Turnkey BUSINESS for Sale!

DSM COMMERCIAL

47 Rehoboth Avenue, Unit #B,
Rehoboth, Beach, DE 19971

+/-2,000 SF

$295,000

FF&E INCLUDED
Franchise Optional

- Prime Rehoboth Avenue Location
- Proven Seasonal Revenue
- Fully Built-Out Turnkey Operation

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OFFERING SUMMARY

ADDRESS	47B Rehoboth Avenue Rehoboth Beach DE 19971
COUNTY	Sussex

FINANCIAL SUMMARY

PRICE	$295,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	1,895	11,976	25,371
2026 Median HH Income	$122,081	$93,653	$95,470
2026 Average HH Income	$175,038	$142,042	$141,181

Investment Summary

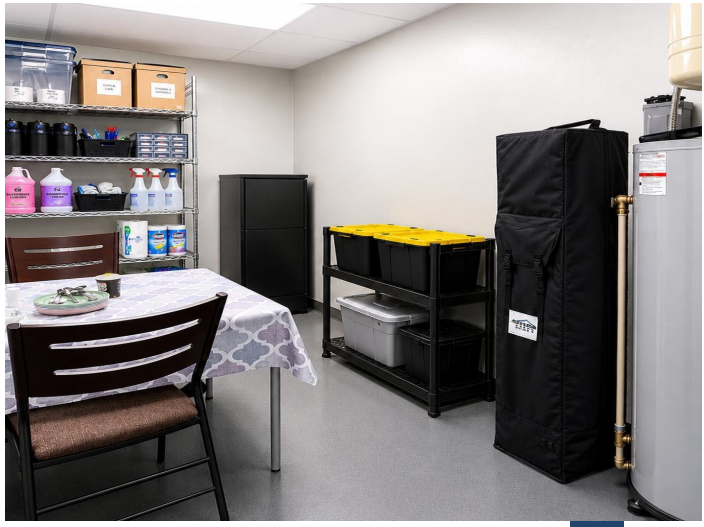
- Positioned along the first block of Rehoboth Avenue next to Louie's Pizza in the heart of downtown Rehoboth Beach, this rare opportunity offers a fully built-out, second-generation food service operation. The Rita's franchise has successfully operated at the location since 2017 and features proven seasonal revenue, and established customer recognition.

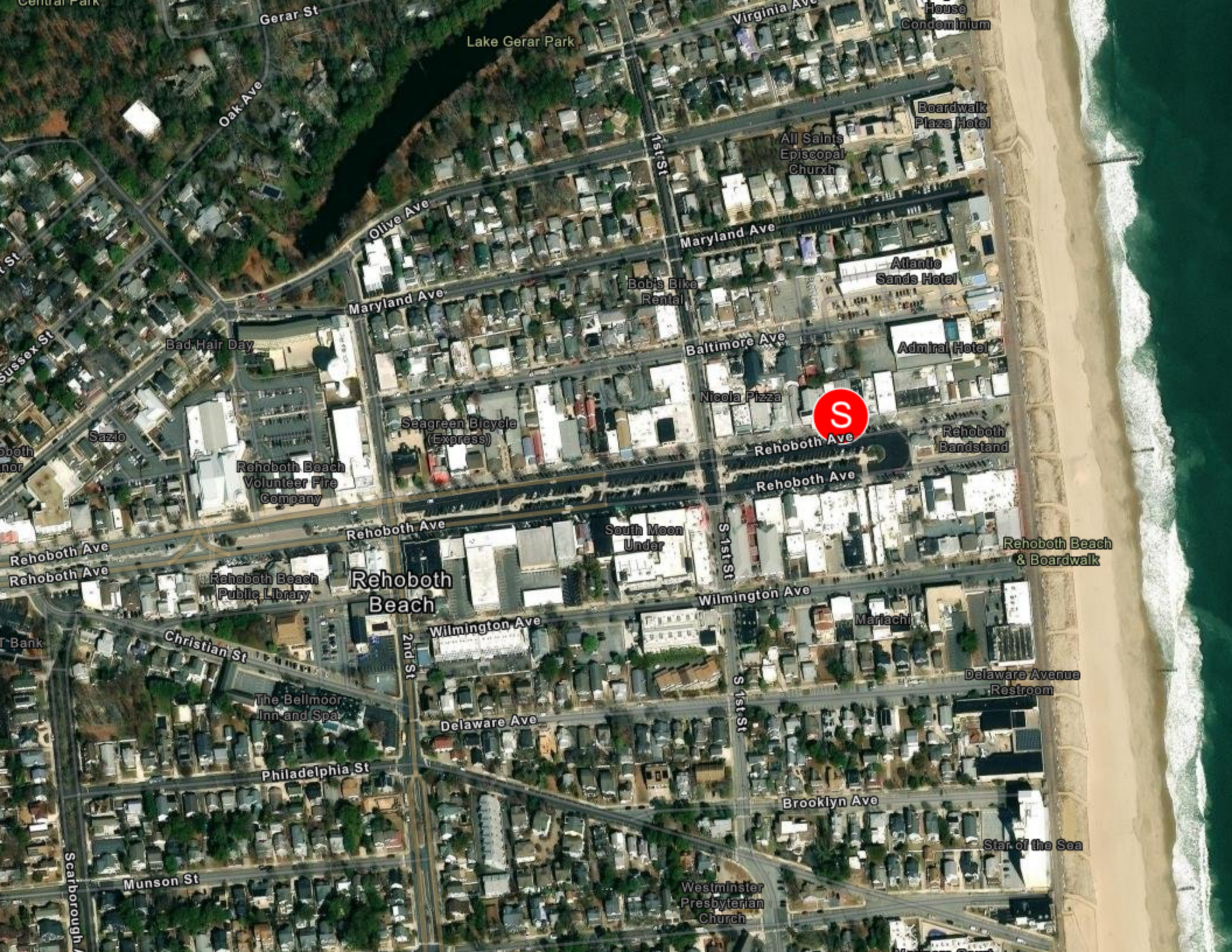
- • ±24-seat fully built-out restaurant environment
  • All furniture, fixtures & equipment included in sale
  • Franchise optional — continue Rita's or introduce a new concept
  • Dual HVAC systems replaced in 2025
  • 50-gallon grease trap infrastructure in place
  • Upgraded commercial storefront glass installed in 2023
  • Storefront improvements contributed to an 18% increase in sales
  • Excellent street frontage, pedestrian visibility & signage exposure
  • Original lease in place through 12/31/26, new 10-year option can be exercised

Light-filled interior with an inviting coastal retail atmosphere

Rita's
Rita's

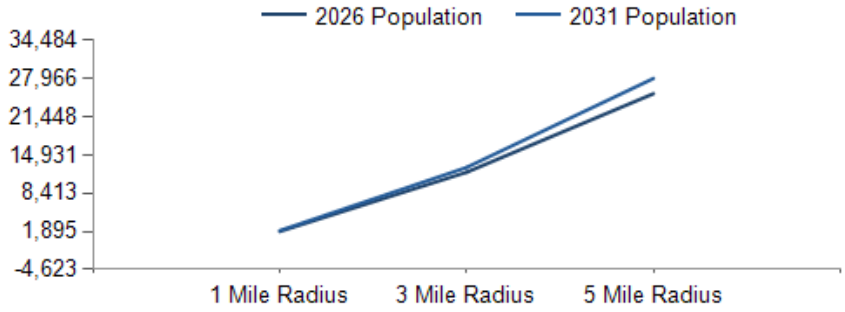
SOLO
PAPER HINGED LUNCH BOX
200 PER CASE
Genpak
SN203
OREO



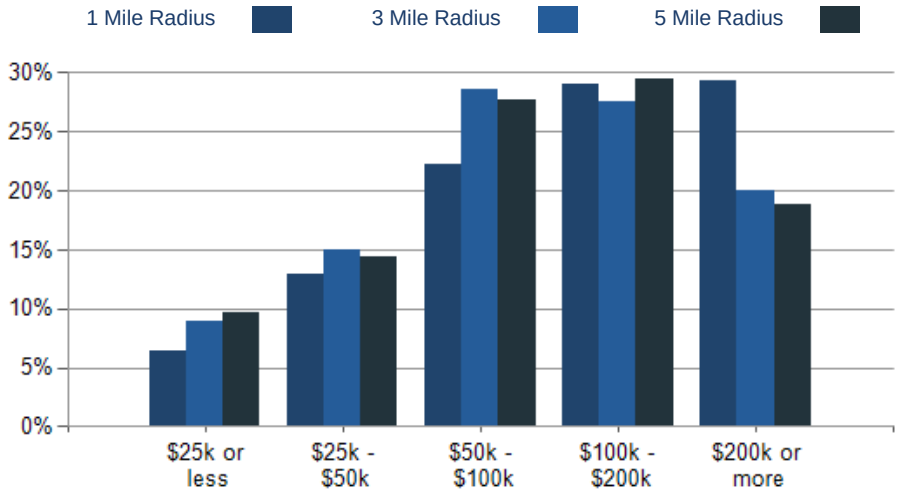

Central Park
Gerar St
Lake Gerar Park
Virginia Ave
House Condominium
Oak Ave
Boardwalk Plaza Hotel
All Saints Episcopal Churxh
1st St
Olive Ave
Maryland Ave
Atlantic Sands Hotel
Bob's Bike Rental
Maryland Ave
Sussex St
Bad Hair Day
Baltimore Ave
Admiral Hotel
Nicola Pizza
S
Sazio
Seagreen Bicycle (Express)
Rehoboth Ave
Rehoboth Bandstand
Rehoboth Beach Volunteer Fire Company
Rehoboth Ave
Rehoboth Ave
South Moon Under
S 1st St
Rehoboth Beach & Boardwalk
Rehoboth Ave
Rehoboth Ave
Rehoboth Beach Public Library
Rehoboth Beach
Wilmington Ave
Wilmington Ave
Mariachi
Christian St
2nd St
Delaware Avenue Restroom
The Bellmoor Inn and Spa
S 1st St
Delaware Ave
Philadelphia St
Brooklyn Ave
Star of the Sea
Scarborough
Munson St
Westminster Presbyterian Church

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,955	7,947	13,225
2010 Population	1,892	10,095	17,291
2026 Population	1,895	11,976	25,371
2031 Population	2,034	12,804	27,966
2026 African American	52	395	736
2026 American Indian	2	48	98
2026 Asian	24	196	425
2026 Hispanic	66	673	1,402
2026 Other Race	22	279	548
2026 White	1,720	10,384	22,097
2026 Multiracial	72	666	1,460
2026-2031: Population: Growth Rate	7.15%	6.75%	9.85%

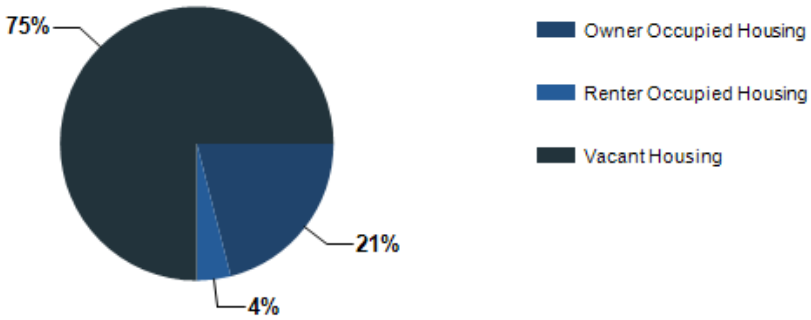
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	30	247	581
$15,000-$24,999	33	301	672
$25,000-$34,999	47	432	823
$35,000-$49,999	80	494	1,031
$50,000-$74,999	147	1,031	2,030
$75,000-$99,999	71	733	1,542
$100,000-$149,999	152	844	2,142
$150,000-$199,999	133	851	1,663
$200,000 or greater	288	1,238	2,421
Median HH Income	$122,081	$93,653	$95,470
Average HH Income	$175,038	$142,042	$141,181



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

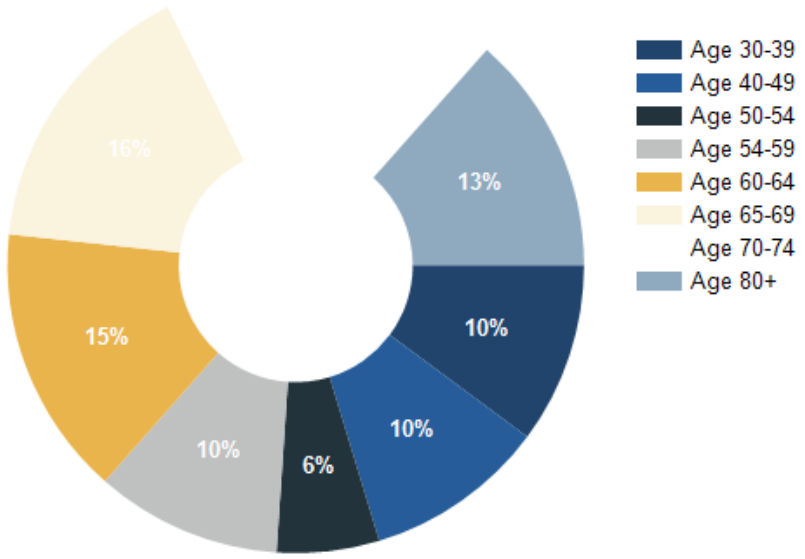


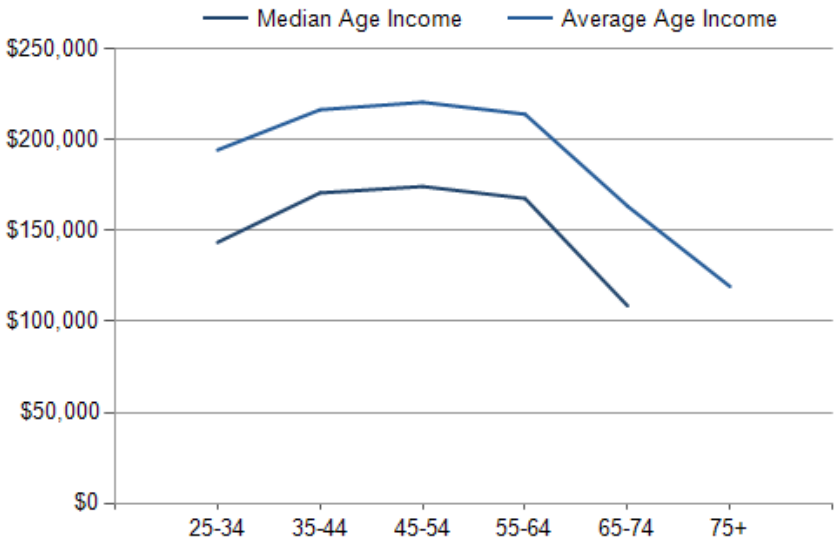
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	82	492	955
2026 Population Age 35-39	63	457	1,000
2026 Population Age 40-44	72	517	1,138
2026 Population Age 45-49	73	491	1,053
2026 Population Age 50-54	82	659	1,326
2026 Population Age 55-59	149	975	1,922
2026 Population Age 60-64	217	1,358	2,703
2026 Population Age 65-69	228	1,390	3,033
2026 Population Age 70-74	269	1,385	2,894
2026 Population Age 75-79	192	1,057	2,290
2026 Population Age 80-84	117	636	1,399
2026 Population Age 85+	80	482	1,060
2026 Population Age 18+	1,756	10,835	22,622
2026 Median Age	64	61	61
2031 Median Age	65	63	62

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$143,602	$106,206	$104,139
Average Household Income 25-34	$194,478	$149,871	$147,289
Median Household Income 35-44	$170,842	$140,445	$135,097
Average Household Income 35-44	$216,630	$177,261	$177,151
Median Household Income 45-54	$174,378	$140,197	$134,151
Average Household Income 45-54	$220,735	$176,870	$176,574
Median Household Income 55-64	$167,802	$133,551	$122,097
Average Household Income 55-64	$214,157	$171,861	$166,169
Median Household Income 65-74	$108,661	$84,125	$93,157
Average Household Income 65-74	$163,546	$130,678	$136,614
Average Household Income 75+	$119,298	$102,158	$98,353

Population By Age





Turnkey Beachfront Retail Business Opportunity

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Exclusively Marketed by:

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