

Brittany Danahy, CCIM

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COASTAL STATION

19791 COASTAL HIGHWAY, REHOBOTH BEACH, DE 19971

JOIN CLUB PILATES!



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

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**BRAND NEW RETAIL SPACE
FOR LEASE**



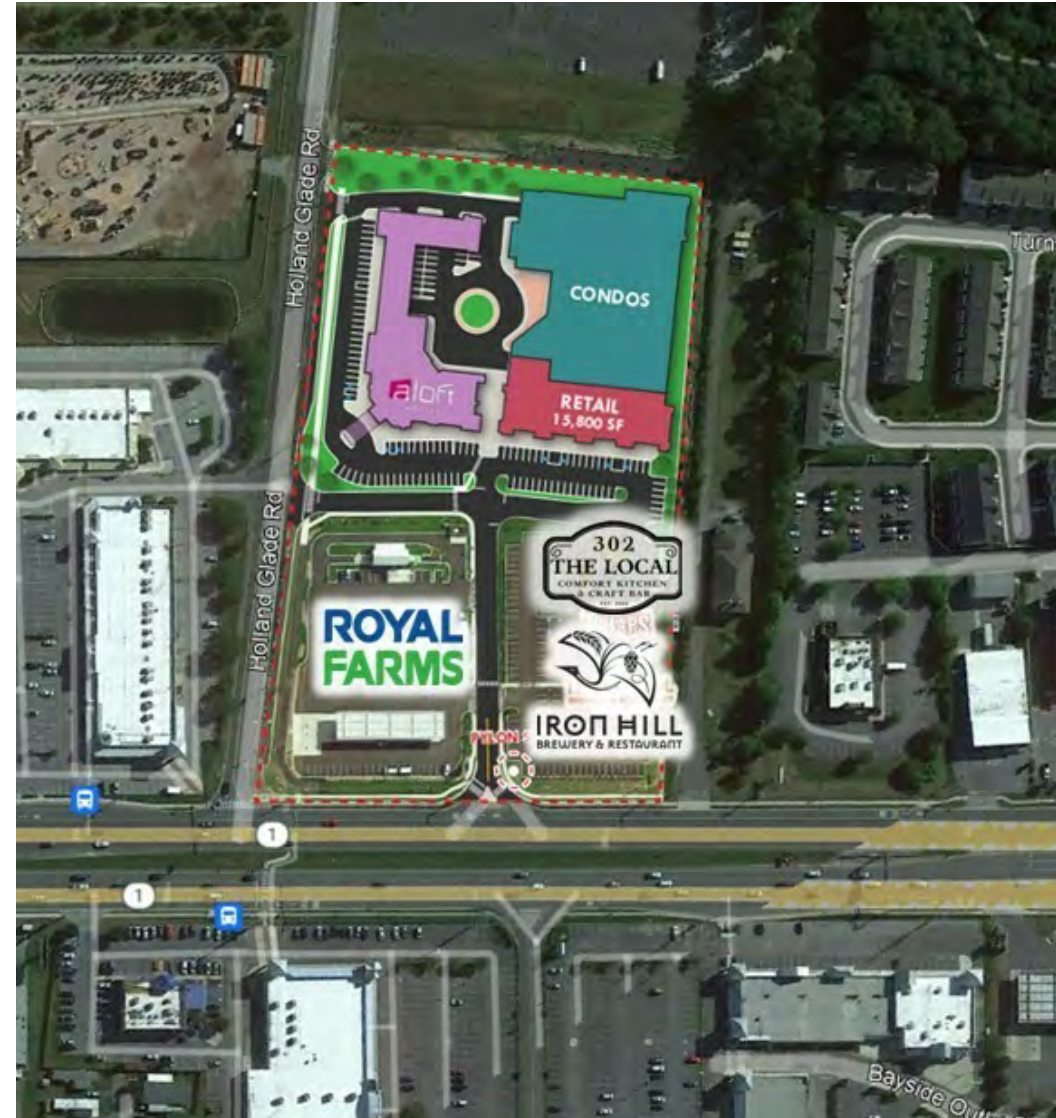
PROPERTY DESCRIPTION

Join Club Pilates, Royal Farms, aloft Hotels, Iron Hill Brewery and 302 The Local in this exciting and vibrant new retail destination located in the primary commercial corridor in Rehoboth Beach, DE. At completion, Coastal Station will have over 45,000 SF of retail space, +/-63 high-end rental condominiums and a 75,000 SF hotel. You will find Coastal Station nestled within Tangers three outlet properties with over 550,000 SF of retail shop space which draws tourists and shoppers year-round. This prime location on Coastal Highway has heavy traffic (60,000+ AADT) and lies near the entry to the beach towns of Rehoboth Beach, Dewey Beach, Bethany Beach, Lewes and Fenwick Island. The property is located at the northeast corner of Coastal Highway (Route 1) and Holland Glade Road in Rehoboth Beach, DE.

PROPERTY DETAILS

- **Available:** 15,800 SF (divisible)
- **Lease Rate:** \$28/SF/NNN
- Flexible suite size
- High visibility location
- Fully signalized intersection (estimated 2024)
- Easy access (right-in, right-out) from Coastal Highway (Route 1)
- Established and growing year-round population base with over 6 million visitors per year

DEMOGRAPHICS (DRIVE TIMES)	5 MINUTES	10 MINUTES	15 MINUTES
Residential Population	9,176	23,823	43,272
Number of Households	4,695	12,032	20,778
Average HH Income	\$107,893	\$105,174	\$102,239
Median Age	57.0	58.1	57.8



For More Information, Contact:

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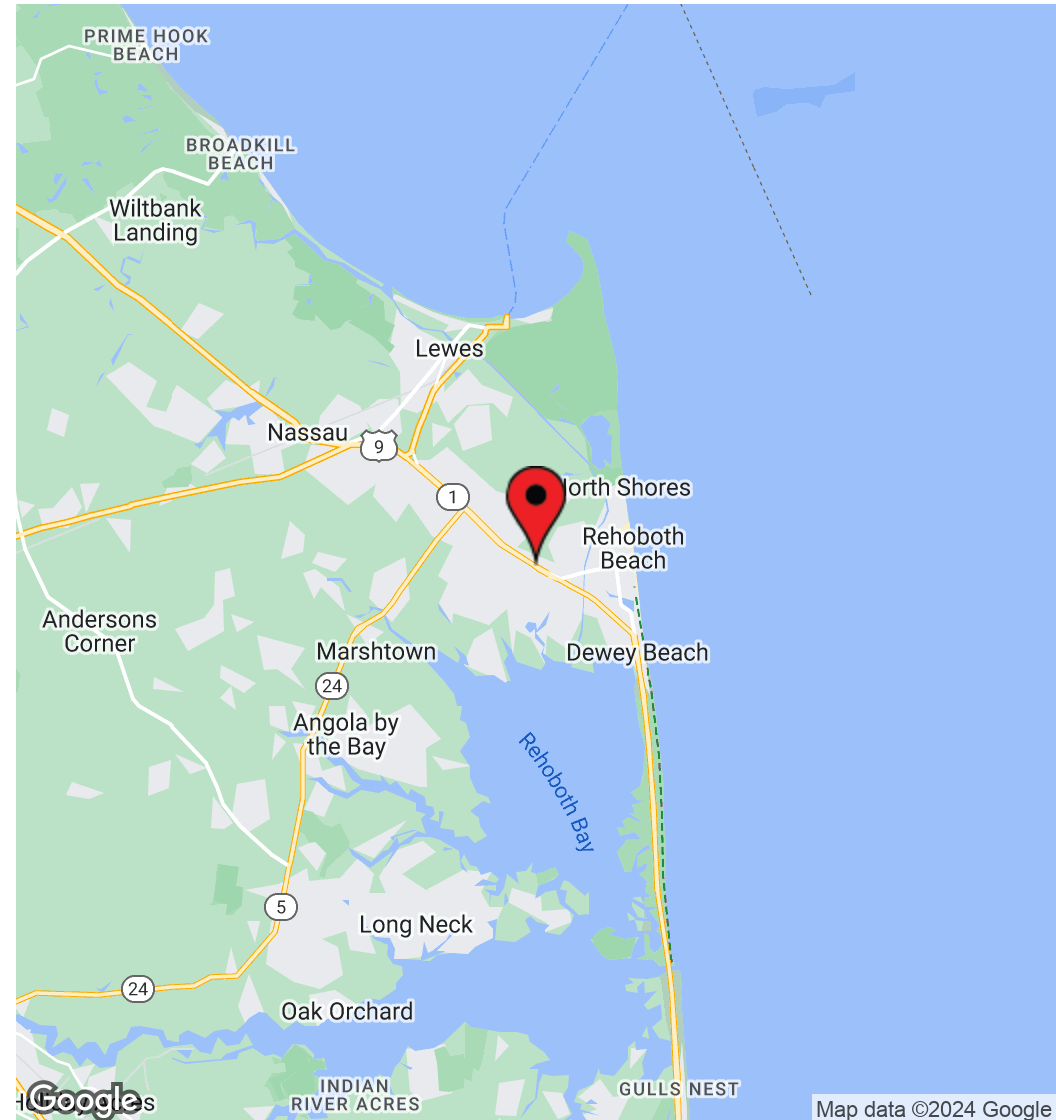
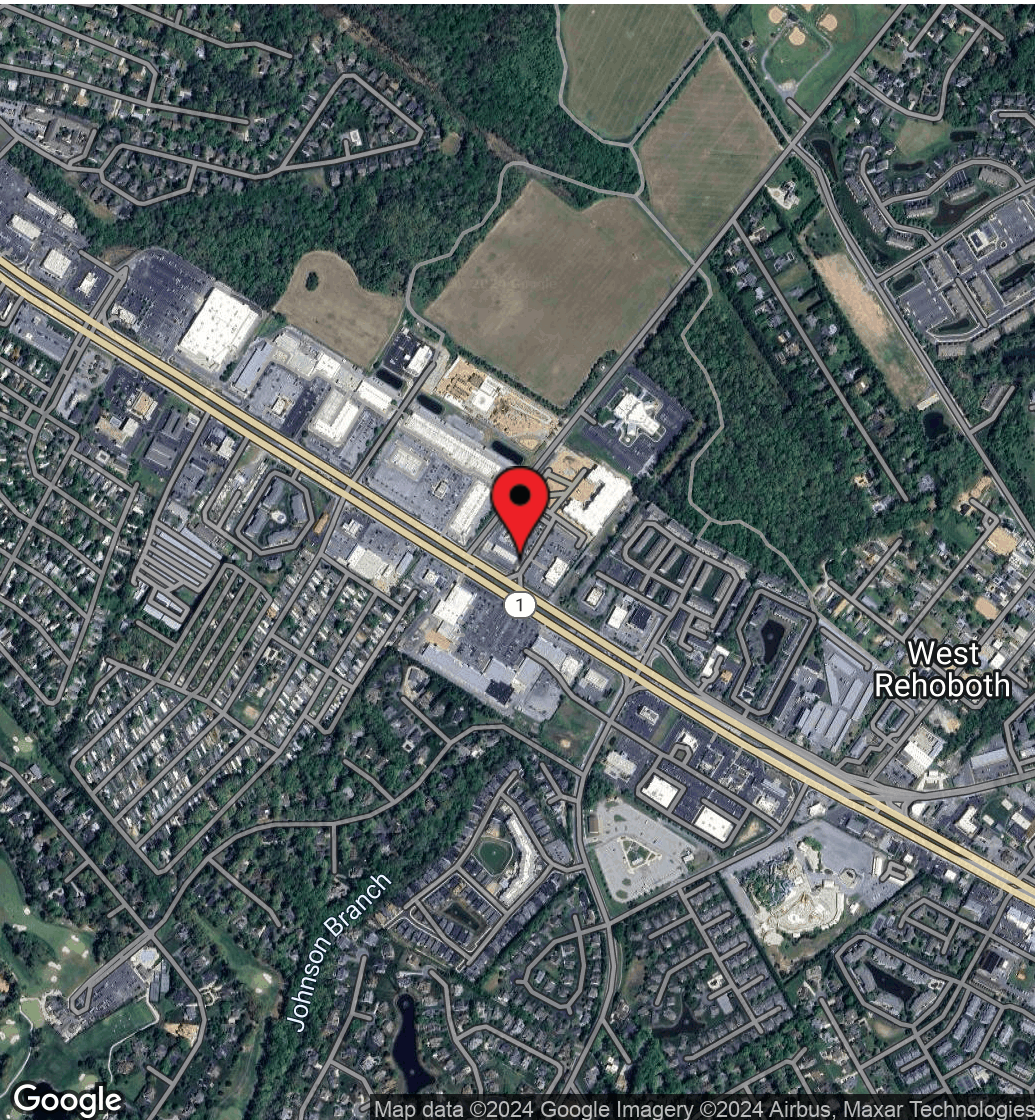
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