



1308 Savannah Road  
Lewes, DE 19958

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# Office Space for Lease

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PROFESSIONAL OFFICE OPPORTUNITY IN THE LEWES COASTAL MARKET



# THE SPACE

|            |                                       |
|------------|---------------------------------------|
| Location   | 1308 Savannah Road<br>Lewes, DE 19958 |
| Size       | 2,415 SF                              |
| Lease Rate | \$27.00 PSF (Yearly)                  |
| Lease Type | MG (Plus Utilities)                   |

## HIGHLIGHTS

- Well-positioned office opportunity along Savannah Road, one of the primary commercial corridors serving Lewes and the surrounding coastal market. This 2,415 SF space offers a functional layout ideal for professional services, medical users, or administrative office use.
- The property benefits from excellent accessibility and visibility, with convenient proximity to Route 1 and the broader Lewes/Rehoboth Beach trade area. Surrounded by a mix of residential communities, retail, and service-oriented businesses, the location supports both year-round and seasonal demand.
- Establish a presence in one of Delaware's most affluent coastal submarkets
- Ideal for businesses serving both year-round and seasonal clientele
- Positioned within a high-demand, supply-constrained office market
- Located within the Lewes/Rehoboth coastal corridor



### POPULATION

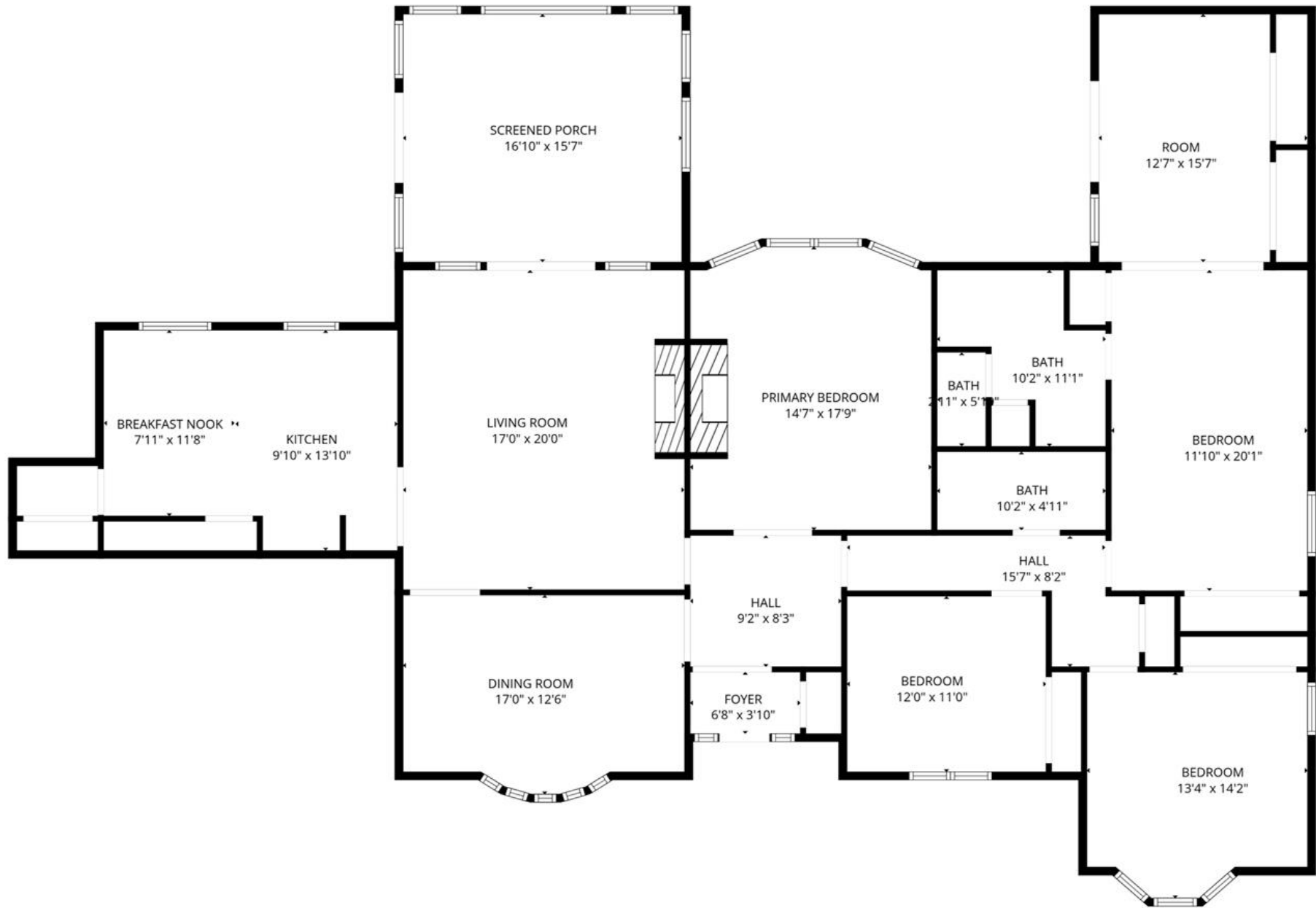
|  | 1.00 MILE | 3.00 MILE | 5.00 MILE |
|--|-----------|-----------|-----------|
|  | 3,951     | 22,618    | 43,851    |

### AVERAGE HOUSEHOLD INCOME

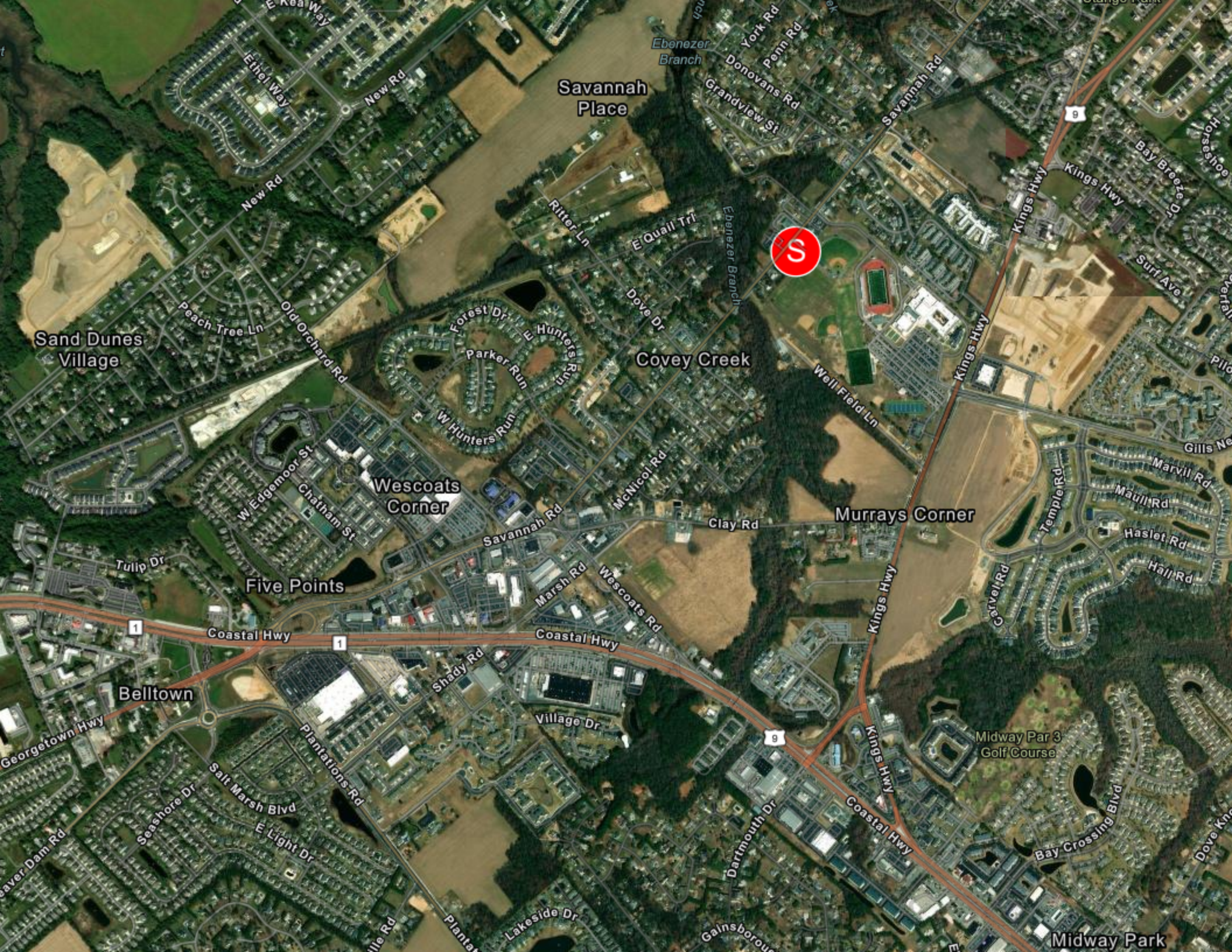
|  | 1.00 MILE | 3.00 MILE | 5.00 MILE |
|--|-----------|-----------|-----------|
|  | \$120,503 | \$126,462 | \$129,203 |

### NUMBER OF HOUSEHOLDS

|  | 1.00 MILE | 3.00 MILE | 5.00 MILE |
|--|-----------|-----------|-----------|
|  | 2,035     | 11,253    | 21,329    |



**Total GLA: 2415 sq. ft | Total: 2701 sq. ft**  
 1st floor: 2415 sq. ft (Excluded areas 286 sq. ft)



Savannah Place



Covey Creek

Wescoats Corner

Murrays Corner

Five Points

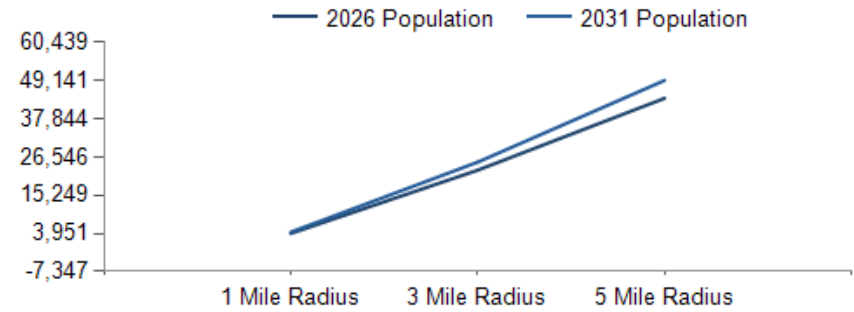
Belltown

Midway Par 3  
Golf Course

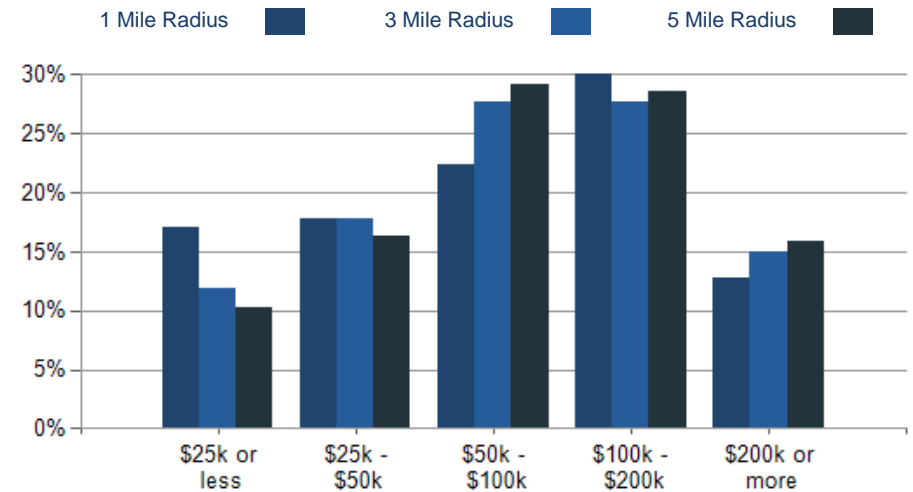
Midway Park

| POPULATION                         | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Population                    | 2,441  | 10,141 | 19,202 |
| 2010 Population                    | 2,871  | 13,684 | 26,237 |
| 2026 Population                    | 3,951  | 22,618 | 43,851 |
| 2031 Population                    | 4,305  | 25,003 | 49,141 |
| 2026 African American              | 196    | 851    | 1,608  |
| 2026 American Indian               | 7      | 80     | 179    |
| 2026 Asian                         | 54     | 450    | 892    |
| 2026 Hispanic                      | 208    | 1,601  | 2,844  |
| 2026 Other Race                    | 84     | 713    | 1,209  |
| 2026 White                         | 3,358  | 19,070 | 37,270 |
| 2026 Multiracial                   | 250    | 1,450  | 2,684  |
| 2026-2031: Population: Growth Rate | 8.65%  | 10.15% | 11.50% |

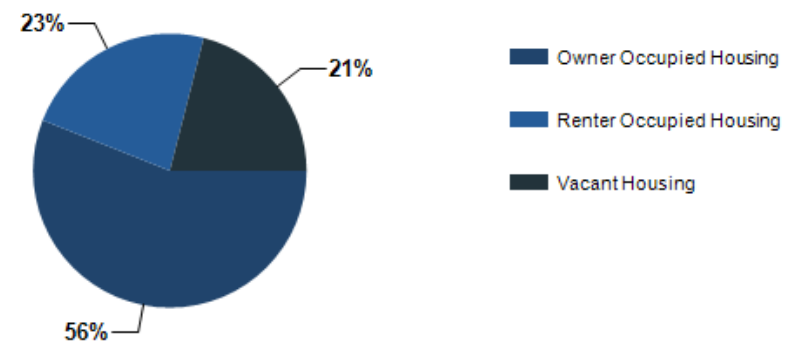
| 2026 HOUSEHOLD INCOME | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000    | 228       | 646       | 1,068     |
| \$15,000-\$24,999     | 119       | 692       | 1,119     |
| \$25,000-\$34,999     | 143       | 702       | 1,276     |
| \$35,000-\$49,999     | 220       | 1,302     | 2,196     |
| \$50,000-\$74,999     | 217       | 1,622     | 3,366     |
| \$75,000-\$99,999     | 239       | 1,485     | 2,840     |
| \$100,000-\$149,999   | 377       | 1,816     | 3,434     |
| \$150,000-\$199,999   | 233       | 1,307     | 2,653     |
| \$200,000 or greater  | 259       | 1,681     | 3,375     |
| Median HH Income      | \$82,962  | \$84,476  | \$87,729  |
| Average HH Income     | \$120,503 | \$126,462 | \$129,203 |



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 | 131    | 908    | 1,628  |
| 2026 Population Age 35-39 | 139    | 965    | 1,827  |
| 2026 Population Age 40-44 | 173    | 1,066  | 1,995  |
| 2026 Population Age 45-49 | 163    | 954    | 1,834  |
| 2026 Population Age 50-54 | 156    | 1,091  | 2,217  |
| 2026 Population Age 55-59 | 237    | 1,483  | 3,050  |
| 2026 Population Age 60-64 | 363    | 2,147  | 4,444  |
| 2026 Population Age 65-69 | 406    | 2,448  | 5,022  |
| 2026 Population Age 70-74 | 484    | 2,551  | 5,095  |
| 2026 Population Age 75-79 | 397    | 2,195  | 4,191  |
| 2026 Population Age 80-84 | 276    | 1,306  | 2,382  |
| 2026 Population Age 85+   | 275    | 983    | 1,653  |
| 2026 Population Age 18+   | 3,473  | 19,988 | 38,788 |
| 2026 Median Age           | 63     | 61     | 61     |
| 2031 Median Age           | 64     | 61     | 62     |

| 2026 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$88,045  | \$85,221  | \$90,702  |
| Average Household Income 25-34 | \$122,623 | \$122,766 | \$129,083 |
| Median Household Income 35-44  | \$110,836 | \$112,230 | \$120,485 |
| Average Household Income 35-44 | \$154,084 | \$156,283 | \$161,140 |
| Median Household Income 45-54  | \$119,094 | \$115,456 | \$118,813 |
| Average Household Income 45-54 | \$159,078 | \$158,593 | \$159,462 |
| Median Household Income 55-64  | \$107,965 | \$105,545 | \$110,791 |
| Average Household Income 55-64 | \$146,014 | \$148,110 | \$150,962 |
| Median Household Income 65-74  | \$85,976  | \$88,431  | \$90,099  |
| Average Household Income 65-74 | \$115,949 | \$128,346 | \$129,100 |
| Average Household Income 75+   | \$84,301  | \$88,200  | \$89,827  |

Population By Age

