



PRIME RETAIL SPACE FOR LEASE



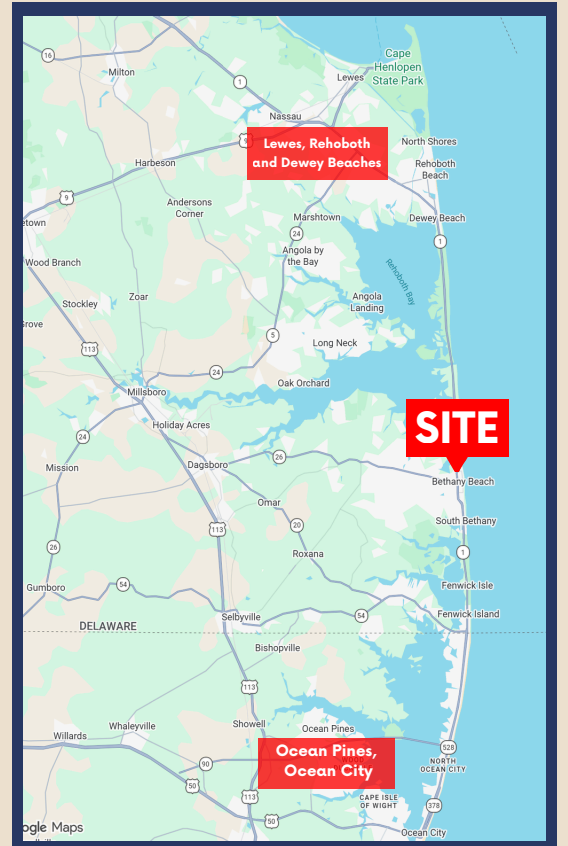
939 N. PENNSYLVANIA AVENUE BETHANY BEACH, DELAWARE

Located in Sussex County, the **fastest growing county** in Delaware.

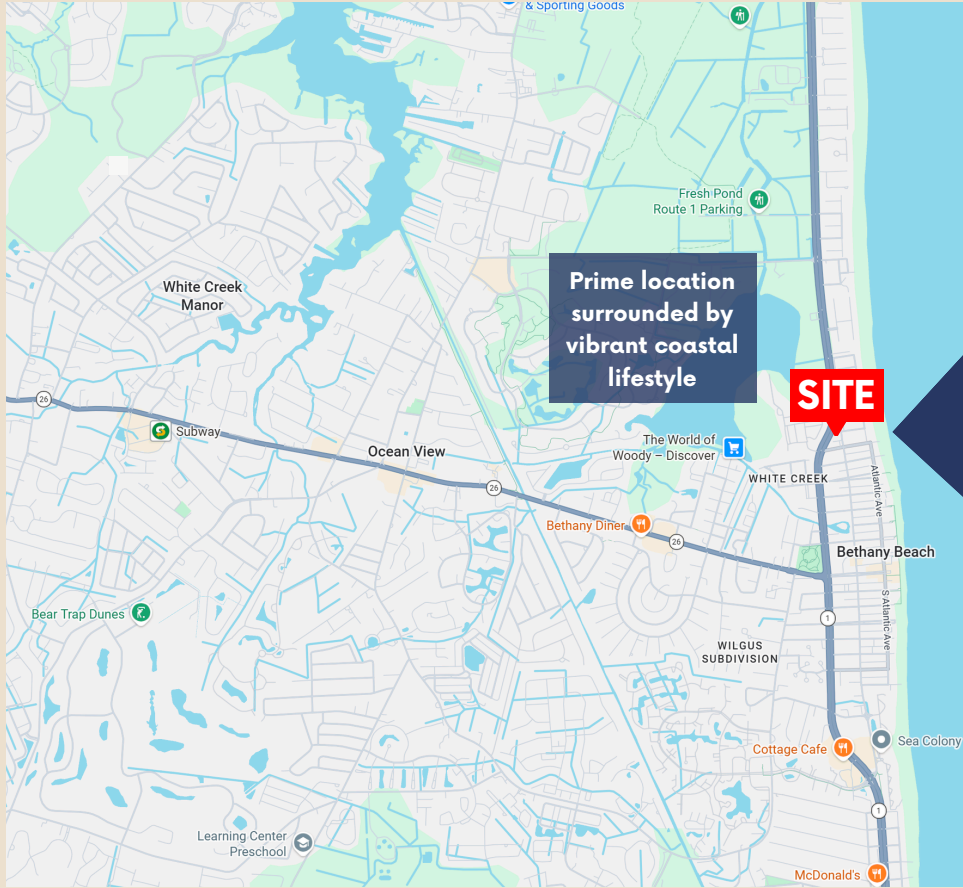
Available for lease for the first time in decades, this stunning stand-alone stucco style building in Bethany Beach is perfectly located for high visibility.

Strategically located at the apex of Coastal Highway and N. Pennsylvania Avenue, and is easily accessible from both northbound and southbound traffic.

Delaware's **tax-free status** attracts consumers from Pennsylvania, West Virginia, Virginia, New York, New Jersey and nearby Maryland.



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PROPERTY HIGHLIGHTS

- **Size:** 13,750 Sq.Ft. on 2 Levels
- **Year Built:** 1978
- **Zoning:** C-2
- **Freight Elevator**
- **2025 Property Tax:** \$4,503.76



AVAILABLE SPACES

Spaces	Lease Rate	Lease Type	Size	Build-Out
Entire Building	\$22.00/Sq.Ft.	Absolute NNN	13,750 sf	Rent commencement negotiable in lieu of tenant improvements

A Prime Opportunity

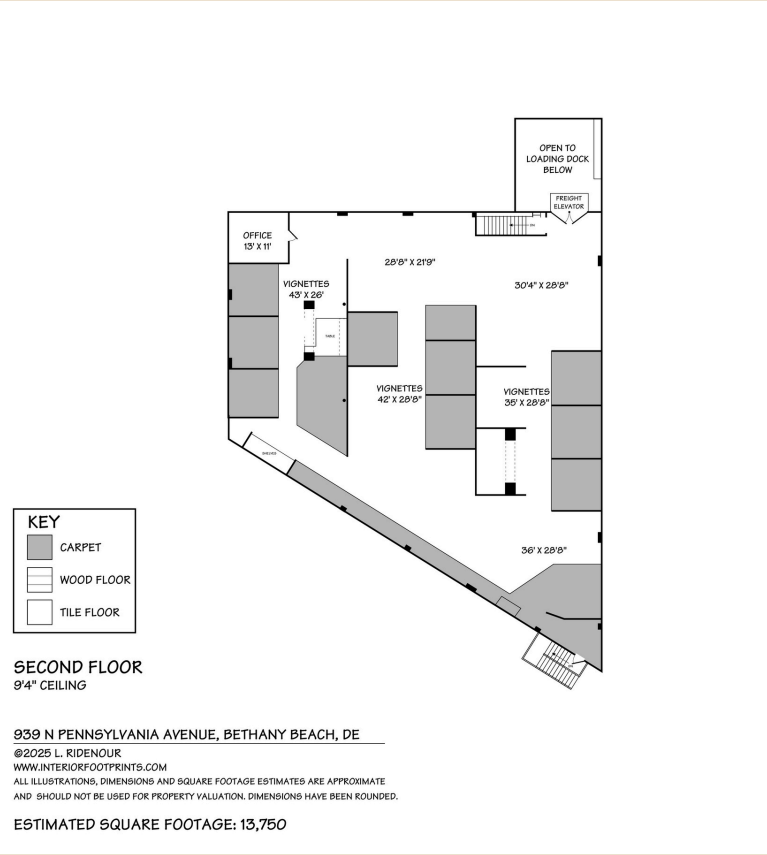
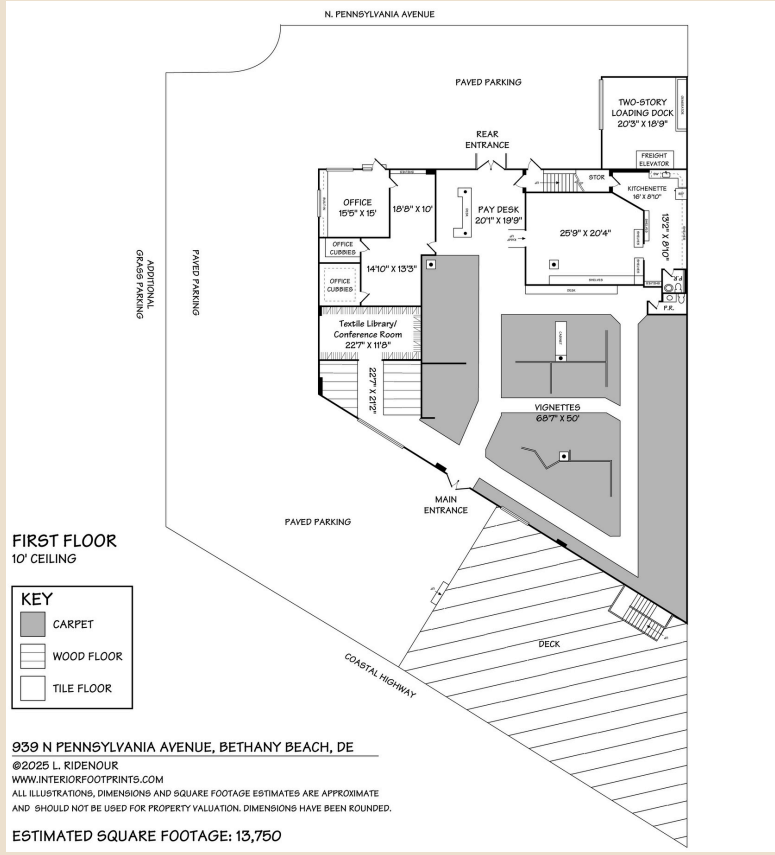
The new occupant of this iconic building will have the advantage of establishing and sustaining **brand identity** for decades to come.

A **large 39' by 100' +/- deck** adjacent to the building on the Coastal Highway exposure offers unique opportunities for **eye-catching outdoor merchandising**, providing opportunity for significantly increasing the sales per sq foot!

This offering includes paved **off-street customer parking**, in addition to separate employee spaces, totalling 20 spaces.

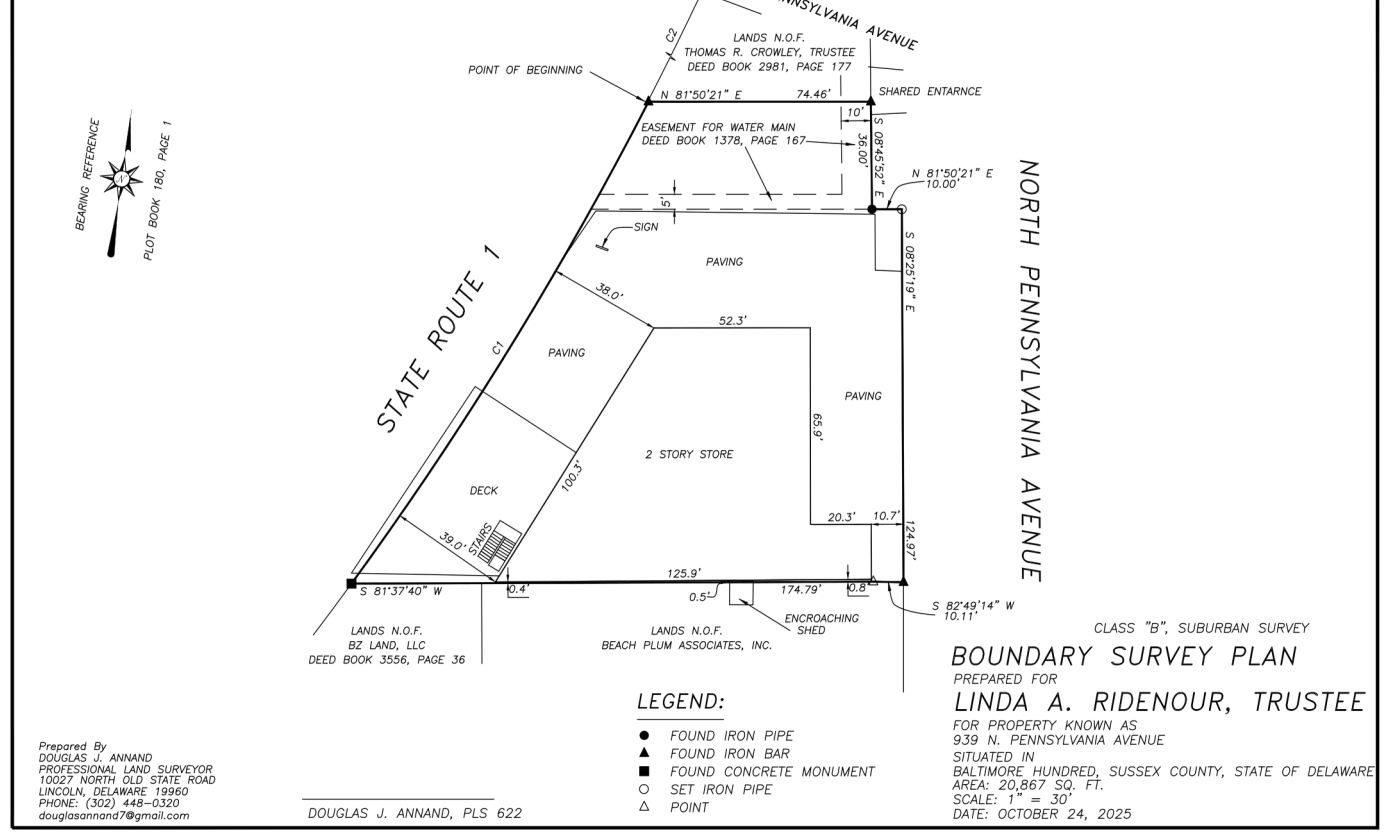
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CURVE DATA:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1220.92'	189.84'	189.64'	S 23°28'56" W	8°54'30"
C2	1220.92'	131.41'	131.34'	S 15°56'19" W	6°10'04"



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