

Turnkey BUSINESS for Sale!



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



+/-2,000 SF



\$279,000



FF&E
INCLUDED

Franchise Optional



Prime Rehoboth Avenue Location



Proven Seasonal Revenue



Fully Built-Out Turnkey Operation

DSM
COMMERCIAL



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OFFERING SUMMARY

ADDRESS

47B Rehoboth Avenue
Rehoboth Beach DE 19971

COUNTY

Sussex

FINANCIAL SUMMARY

PRICE

\$279,000

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

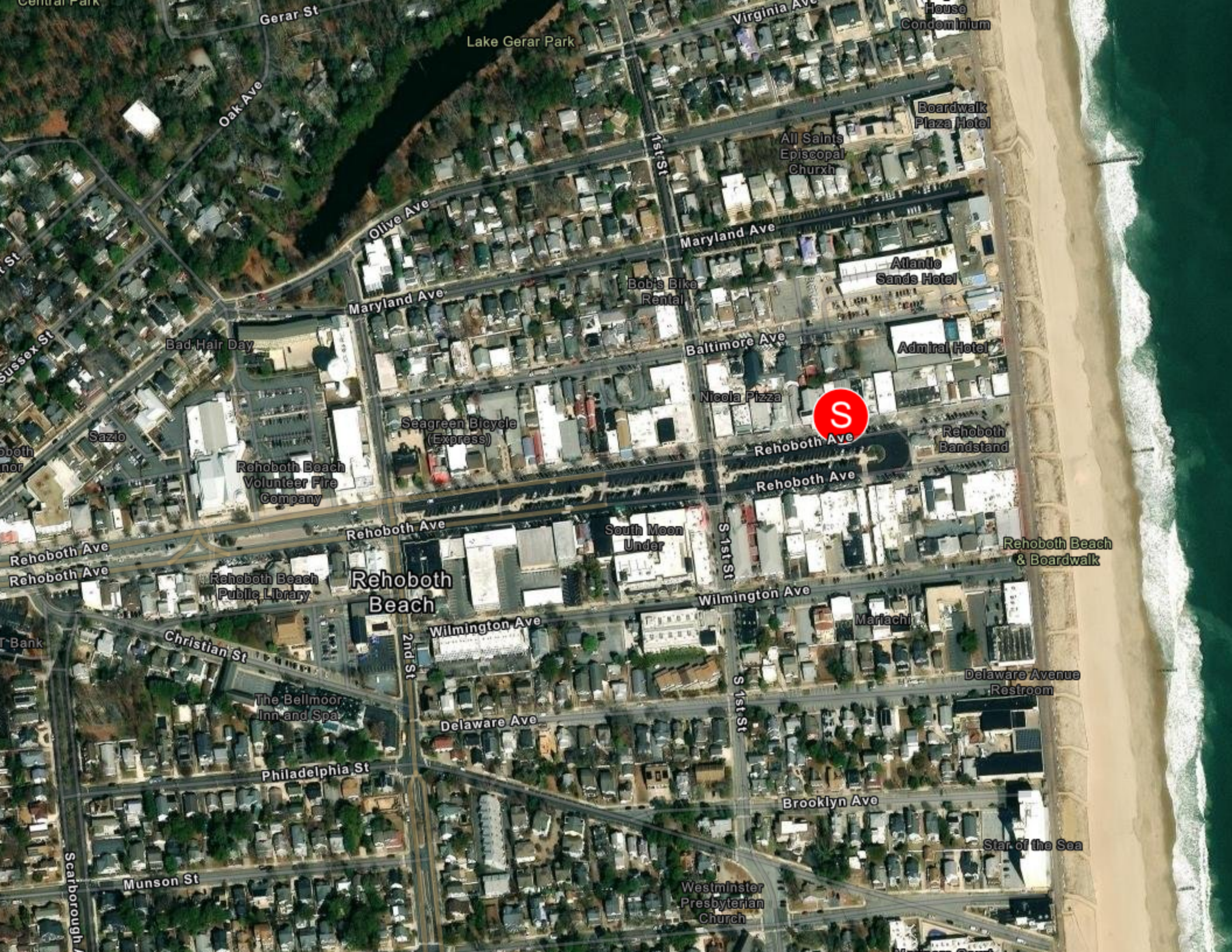
- Positioned along the first block of Rehoboth Avenue next to Louie's Pizza in the heart of downtown Rehoboth Beach, this rare opportunity offers a fully built-out, second-generation food service operation. The Rita's franchise has successfully operated at the location since 2017 and features proven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





Gerar St

Lake Gerar Park

Virginia Ave

House
Condominium

Oak Ave

Boardwalk
Plaza Hotel

All Saints
Episcopal
Church

1st St

Olive Ave

Maryland Ave

Maryland Ave

Bob's Bike
Rental

Atlantic
Sands Hotel

Bad Hair Day

Baltimore Ave

Admiral Hotel

Nicola Pizza



Rehoboth Ave

Rehoboth
Bandstand

Rehoboth Beach
Volunteer Fire
Company

Seagreen Bicycle
(Express)

Rehoboth Ave

South Moon
Under

Rehoboth Ave

Rehoboth Beach
& Boardwalk

Rehoboth Ave
Rehoboth Ave

Rehoboth Beach
Public Library

Rehoboth
Beach

Wilmington Ave

Wilmington Ave

Mariachi

Christian St

2nd St

The Bellmoor
Inn and Spa

Delaware Avenue
Restroom

Delaware Ave

Philadelphia St

S 1st St

Brooklyn Ave

Star of the Sea

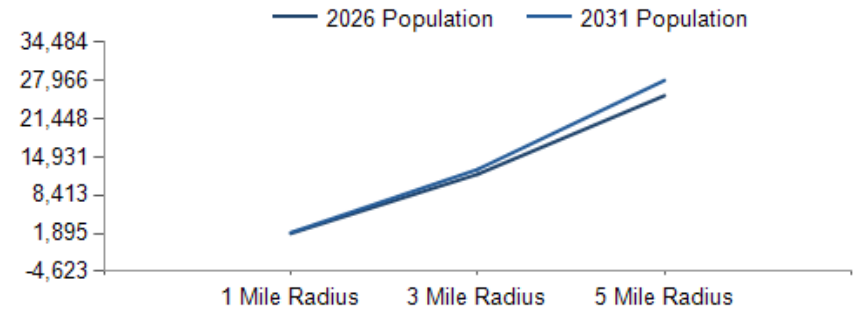
Munson St

Westminster
Presbyterian
Church

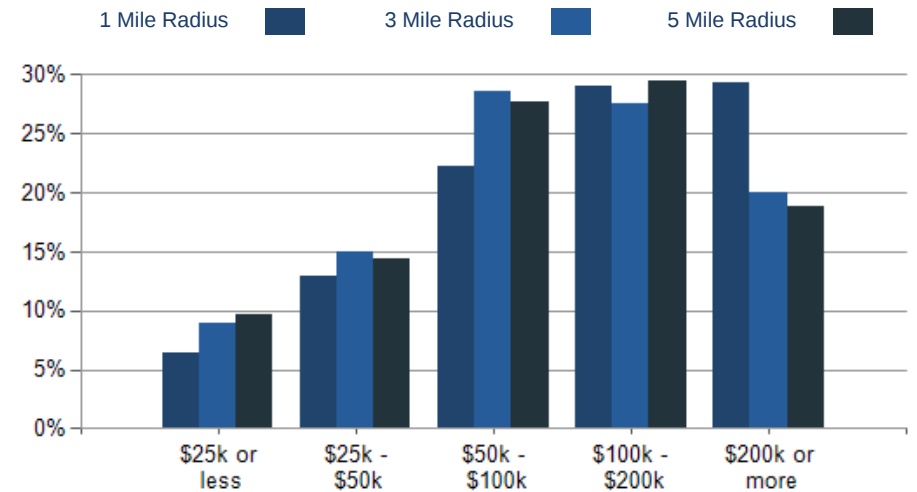
Scarborough Ave

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%

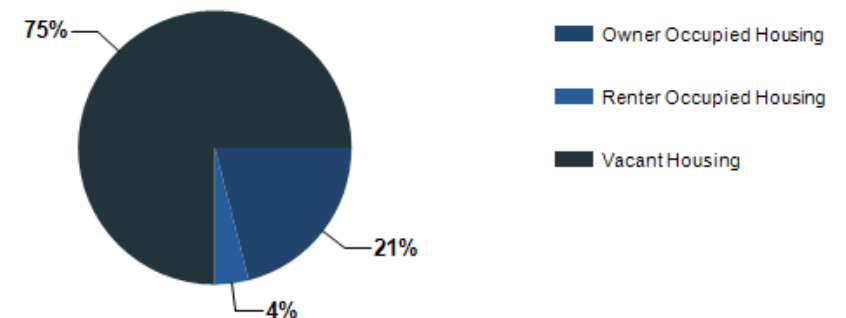
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	30	247	581
\$15,000-\$24,999	33	301	672
\$25,000-\$34,999	47	432	823
\$35,000-\$49,999	80	494	1,031
\$50,000-\$74,999	147	1,031	2,030
\$75,000-\$99,999	71	733	1,542
\$100,000-\$149,999	152	844	2,142
\$150,000-\$199,999	133	851	1,663
\$200,000 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

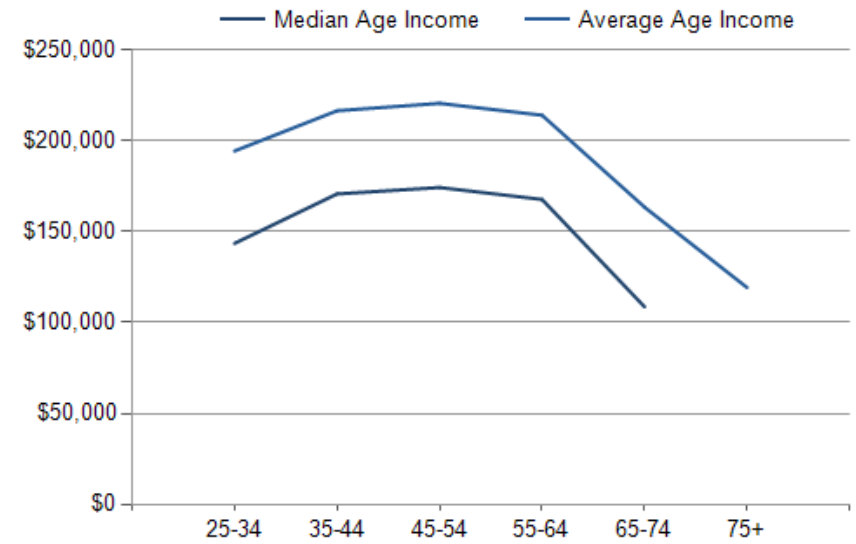
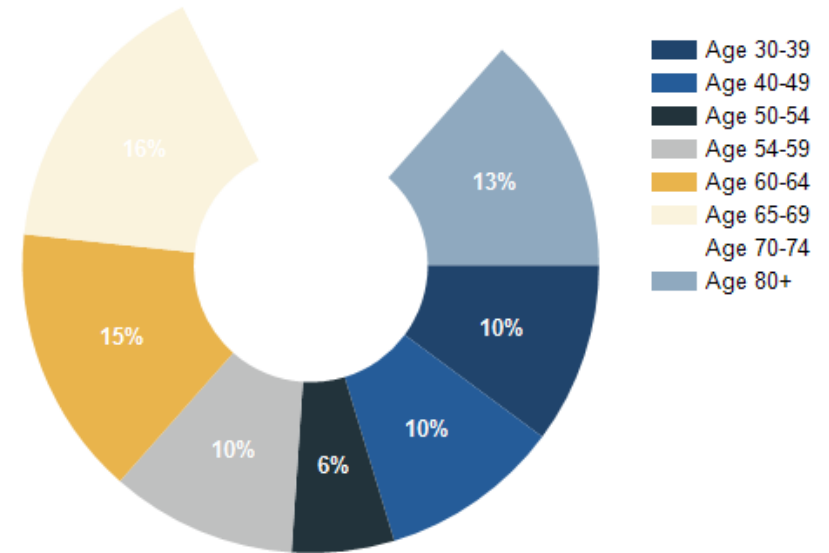


Source: esri

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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