

# FOR LEASE

 Sussex County, Delaware

**75,125 SF**  
**ALOFT HOTEL**  
(3 STORIES)

**15,800 SF**  
**OF RETAIL**  
(DIVISIBLE)

**149,725 SF**  
**CONDOS**  
(3 STORIES)

## COASTAL STATION

19791 COASTAL HIGHWAY  
REHOBOTH BEACH, DELAWARE 19971

[CLICK FOR DRONE VIDEO OVERVIEW](#) 



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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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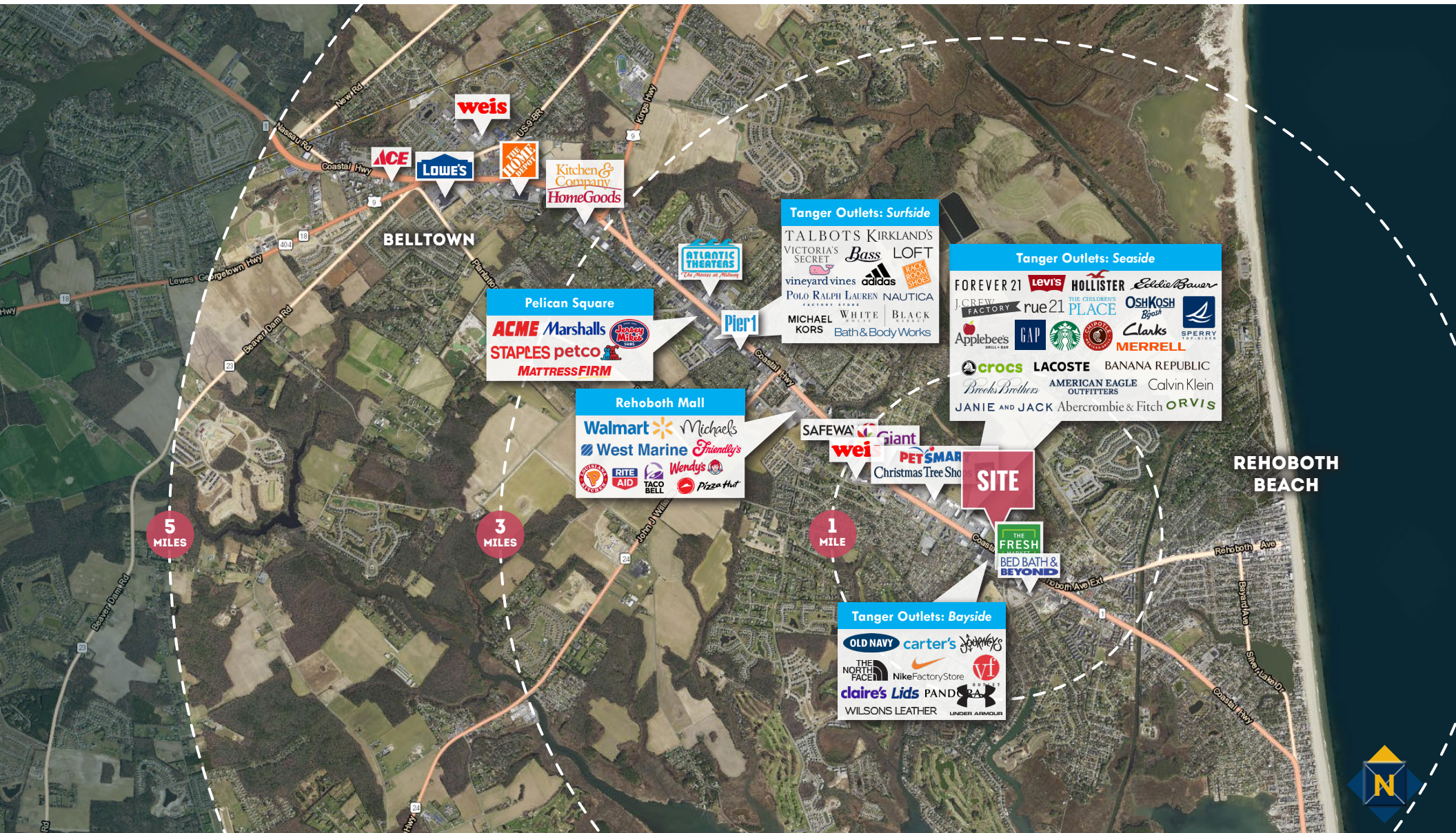
# FOR LEASE



Sussex County, Delaware

# REHOBOTH BEACH TRADE AREA

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





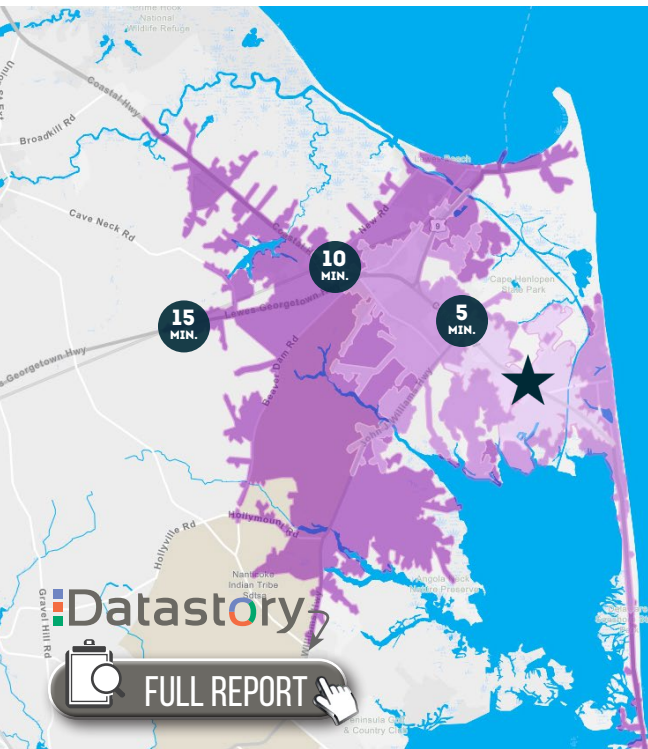
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# LOCATION / DEMOGRAPHICS (2020)

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



## RESIDENTIAL POPULATION

9,176

5 MIN.

23,823

10 MIN.

43,272

15 MIN.

## NUMBER OF HOUSEHOLDS

4,695

5 MIN.

12,032

10 MIN.

20,778

15 MIN.

## AVERAGE HH SIZE

1.95

5 MIN.

1.97

10 MIN.

2.07

15 MIN.

## MEDIAN AGE

57.0

5 MIN.

58.1

10 MIN.

57.8

15 MIN.

## AVERAGE HH INCOME

\$107,893

5 MIN.

\$105,174

10 MIN.

\$102,239

15 MIN.

## EDUCATION (COLLEGE+)

70.3%

5 MIN.

70.4%

10 MIN.

67.8%

15 MIN.

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

85.6%

5 MIN.

85.6%

10 MIN.

85.8%

15 MIN.

## DAYTIME POPULATION

11,049

5 MIN.

29,847

10 MIN.

48,594

15 MIN.

38%

SILVER AND 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

12%

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



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