

Brittany Danahy, CCIM

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209 MONROE AVENUE

LEWES, DE 19958

FOR SALE



DSM
COMMERCIAL

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

EXECUTIVE SUMMARY

Attention Developers, Investors, Retailers, and Tourism-Based Businesses: A prime opportunity awaits with 3 acres of commercially zoned land (GC - General Commercial) within the City of Lewes. The developable land is located at a brand-new full movement intersection at the NE corner of Freeman Highway (Cape May-Lewes Ferry Road) and Monroe Avenue.

This strategic location is surrounded by thriving residential neighborhoods in a high-demand demographic area. Positioned less than 1/2 mile from downtown Lewes, the Cape May-Lewes Ferry and Cape Henlopen State Park, and at the junction of several bike trails, the property offers excellent access to local residents and tourists alike. The area is amenity-rich, with proximity to popular restaurants and retailers, making it ideal for retail development, commercial/residential mixed use and hospitality ventures (up to 45'). This is a rare chance to invest in one of Delaware's fastest growing and most desirable coastal markets

PROPERTY DETAILS

- **Lot Size:** +/- 3 acres
- **Sale Price:** \$4,250,000
- **Zoning:** GC (General Commercial)
- **Tax Map Parcel:** 335-8.12-80.00
- **Final Site Plan Approval as of 7/16/25**
- Prime location on the Cape May-Lewes Ferry Road - close to downtown shops and restaurants
- The property offers direct access to the Junction & Breakwater Trail and is across from the Monroe Ave/Freeman Hwy trailhead/parking lot
- Ideal for residential mixed-use, boutique hotel, wellness retreat, entertainment venue, or retail

DEMOGRAPHICS AT A GLANCE

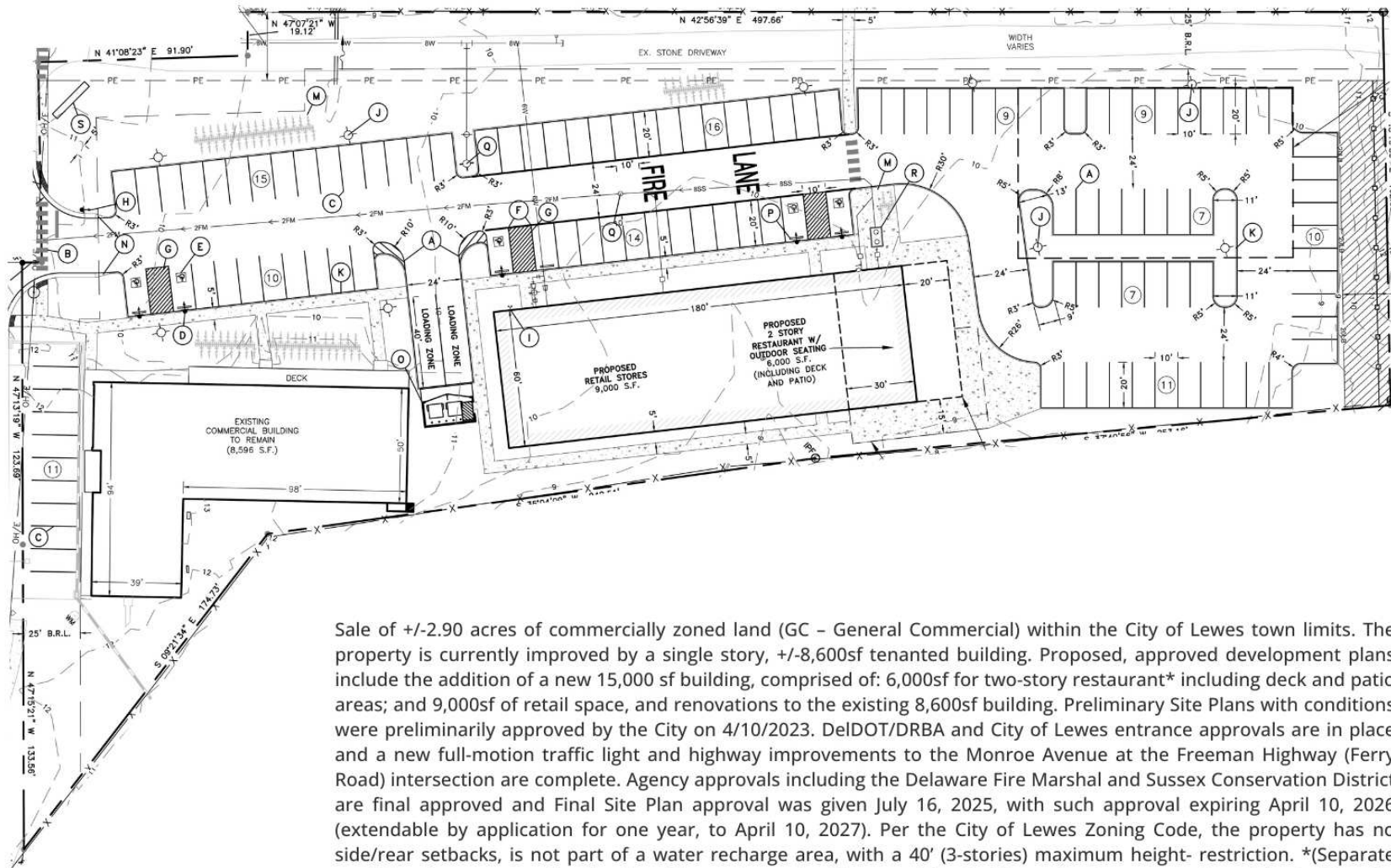
	1 MILE	3 MILES	5 MILES
Total Population	3,427	16,103	35,862
Total Households	1,661	7,989	17,540
Average HH Income	\$150,303	\$135,132	\$132,752



For More Information, Contact:

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Sale of +/-2.90 acres of commercially zoned land (GC – General Commercial) within the City of Lewes town limits. The property is currently improved by a single story, +/-8,600sf tenanted building. Proposed, approved development plans include the addition of a new 15,000 sf building, comprised of: 6,000sf for two-story restaurant* including deck and patio areas; and 9,000sf of retail space, and renovations to the existing 8,600sf building. Preliminary Site Plans with conditions were preliminarily approved by the City on 4/10/2023. DelDOT/DRBA and City of Lewes entrance approvals are in place and a new full-motion traffic light and highway improvements to the Monroe Avenue at the Freeman Highway (Ferry Road) intersection are complete. Agency approvals including the Delaware Fire Marshal and Sussex Conservation District are final approved and Final Site Plan approval was given July 16, 2025, with such approval expiring April 10, 2026 (extendable by application for one year, to April 10, 2027). Per the City of Lewes Zoning Code, the property has no side/rear setbacks, is not part of a water recharge area, with a 40' (3-stories) maximum height- restriction. *(Separate conditional use approval by the City of Lewes is required for use of the 2nd floor of restaurant portion of the building for restaurant seating).

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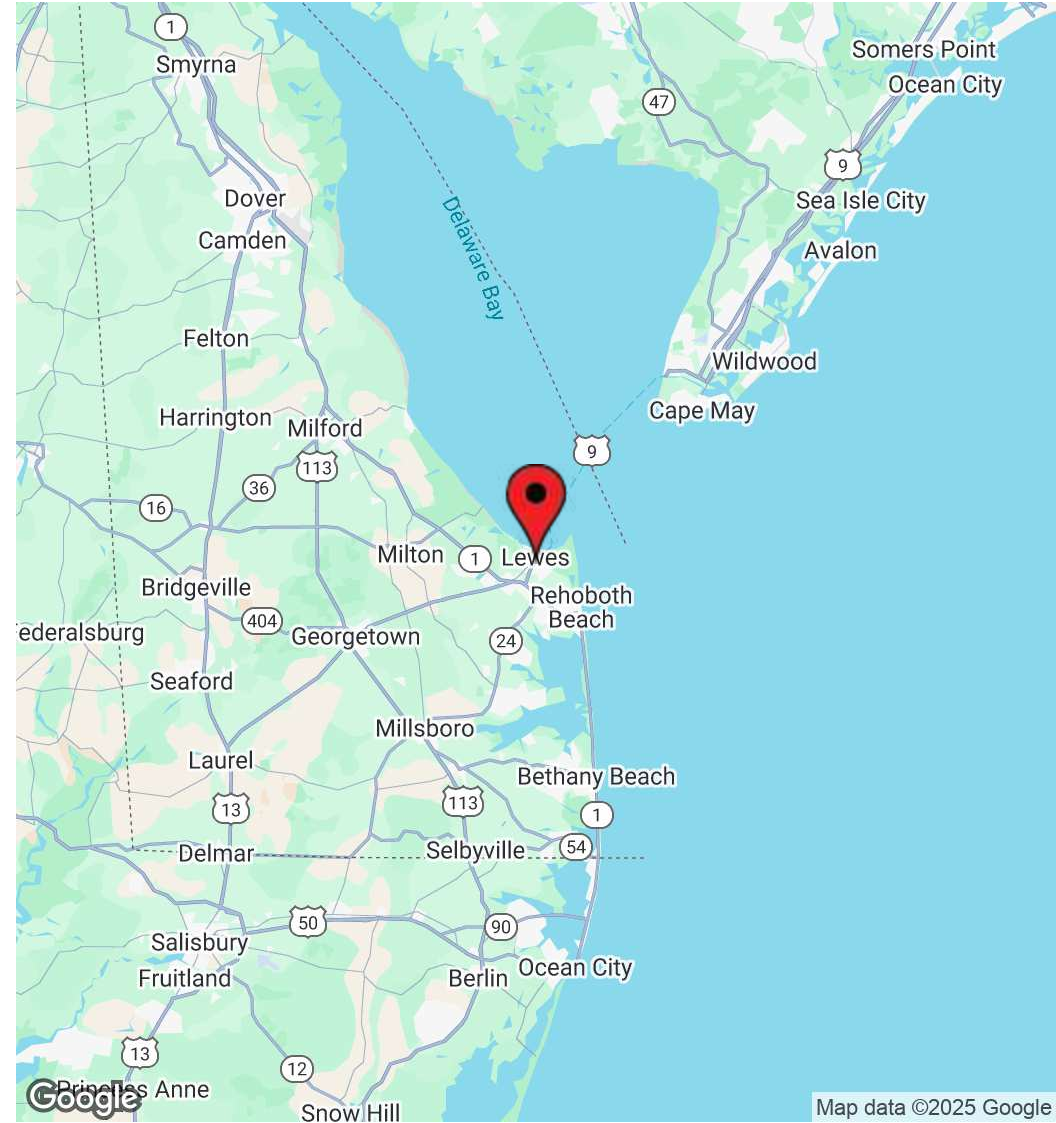
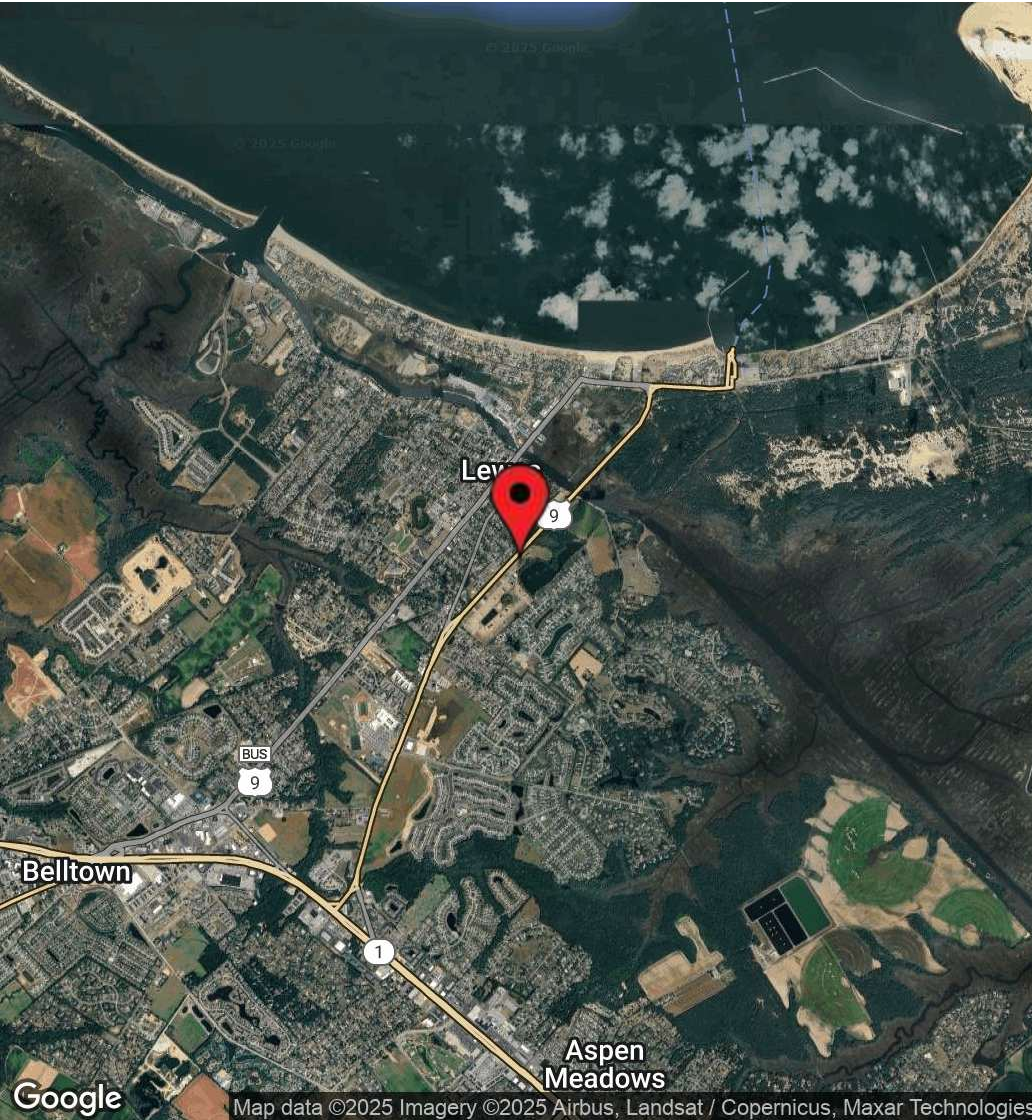
RETAIL/HOSPITALITY PROPERTY FOR SALE



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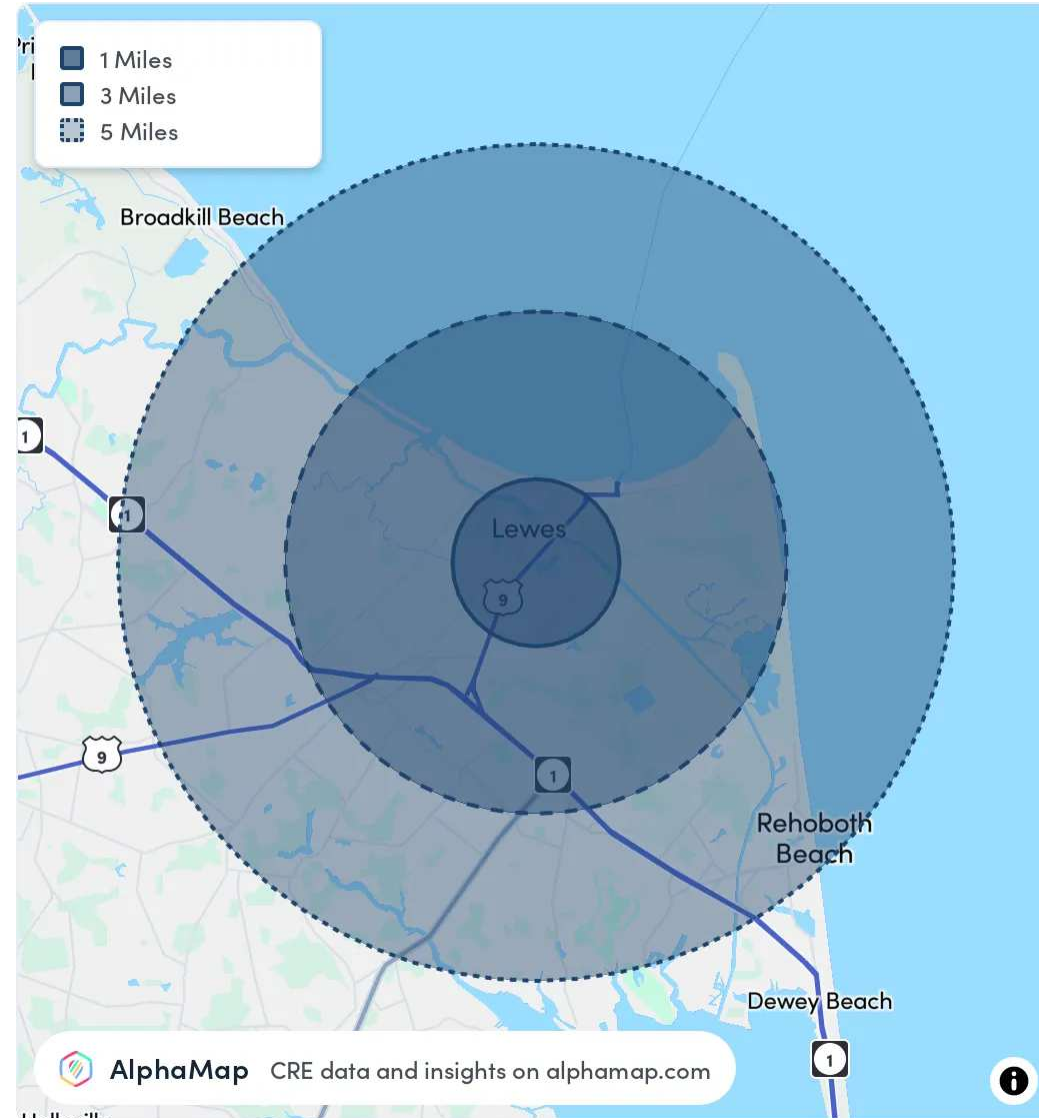


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,427	16,103	35,862
Average Age	58	55	55
Average Age (Male)	57	54	54
Average Age (Female)	60	56	56

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,661	7,989	17,540
Persons per HH	2.1	2	2
Average HH Income	\$150,303	\$135,132	\$132,752
Average House Value	\$826,177	\$648,065	\$619,889
Per Capita Income	\$71,572	\$67,566	\$66,376

RACE	1 MILE	3 MILES	5 MILES
Population White	3,034	13,980	30,755
Population Black	116	468	1,157
Population American Indian	7	49	151
Population Asian	44	301	720
Population Pacific Islander	2	6	8
Population Other	47	365	965

Map and demographics data derived from AlphaMap



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