

Brittany Danahy, CCIM

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19871 COASTAL HIGHWAY

REHOBOTH BEACH, DE 19971

HIGH VISIBILITY COMMERCIAL PROPERTY FOR SALE



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



PROPERTY DESCRIPTION

Amazing opportunity for business owners to secure a high-visibility, free standing property directly on Coastal Highway! Situated on a +/- 0.64 acre C-1 zoned parcel, this prime location features a +/- 6,000 SF building with high ceilings (16-20') and dual Deldot-approved ingress/egress points, ensuring seamless access for customers.

The property benefits from its strategic location near the CVS light, allowing for easy on/off access to Coastal Highway's northbound traffic. With additional rear structures, including an apartment building/shed, this versatile space is ideal for expanding your business footprint, capturing the steady flow of beach traffic, and capitalizing on the area's growth.

PROPERTY DETAILS

- **Available:** 6,000 SF free-standing building
- **Sale Price:** \$3,500,000.00
- **Zoning:** C-1 for versatile commercial use
- Prime location in Rehoboth Beach area with high visibility on Coastal Hwy
- Ample parking for customers and employees
- Close to major transportation arteries
- Surrounded by established businesses and residential areas
- Opportunity for branding and signage visibility
- Ideal for retail, restaurant, or service establishment

DEMOGRAPHICS AT A GLANCE

	1 MILE	3 MILES	5 MILES
Total Population	4,764	19,126	37,039
Total Households	2,399	9,766	18,454
Average HH Income	\$139,927	\$144,641	\$137,845
Average Age	53	55	55



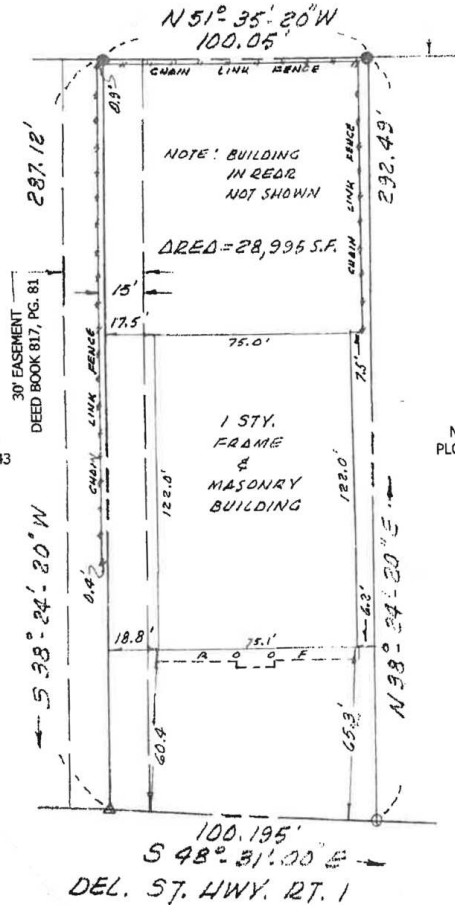
For More Information, Contact:

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SUSSEX COUNTY TAX MAP
3-34-13.00-351.00



N.O.F BURDKIDZ, LLC
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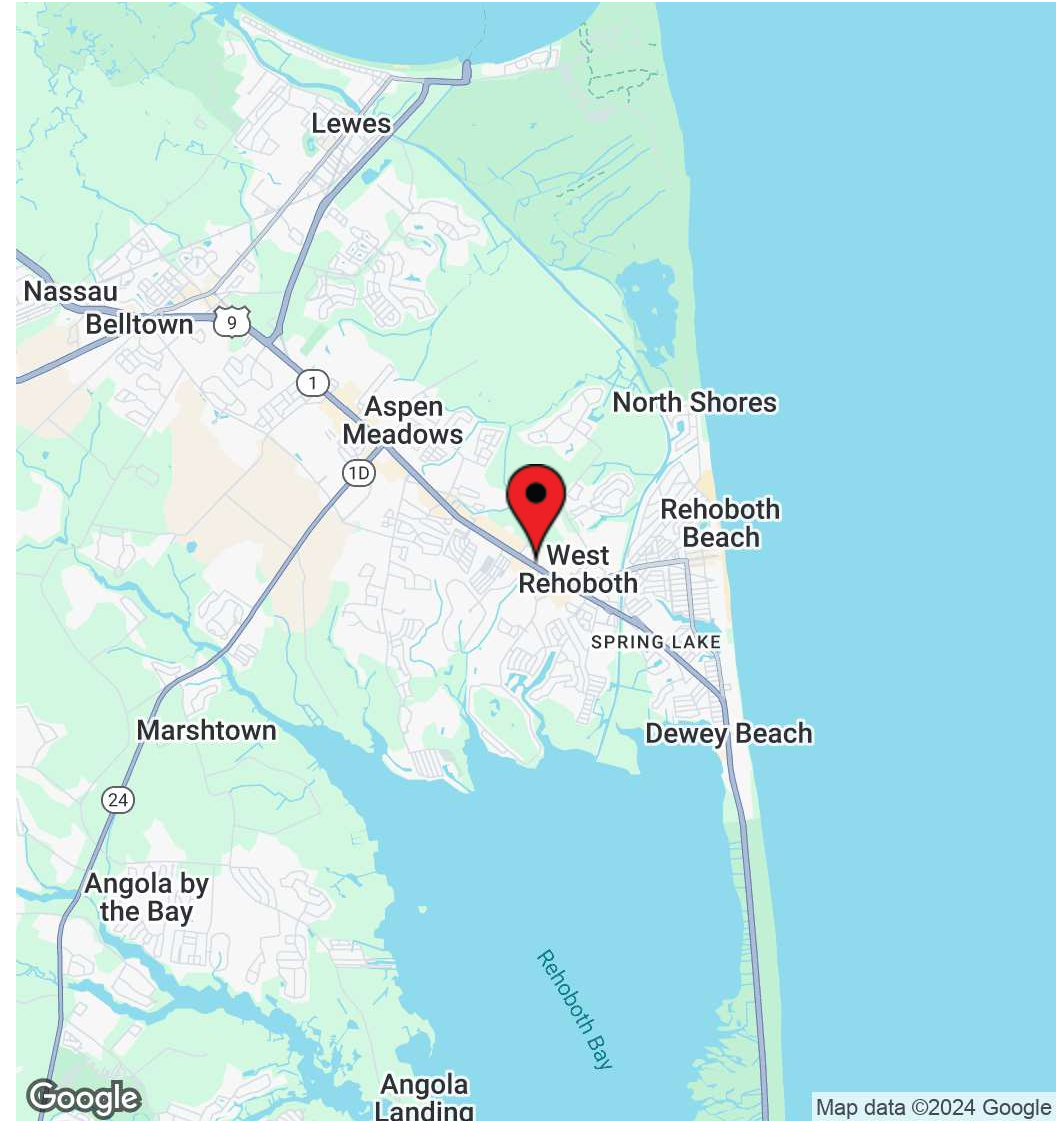
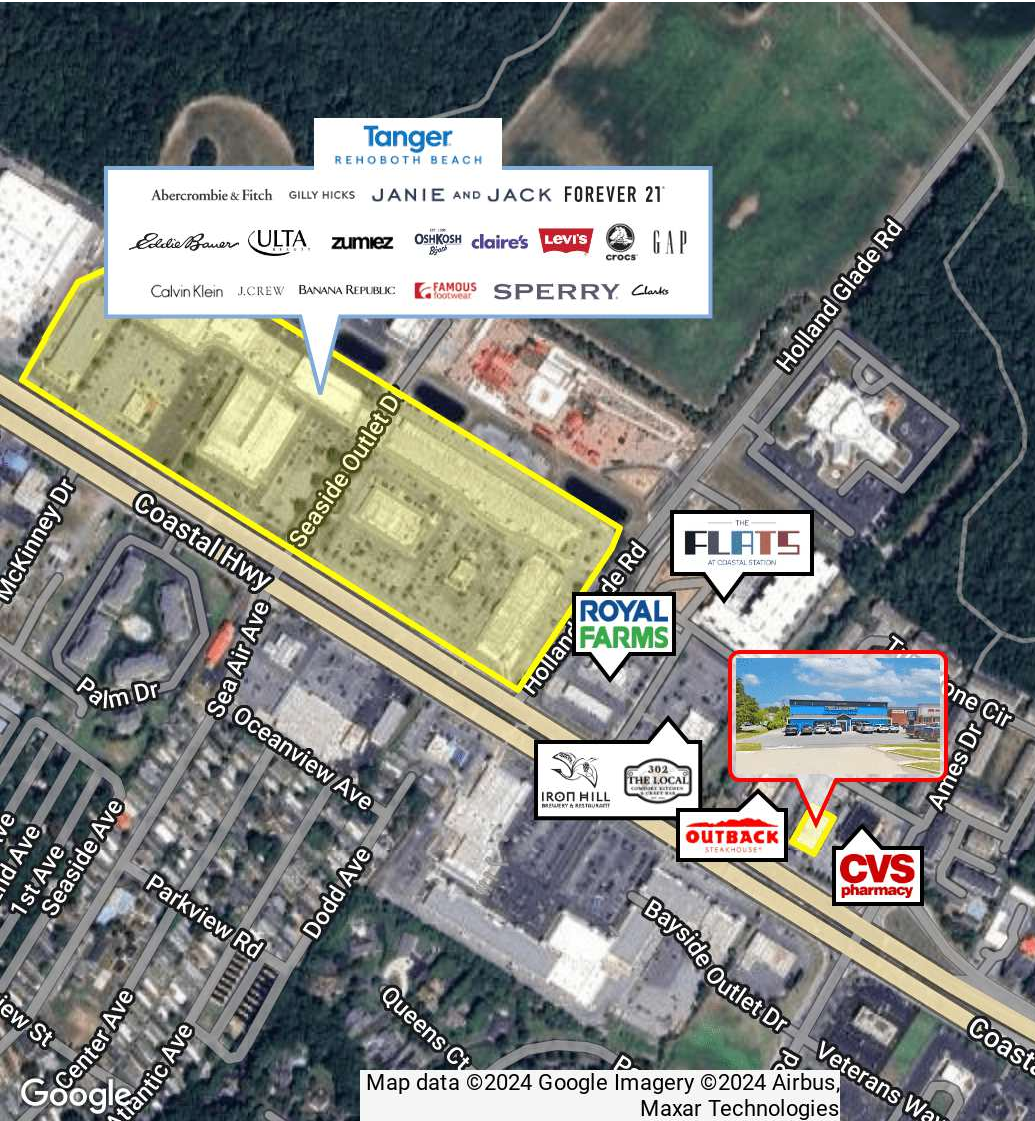
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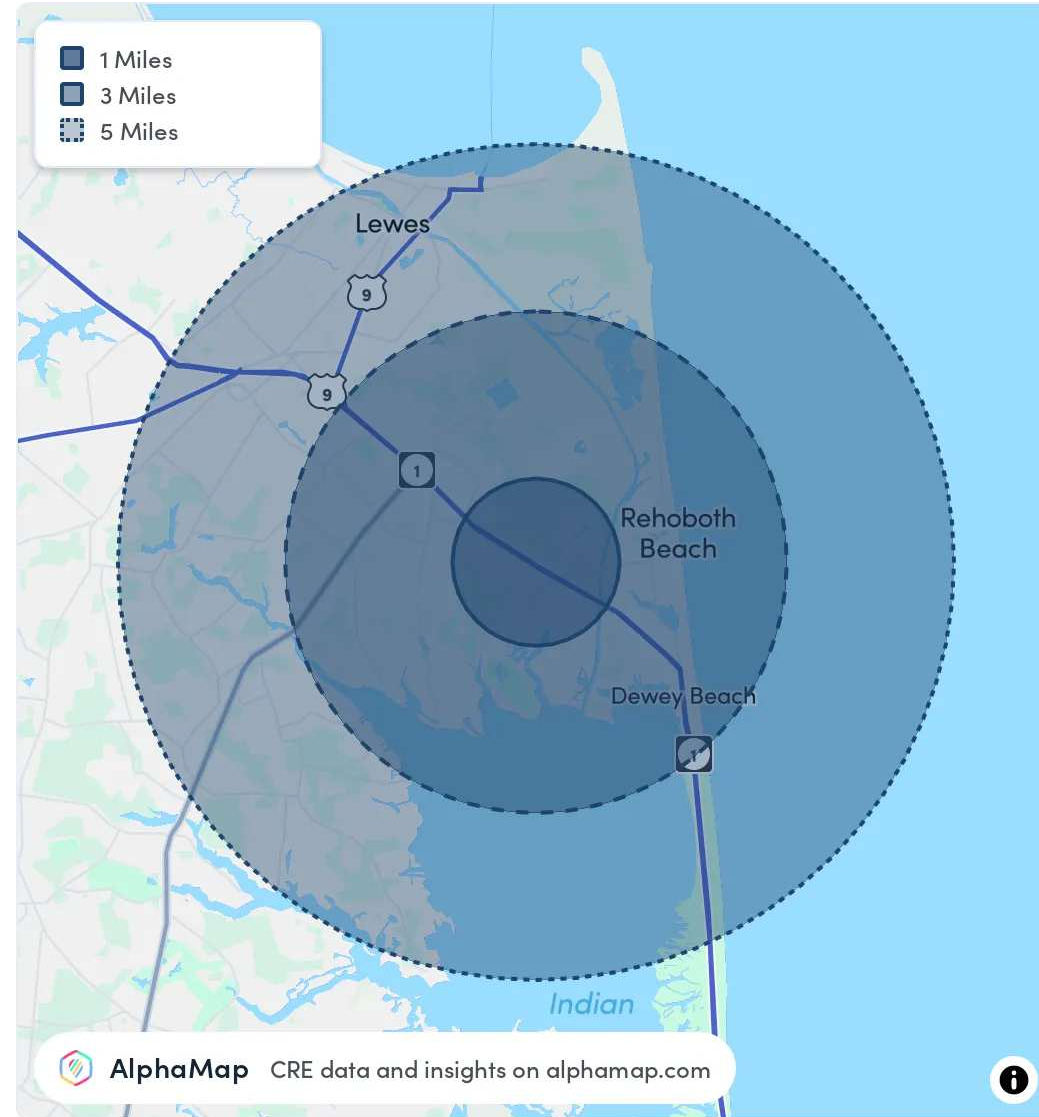


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,764	19,126	37,039
Average Age	53	55	55
Average Age (Male)	53	54	54
Average Age (Female)	54	56	56

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,399	9,766	18,454
Persons per HH	2	2	2
Average HH Income	\$139,927	\$144,641	\$137,845
Average House Value	\$688,509	\$727,247	\$650,057
Per Capita Income	\$69,963	\$72,320	\$68,922

RACE	1 MILE	3 MILES	5 MILES
Population White	3,957	16,730	32,094
Population Black	254	514	1,078
Population American Indian	32	87	144
Population Asian	97	325	697
Population Pacific Islander	-	7	13
Population Other	131	423	895

Map and demographics data derived from AlphaMap



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