCIM

Brittany Danahy is a highly accomplished commercial real estate professional based in Rehoboth Beach, Delaware. She specializes in the leasing and sale of retail, office, and investment properties across the Mid-Atlantic region and holds broker licenses in both Delaware and Maryland. With over 20 years of experience, Brittany has achieved remarkable success, closing sales and leases totaling \$50 million.

Her expertise and dedication have earned her recognition as a go-to agent for restaurant space in the Cape Region. She has been featured in local media, highlighting her significant contributions to the commercial real estate landscape.

Clients and colleagues commend Brittany for her professionalism, market knowledge, and commitment to facilitating successful transactions, making her a trusted advisor in the Southern Delaware/Maryland Eastern Shore commercial real estate market.



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