



PROPERTY DESCRIPTION

Available Now! 9,990 SF freestanding retail building fronting Coastal Highway in beautiful Rehoboth Beach, DE. Superb location directly south of Tanger Outlets, Midway (Tory Burch, Kate Spade, Vineyard Vines) and located only minutes from the Rehoboth and Lewes beaches.

PROPERTY DETAILS

- **Available:** +/-9,990sf
- **Lease Rate:** \$24/sf,NNN
- **CAM/Taxes/Insurance:** ~\$3sf
- **Zoning:** C1
- **Traffic Counts:** 75,000+ VPD
- Southbound Coastal Highway frontage
- Individual monument signage
- Cross-easement parking with Great Clips/Grandpa Mac/Just Comfort Shoes

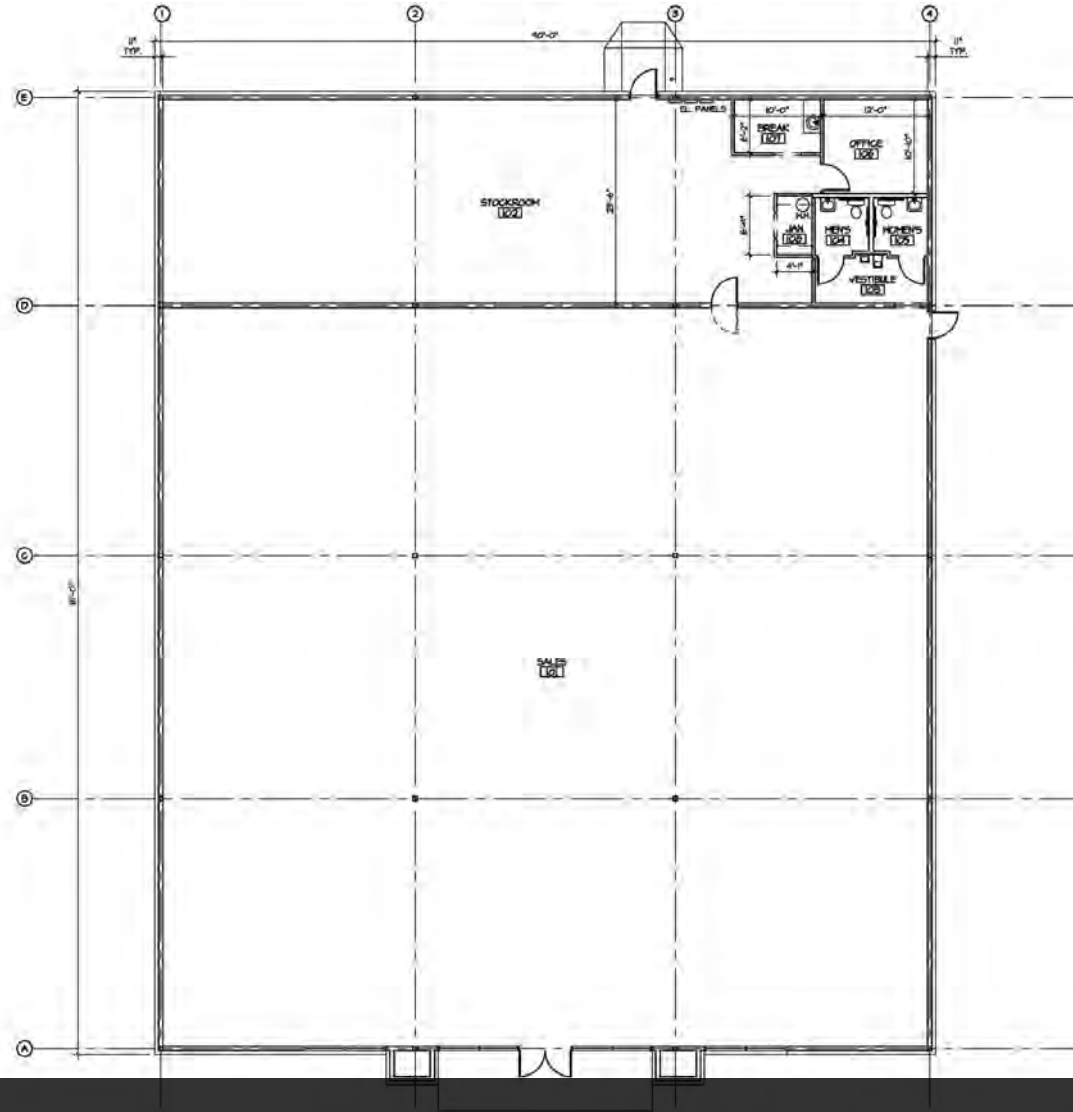
DEMOGRAPHICS (ESRI 2020)	1 MILE	3 MILES	5 MILES
Population	5,231	28,149	45,692
2025 Population	5,821	31,482	51,228
Households	2,472	12,839	20,942
Median Household Income	\$64,897	\$72,060	\$74,444
Average Age	50.10	49.80	50.50



For More Information, Contact:

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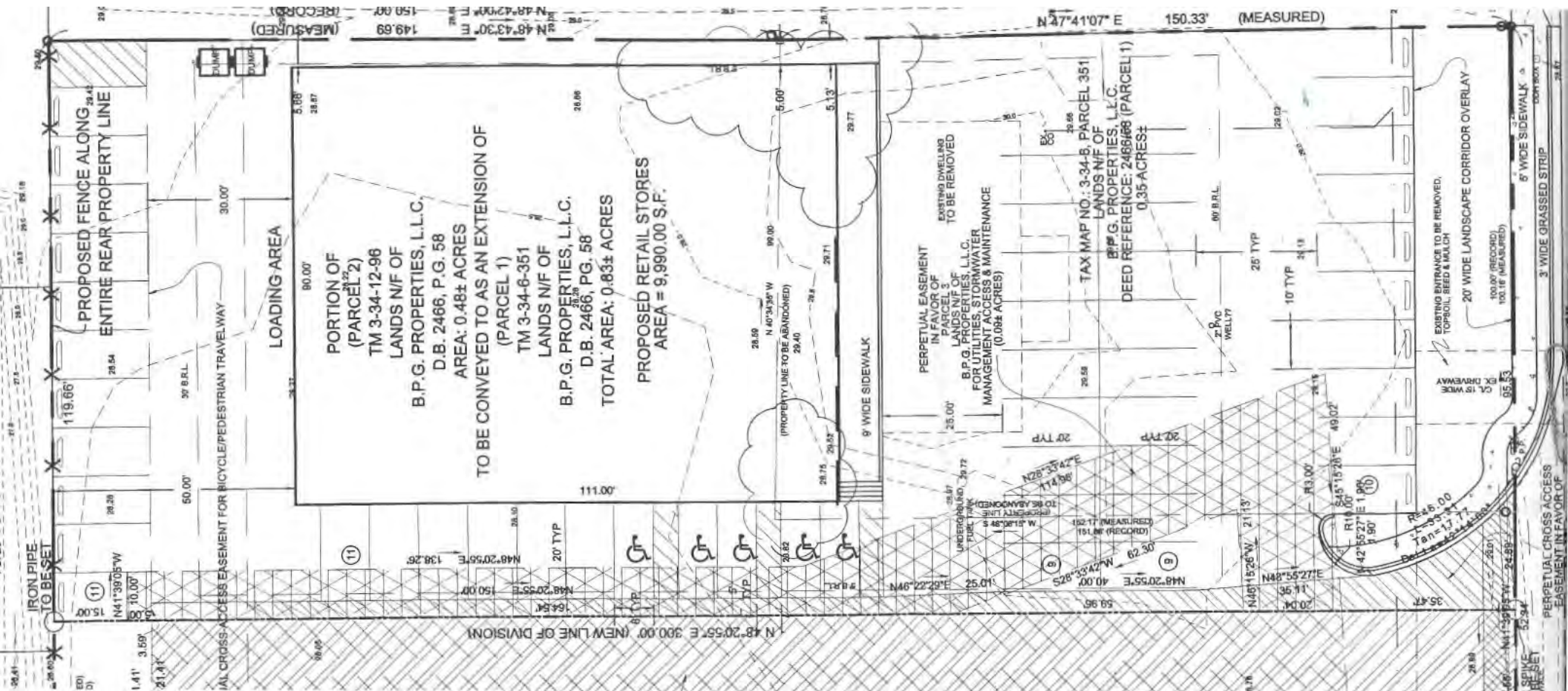


Floor Plan

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Site Plan

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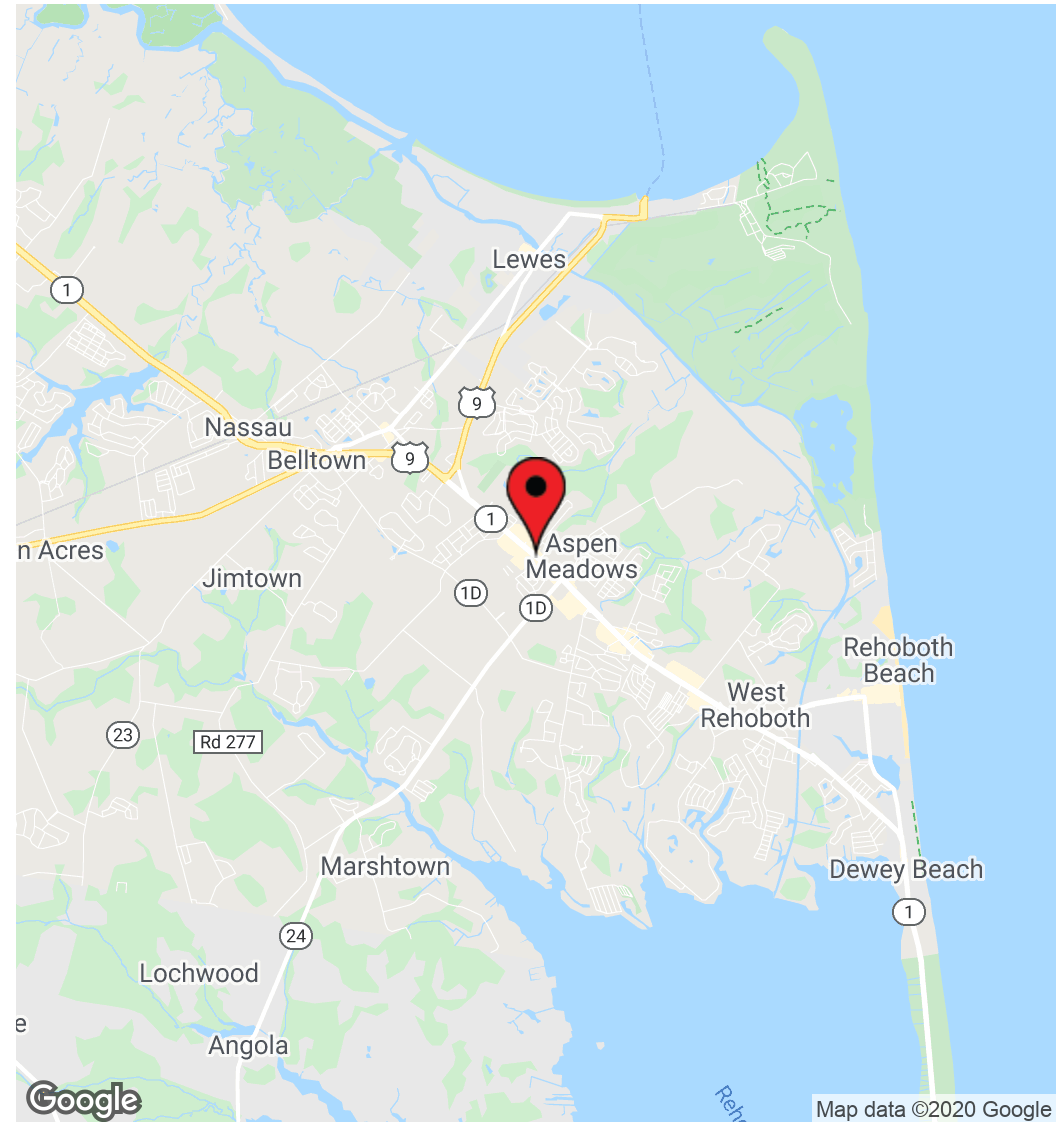


MAJOR RETAILERS

Retail Generator Map

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