



 **JLL** SEE A BRIGHTER WAY

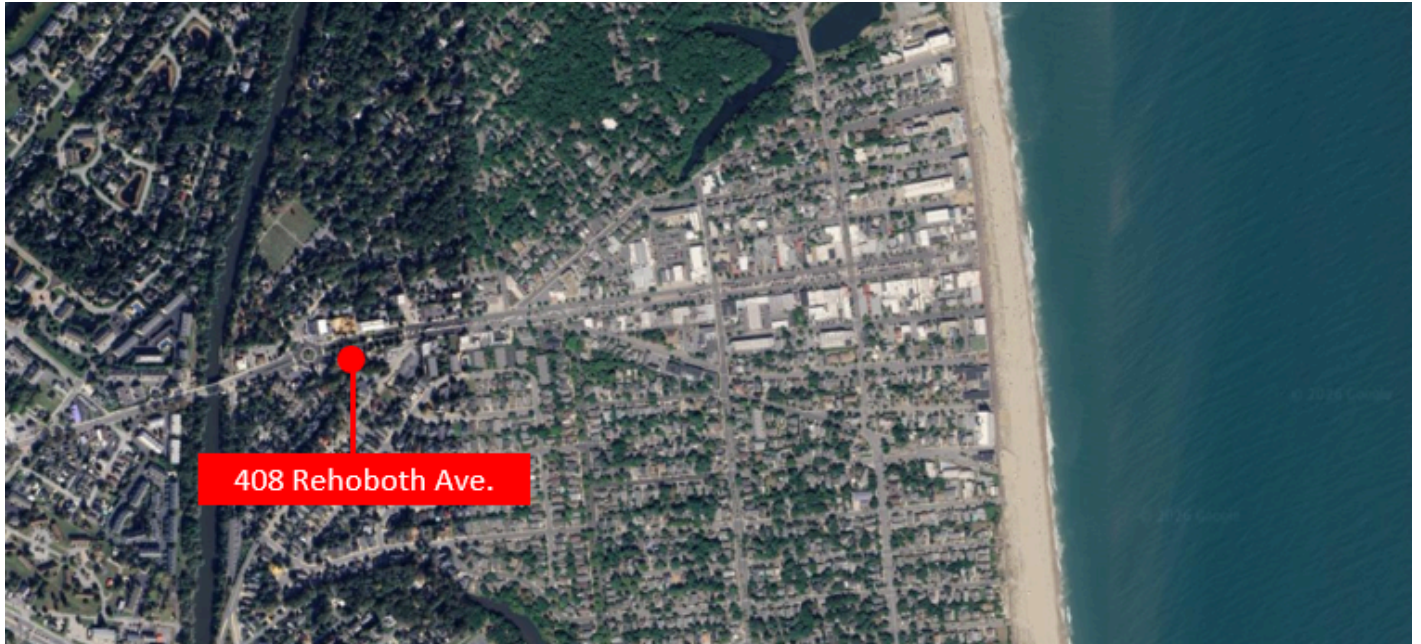
For sale

408 Rehoboth Avenue
Rehoboth Beach, Delaware 19971

Property Overview

A rare downtown holding

A prime, fully built-out location on Rehoboth Beach's principal commercial avenue — a short walk from the Boardwalk and the Atlantic Ocean. The ±0.31-acre C-1 parcel pairs an efficient, in-place footprint with the redevelopment optionality that is increasingly scarce in the resort's core.



Address

408 Rehoboth Avenue, Rehoboth Beach, DE 19971



Parcel ID

Sussex County #334-13.20-222.00



Zoning

C-1 Commercial District



Lot Size

+/- 13,652 SF (+/- 0.31 acres)



Building

+/- 4,412 SF - one story flex / utility



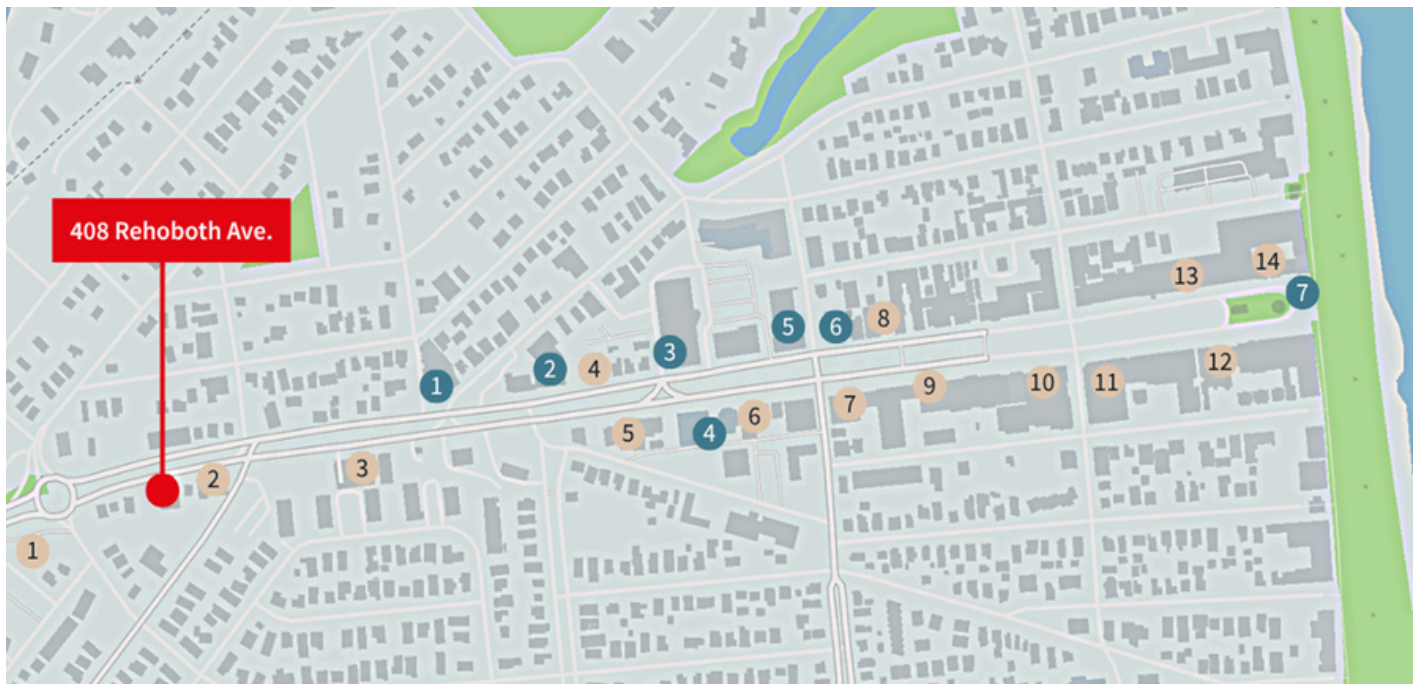
Current Use

Telecommunications / utility (Verizon)

Location & Site Context

Steps from the boardwalk

- Frontage on Rehoboth Avenue — the resort's primary retail and pedestrian corridor.
- Two-plus blocks from the Boardwalk and the Atlantic Ocean beachfront.
- Surrounded by high-traffic, tax-free retail, dining and hospitality.
- Scarce, fully built-out downtown infill with redevelopment optionality.



Key Locations

1. Shops at the Pearl
2. Hotel Rehoboth
3. City Hall & Convention Center
4. Rehoboth Beach Public Library
5. Tapestry by the Hilton
6. US Post Office
7. Rehoboth Boardwalk

Restaurants

- | | |
|----------------------------------|---------------------------------|
| 1. Rise-Up Coffee | 8. Claws Seafood House |
| 2. Rigby's Bar & Grill | 9. Purple Parrot Grill |
| 3. Dogfish Head Brewing's & Eats | 10. Firedise Beach Bar |
| 4. FINS Fish House & Raw Bar | 11. 302 Social Eatery & Barroom |
| 5. Summer House | 12. Grotto Pizza |
| 6. Pink Flamingo Cafe | 13. Nalu |
| 7. Roots Cafe | 14. Louie's Pizza |

Why this location?

- Frontage on Rehoboth Avenue — the resort's primary retail and pedestrian corridor.
- Two-plus blocks from the Boardwalk and Atlantic Ocean beachfront.
- Surrounded by high-traffic, tax-free retail, dining and hospitality.
- Scarce, fully built-out downtown infill with redevelopment optionality.

The Opportunity

4 reasons to choose 408 Rehoboth



Prime main-street location

Frontage on Rehoboth Avenue — the resort's primary retail and pedestrian corridor — just blocks from the Boardwalk and beach.



Flexible C-1 zoning

C-1 commercial zoning accommodates retail, hospitality, office and mixed-use, adapting to a wide range of owners and tenants.



Move in or reimagine

Occupy the existing $\pm 4,412$ SF building as-is, or pursue adaptive reuse or ground-up redevelopment of the site.



Right-sized footprint

A manageable ± 0.31 -acre downtown parcel suited to an owner-user, tenant or investor seeking a rare position in the core.

Market Context

A premier Delaware coastal market

Rehoboth Beach pairs a year-round residential base with one of the Mid-Atlantic's strongest seasonal tourism economies — underpinning durable demand for scarce downtown commercial real estate.

- Resort destination
- Tax-tree retail draw
- Constrained supply
- Two-sided demand

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