

75,125 SF
ALOFT HOTEL
(3 STORIES)



15,800 SF
OF RETAIL
(DIVISIBLE)



149,725 SF
CONDOS
(3 STORIES)

IRON HILL
BREWERY & RESTAURANT

ROYAL
FARMS



Famous
CHIPS
FITTING & CO.



COASTAL STATION

19791 COASTAL HIGHWAY
REHOBOTH BEACH, DELAWARE

FOR LEASE

Sussex County, Delaware

COASTAL STATION @ REHOBOTH BEACH

19791 COASTAL HIGHWAY | REHOBOTH BEACH, DELAWARE 19971

RETAIL (BLDG. 2)

15,800 sf (divisible)

ALOFT HOTEL (BLDG. 1)

75,125 sf (3 stories)

CONDOMINIUMS (BLDG. 2)

149,725 sf

ZONING

CR-1 (Commercial Residential)

TRAFFIC COUNT

58,683 AADT (Coastal Hwy)

HIGHLIGHTS

- ▶ New construction with flexible suite size and build-out
- ▶ High visibility location
- ▶ Fully signalized intersection
- ▶ Adjacent to and across from the Tanger Outlets
- ▶ Lower level parking below condominiums and hotel
- ▶ Join Royal Farms, Iron Hill Brewery & Restaurant and Chaps Famous Pit Beef



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FOR LEASE

Sussex County, Delaware

LOCAL AERIAL

COASTAL STATION | 19791 COASTAL HIGHWAY | REHOBOTH BEACH, DELAWARE 19971



FOR LEASE

Sussex County, Delaware

REHOBOTH BEACH TRADE AREA

COASTAL STATION | 19791 COASTAL HIGHWAY | REHOBOTH BEACH, DELAWARE 19971

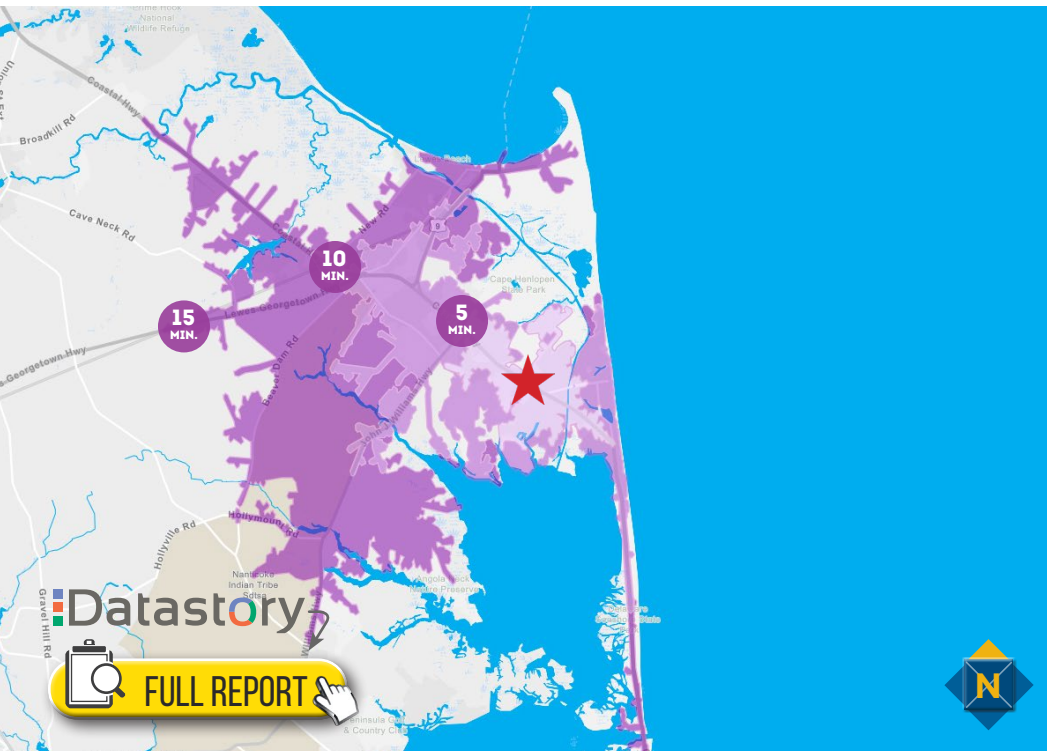


FOR LEASE

Sussex County, Delaware

LOCATION / DEMOGRAPHICS

COASTAL STATION | 19791 COASTAL HIGHWAY | REHOBOTH BEACH, DELAWARE 19971



Datastory

FULL REPORT



RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
7,051 5 MIN.	3,473 5 MIN.	2.03 5 MIN.	56.5 5 MIN.
19,830 10 MIN.	9,974 10 MIN.	1.99 10 MIN.	58.0 10 MIN.
37,018 15 MIN.	17,744 15 MIN.	2.08 15 MIN.	57.8 15 MIN.
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$108,491 5 MIN.	71.1% 5 MIN.	98.4% 5 MIN.	9,456 5 MIN.
\$109,470 10 MIN.	70.4% 10 MIN.	97.9% 10 MIN.	27,331 10 MIN.
\$105,667 15 MIN.	67.1% 15 MIN.	97.3% 15 MIN.	44,350 15 MIN.

42%
SILVER & GOLD
10 MIN. DRIVE

This is the most affluent senior market and is still growing. Mostly older married couples with no children, these consumers have the free time, stamina and resources to enjoy the good life.

2.03
AVERAGE HH SIZE

63.2
MEDIAN AGE

\$72,100
MEDIAN HH INCOME

LEARN MORE

23%
GOLDEN YEARS
10 MIN. DRIVE

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
MEDIAN HH INCOME

LEARN MORE

17%
RURAL RESORT DWELLERS
10 MIN. DRIVE

These communities are centered in resort areas, where the change in seasons supports a variety of outdoor activities. Simple tastes and modesty characterize these blue collar residents.

2.22
AVERAGE HH SIZE

54.1
MEDIAN AGE

\$50,400
MEDIAN HH INCOME

LEARN MORE

11%
SENIOR ESCAPES
10 MIN. DRIVE

These communities are highly seasonal, yet owner occupied. Most couples are fairly conservative in their political and religious views. They enjoy recreation, are health-conscious, and spend within their means.

2.20
AVERAGE HH SIZE

54.6
MEDIAN AGE

\$38,700
MEDIAN HH INCOME

LEARN MORE