



FREESTANDING OFFICE BUILDING

FOR LEASE



+/-1,300 SF



\$4,000 / MONTH NNN



AVAILABLE IMMEDIATELY



DEDICATED ON-SITE PARKING



16337 COASTAL HIGHWAY
LEWES, DE 19958



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THE SPACE

Location	16337 Coastal Highway Lewes, DE 19958
County	Sussex
Availability	Immediate
Size	1,300 SF
Lease Rate	\$4,000 Rent (Monthly)
Lease Type	NNN

HIGHLIGHTS

- Located along highly traveled Coastal Highway in Lewes, Delaware, this freestanding ±1,300 SF office building offers a rare opportunity to lease a turnkey professional office in one of Sussex County's most desirable commercial corridors. Formerly occupied by Connolly Dermatology, the property features a functional layout with a welcoming reception area, private offices, kitchenette, restroom facilities, and a full basement providing additional storage space. The building is immediately available and is well suited for medical, professional, consulting, wellness, or service-oriented users seeking a standalone presence with dedicated parking and excellent visibility.
- Prominent Coastal Highway Frontage & Visibility
- Functional Layout Featuring Reception Area & Private Offices
- Full Basement for Storage and Operational Flexibility
- Strong Signage Opportunity
- Minutes from Downtown Lewes and Rehoboth Beach
- Affluent Coastal Delaware Demographics



POPULATION

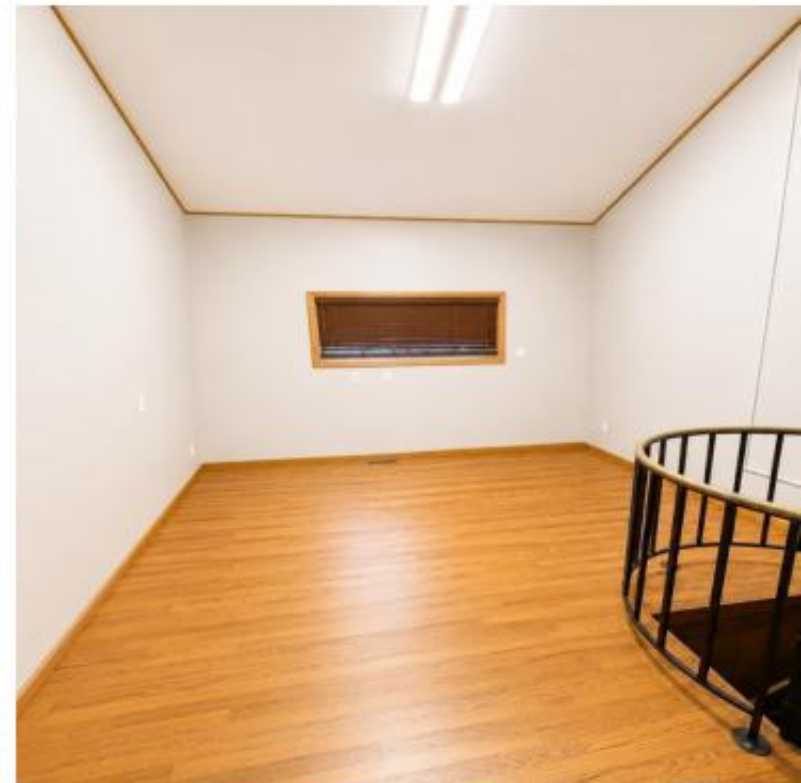
1.00 MILE	3.00 MILE	5.00 MILE
1,719	18,281	39,509

AVERAGE HOUSEHOLD INCOME

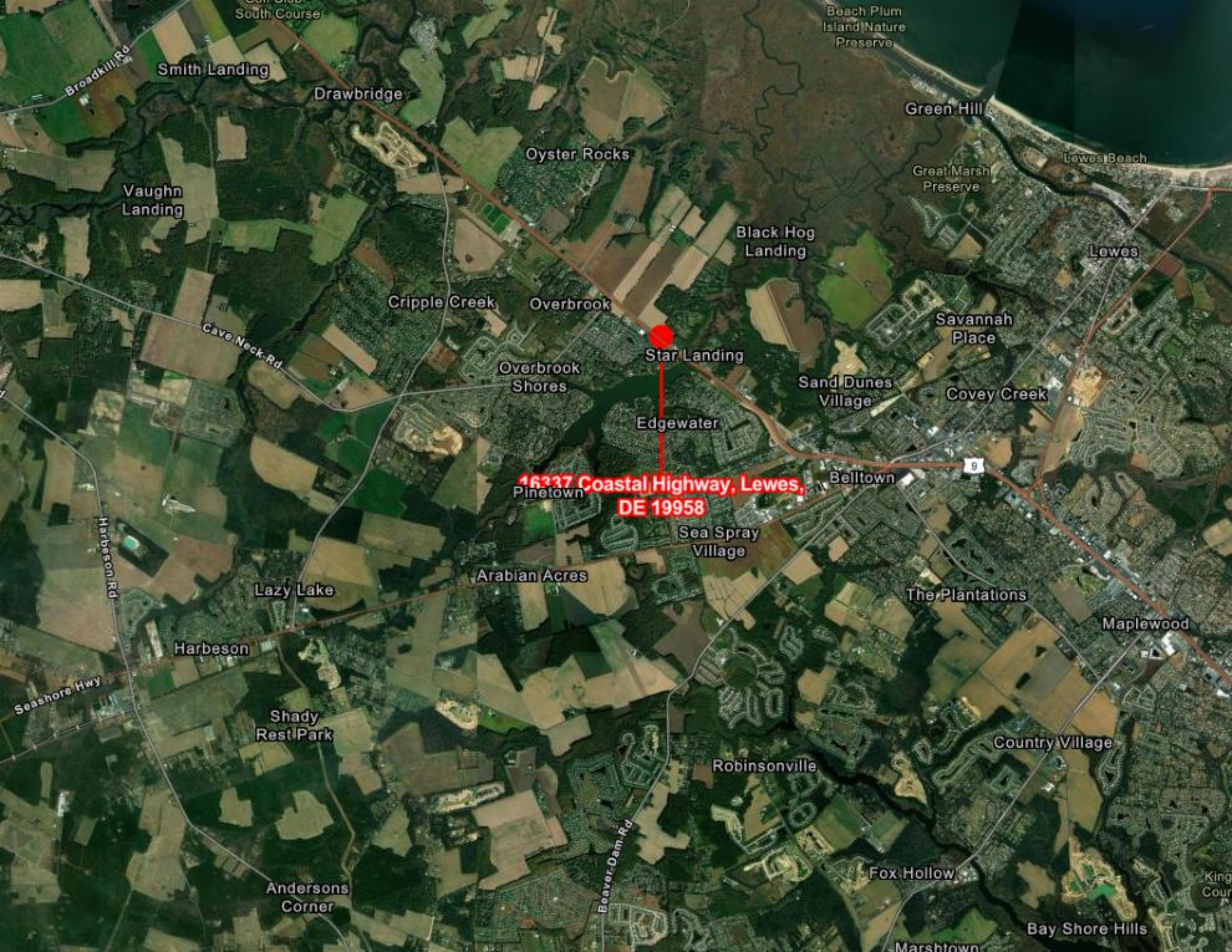
1.00 MILE	3.00 MILE	5.00 MILE
\$116,888	\$113,373	\$122,223

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
785	8,487	18,718







16337 Coastal Highway, Lewes, DE 19958

Smith Landing

Drawbridge

Oyster Rocks

Green Hill

Vaughn Landing

Great Marsh Preserve

Lewes Beach

Cripple Creek

Overbrook

Black Hog Landing

Lewes

Cave Neck Rd

Overbrook Shores

Star Landing

Savannah Place

Edgewater

Sand Dunes Village

Covey Creek

16337 Coastal Highway, Lewes, DE 19958

Belltown

9

Pinetown

Sea Spray Village

Arabian Acres

The Plantations

Lazy Lake

Maplewood

Harbeson

Shady Rest Park

Country Village

Robinsonville

Seashore Hwy

Fox Hollow

Andersons Corner

Bay Shore Hills

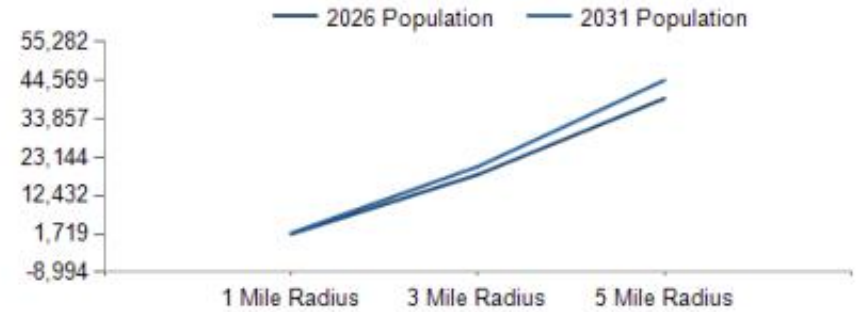
Beaver Dam Rd

Marshtown

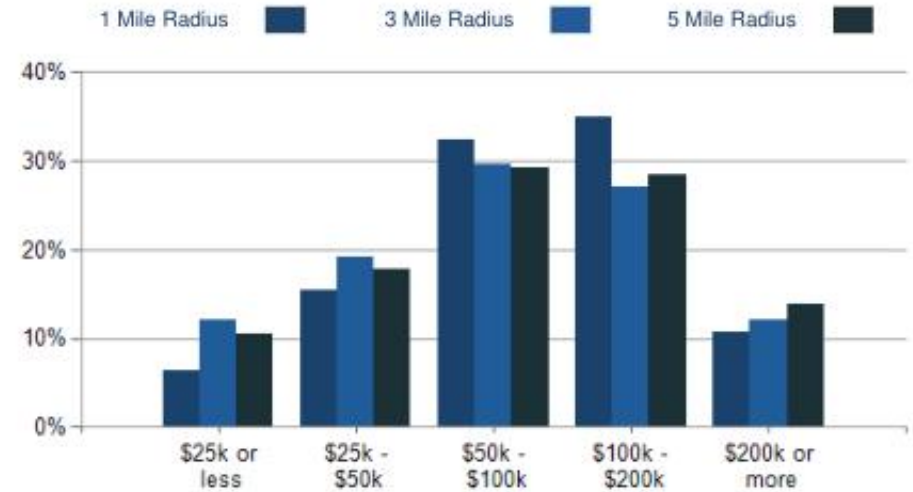
King Cour

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	693	6,990	15,625
2010 Population	1,244	10,176	22,272
2026 Population	1,719	18,281	39,509
2031 Population	1,962	20,525	44,569
2026 African American	28	790	1,682
2026 American Indian	5	70	166
2026 Asian	42	446	782
2026 Hispanic	72	1,402	2,587
2026 Other Race	28	648	1,143
2026 White	1,526	15,134	33,260
2026 Multiracial	88	1,189	2,464
2026-2031: Population: Growth Rate	13.40%	11.70%	12.20%

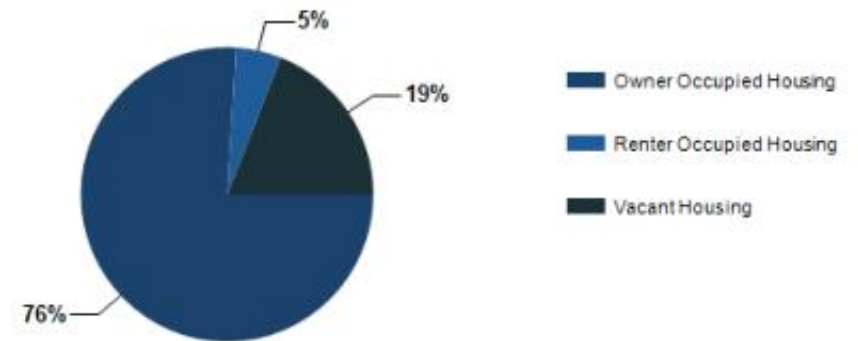
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	34	536	1,025
\$15,000-\$24,999	16	486	941
\$25,000-\$34,999	23	466	1,049
\$35,000-\$49,999	99	1,166	2,293
\$50,000-\$74,999	163	1,292	2,870
\$75,000-\$99,999	91	1,214	2,608
\$100,000-\$149,999	120	1,307	3,115
\$150,000-\$199,999	155	993	2,222
\$200,000 or greater	84	1,027	2,596
Median HH Income	\$89,406	\$79,850	\$84,589
Average HH Income	\$116,888	\$113,373	\$122,223



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

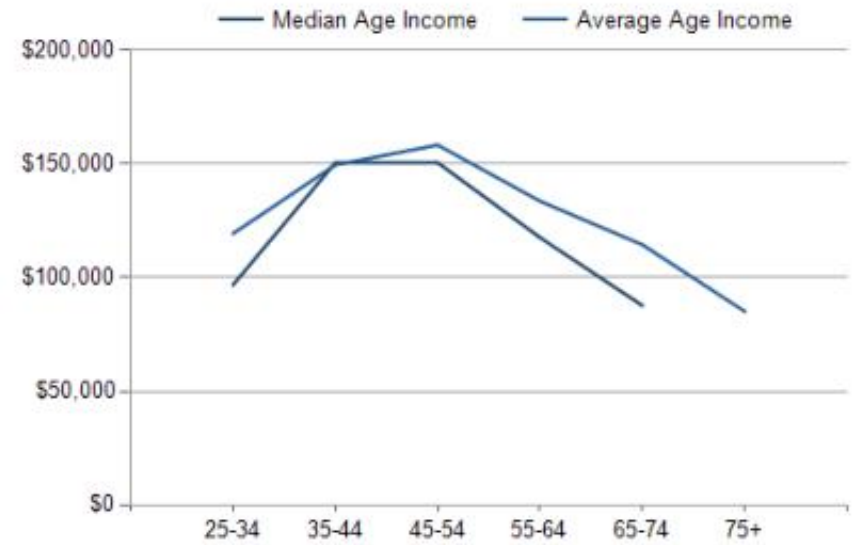
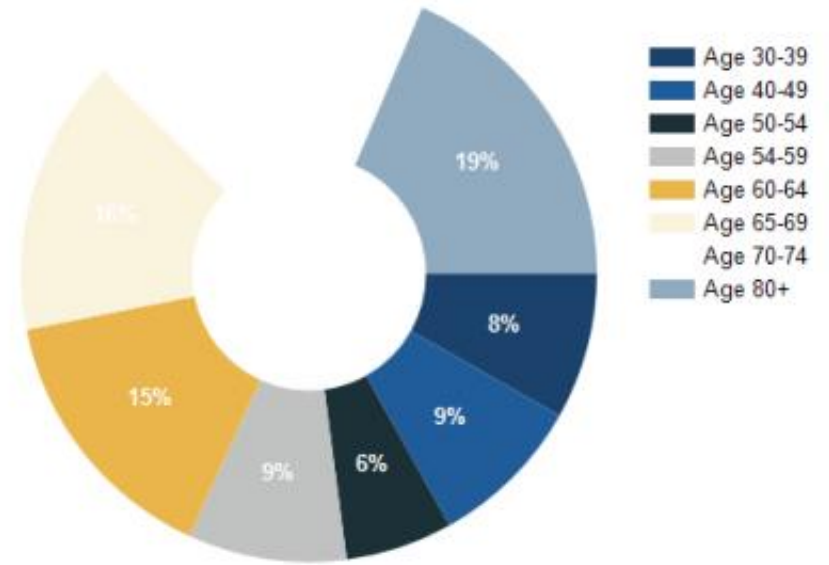


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	47	685	1,437
2026 Population Age 35-39	55	818	1,713
2026 Population Age 40-44	48	847	1,891
2026 Population Age 45-49	60	790	1,738
2026 Population Age 50-54	75	915	1,959
2026 Population Age 55-59	111	1,192	2,560
2026 Population Age 60-64	187	1,745	3,800
2026 Population Age 65-69	193	1,948	4,412
2026 Population Age 70-74	237	2,065	4,573
2026 Population Age 75-79	231	1,822	3,777
2026 Population Age 80-84	135	963	2,100
2026 Population Age 85+	73	595	1,383
2026 Population Age 18+	1,569	16,044	34,536
2026 Median Age	65	60	60
2031 Median Age	66	60	61

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$96,774	\$79,055	\$87,504
Average Household Income 25-34	\$119,366	\$107,089	\$122,460
Median Household Income 35-44	\$150,601	\$105,759	\$114,840
Average Household Income 35-44	\$149,629	\$141,679	\$153,433
Median Household Income 45-54	\$150,605	\$104,622	\$112,895
Average Household Income 45-54	\$158,376	\$140,819	\$152,613
Median Household Income 55-64	\$117,603	\$94,920	\$103,227
Average Household Income 55-64	\$133,647	\$130,595	\$140,854
Median Household Income 65-74	\$87,642	\$82,321	\$86,849
Average Household Income 65-74	\$114,456	\$114,406	\$121,615
Average Household Income 75+	\$85,087	\$79,884	\$84,608

Population By Age



Freestanding Office Building For Lease

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