

Hotel Wave

REHOBOTH BEACH

Hotel Investment Opportunity



Hotel Wave

36012 Airport Road
Rehoboth Beach, Delaware, 19971



\$8,000,000



49-Room
Operating Hotel



±2.15 Acres

Brittany Danahy

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DSM
COMMERCIAL



18949 Coastal Highway, Suite 304
Rehoboth Beach, DE 19971



01

Executive Summary

Investment Summary

HOTEL WAVE

OFFERING SUMMARY

ADDRESS	36012 Airport Road Rehoboth Beach DE 19971
COUNTY	Sussex
BUILDING SF	14,962 SF
LAND ACRES	2.15
TOTAL ROOMS	49
YEAR BUILT	1996
YEAR RENOVATED	2022

FINANCIAL SUMMARY

PRICE	\$8,000,000
PRICE PER KEY	\$163,265
PRICE PSF	\$534.69

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	4,111	25,101	46,853
2026 Median HH Income	\$71,538	\$94,203	\$88,798
2026 Average HH Income	\$101,668	\$139,774	\$131,968

Premier Coastal Investment Opportunity

- Located in the heart of Rehoboth Beach, Hotel Wave offers investors a rare opportunity to acquire a 49-room hospitality asset on ±2.15 acres in one of Delaware's most desirable coastal markets. Its Airport Road location provides convenient access to Rehoboth Beach's tourism drivers, dining, retail amenities, and coastal attractions, supporting continued hospitality use or future repositioning potential.



- The property benefits from its proximity to Rehoboth Beach's renowned attractions, including the Boardwalk, Tanger Outlets, tax-free shopping, restaurants, and entertainment destinations that draw millions of visitors annually. Guests enjoy convenient access to the beach while remaining close to major transportation corridors serving the greater Delmarva Peninsula and Mid-Atlantic region.
- With limited opportunities to acquire hospitality properties with expansion approvals in the Rehoboth Beach market, Hotel Wave represents an attractive investment for owners seeking both current operating income and long-term value creation in one of the East Coast's most established beach destinations.
- Owner-operated for more than 12 years
- Financial information available upon execution of a Non-Disclosure Agreement (NDA)

Capital Improvements

- \$1mm+ Renovation Completed (2022):
 - New flooring throughout
 - New furniture package
 - Updated lobby
 - Guestroom modernization
 - New decorative lighting
 - 50" televisions
 - New bathroom vanities
 - Exterior repainting
 - Renovated common areas
 - New suite conversion





02

Location

Local Business Map

HOTEL WAVE



LEWES

FIRST WATCH

MIDWAY CENTER

MailBiz Express
POSTAL & PRINT CENTER
Pizza Villa
T-Mobile
DUNKIN'
ATLANTIC THEATERS
DOLLAR TREE

HomeGoods
Wawa
Lefty's
ALLEY & CATS

STAYBRIDGE SUITES

verizon

American Classic Golf Club

WELLS FARGO

Panera BREAD

LA TORNALBA
GRAN ALITIBA

BAYSHORE HOME SALES

TANGER - SURFSIDE
SEPHORA
POLO RALPH LAUREN
TORY BURCH
Bank
adidas

VP VERNON POWELL
Acacia
Hampton



ROYAL FARMS

ANCHORAGE MOTEL
REHOBOTH BEACH, DE.

URBANFLOAT
renew | refresh | revive

Wawa
MERRILL
A BANK OF AMERICA COMPANY

REHOBOTH MALL
Walmart
HARBOR FREIGHT
GROCERY OUTLET
EVERYONE FITNESS
Walmart
MICHAEL'S
West Marine
CHASE
POPEYES
TACO BELL

Residence INN

Beebe Healthcare



ME
Massage Envy

Walgreens

Fairfield
BY MARRIOTT

ULTA

COASTAL STATION

MICROTEL
BY WYNDHAM

CLUB PILATES

LIFEMED INSTITUTE
crumbl cookies

MOUNTAIN FRESH
CLEANING SERVICES

ATLANTIC FIELDS PROJECT

BEAVER SHORE
CONSTRUCTION

24

BEACON MIDDLE SCHOOL

SEA COAST MALL
SAFEMART

Hallmark
MIYAGI
Ramen Bar

Comfort
INN & SUITES

Giant

ROYAL FARMS

ROYAL FARMS

CVS

LOVE CREEK ELEMENTARY SCHOOL



SUBJECT PROPERTY

Hotel Waver
REHOBOTH BEACH

GNC
CONCORD
POKE BROS.

RISE
FITNESS ADVENTURE

TANGER - SEASIDE
five BELOW
Samsonite
EXPRESS FACTORY OUTLET
BANANA REPUBLIC
CHIPOTLE
AMERICAN EAGLE
MISSION BBQ

TJ-maxx
PET SMART
HOMESENSE
Abercrombie & Fitch
Chick-fil &
BARNES & NOBLE
ALDI

EXXON

TANGER - BAYSIDE
POTTERY BARN
THE NORTH FACE
UNDER ARMOUR

THE FRESH MARKET

planet fitness

SAVAYREE

DOLLAR GENERAL

24

Rehoboth Bay Marina

BELLE MEAD PROJECT

REHOBOTH

COUNTY BANK

FedEx

John's Auto Home Repair

The Studio on 24
ELECTRONIC HOMEWARE PLUS

ALLTEMP AIR

BLUECOAST
SEAFOOD GRILL & RAW BAR

Public



03

Property Description

- Property Features
- Hotel Amenities
- Room Amenities
- Property Images

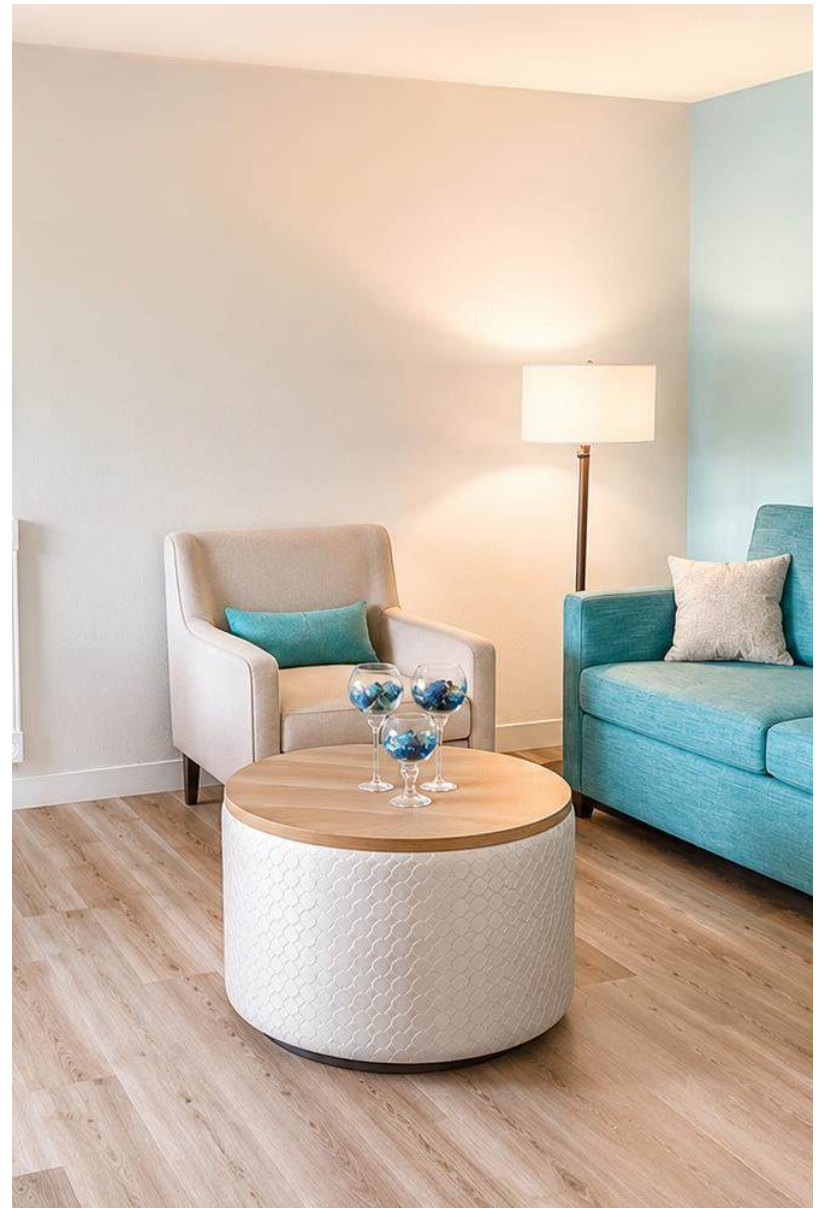
HOTEL WAVE

PROPERTY FEATURES

TOTAL ROOMS	49
BUILDING SF	14,962
LAND ACRES	2.15
YEAR BUILT	1996
YEAR RENOVATED	2022
# OF PARCELS	1
ZONING TYPE	C-1 Commercial
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	73
TRAFFIC COUNTS	56,557 (Coastal Hwy)

ROOM MIX

DOUBLE QUEEN	33
KING	4
KING ADA	2
KING FIREPLACE	2
KING WHIRLPOOL	4
KING SITTING ROOM	1
KING SITTING ROOM/FIREPLACE	3
TOTAL	49



Hotel Amenities

- Reception/Lobby Area
- Coffee Bar
- Hot Tub
- Breakfast Area with Fireplace
- Indoor Heated Pool
- Guest Laundry



Room Amenities

- Wireless Internet
- Jacuzzi Tub
- Ironing Board
- Alarm Clock Radio
- Microwave
- Flat Panel Televisions
- Hairdryer
- Safe
- Coffee Maker
- Mini Refrigerator





DRAWINGS
PREPARED
BY:
PENG DESIGN LLC
510-394-6732
pengdesignllc@gmail.com

First Floor Plan



1 2ND FLOOR
A2 1/8" = 1'-0"

DRAWINGS
PREPARED
BY:
PING DESIGN LLC
510-394-8132
pingdesignllc@gmail.com

Second Floor Plan



2 2ND FLOOR-ROOM TYPES
A3 3/32" = 1'-0"

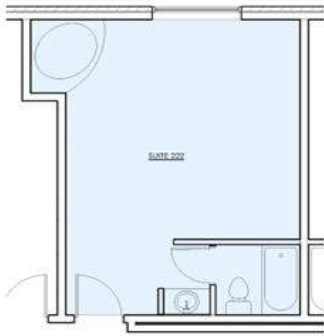
- QQ
- QH
- Q
- KW
- KWF
- KWF2
- KF2



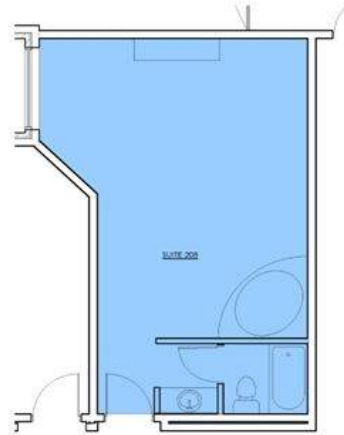
1 1ST FLOOR-ROOM TYPES
A3 3/32" = 1'-0"



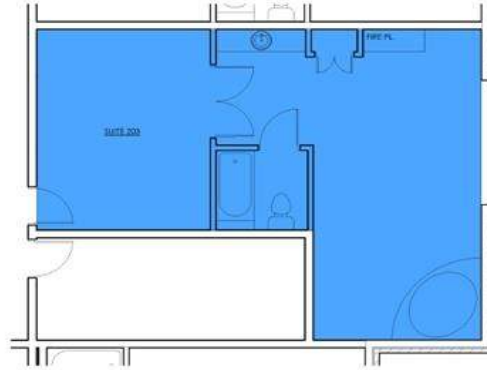
DRAWINGS
PREPARED
BY:
PINC DESIGN LLC
310-944-0700
pincdesignllc@gmail.com



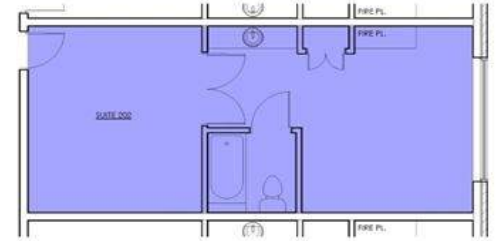
4 TYPE KW
AA 1/4" = 1'-0"



5 TYPE KW
AA 1/4" = 1'-0"



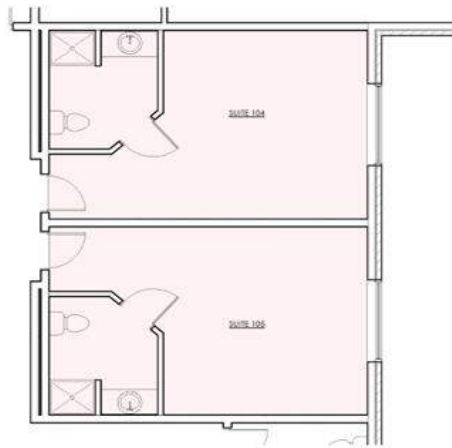
6 TYPE KW2
AA 1/4" = 1'-0"



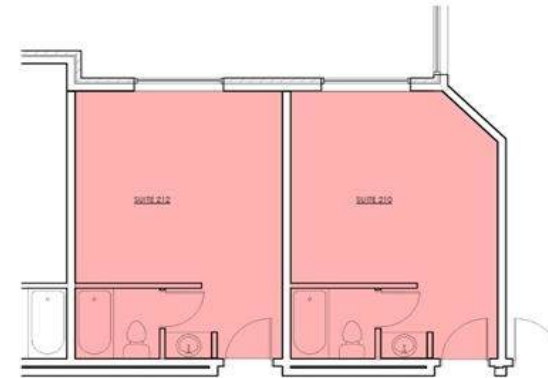
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AA 1/4" = 1'-0"



3 TYPE OG
AA 1/4" = 1'-0"



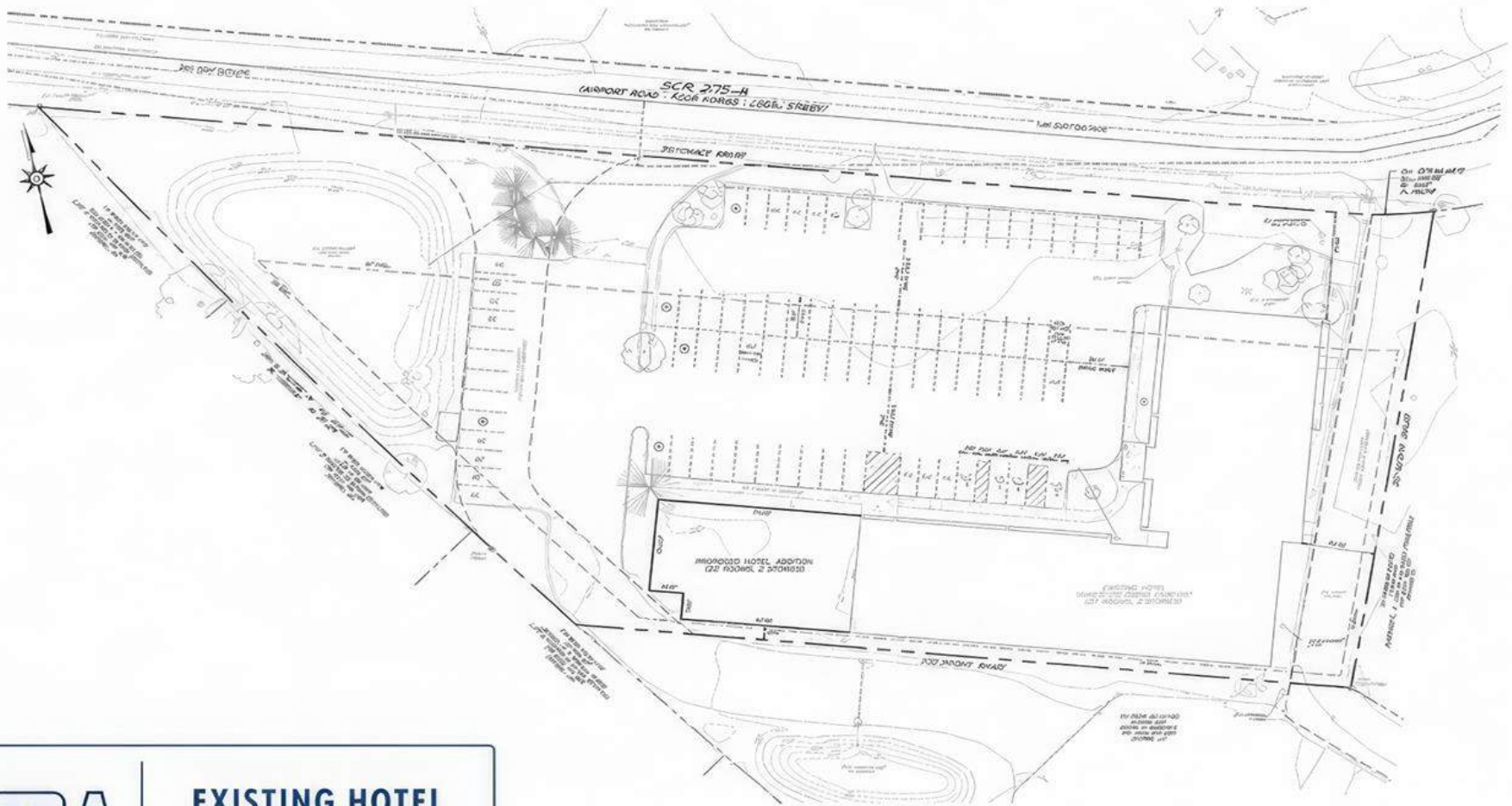
2 TYPE GH
AA 1/4" = 1'-0"



1 TYPE OG
AA 1/4" = 1'-0"

DRAWINGS
PREPARED
BY
PENG DESIGN LLC
510-394-6732
pengdesignllc@gmail.com

SITE PLAN



EXISTING HOTEL

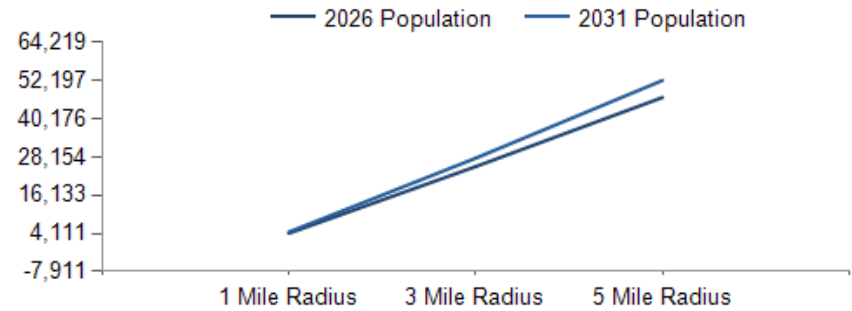
49 ROOMS | OPERATING HOTEL



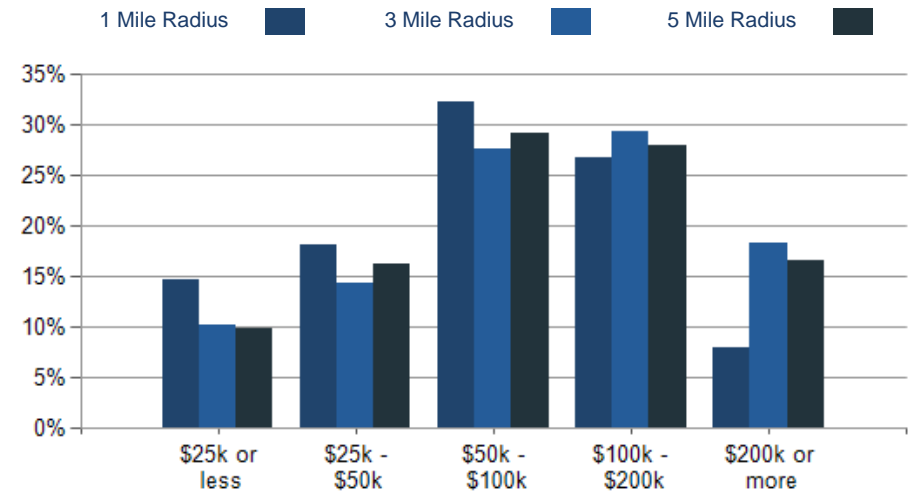
HOTEL WAVE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,340	12,622	21,828
2010 Population	3,183	16,776	29,170
2026 Population	4,111	25,101	46,853
2031 Population	4,526	27,753	52,197
2026 African American	150	750	1,564
2026 American Indian	20	97	179
2026 Asian	67	448	890
2026 Hispanic	388	1,437	2,738
2026 Other Race	180	561	1,117
2026 White	3,359	21,772	40,312
2026 Multiracial	335	1,466	2,775
2026-2031: Population: Growth Rate	9.70%	10.15%	10.90%

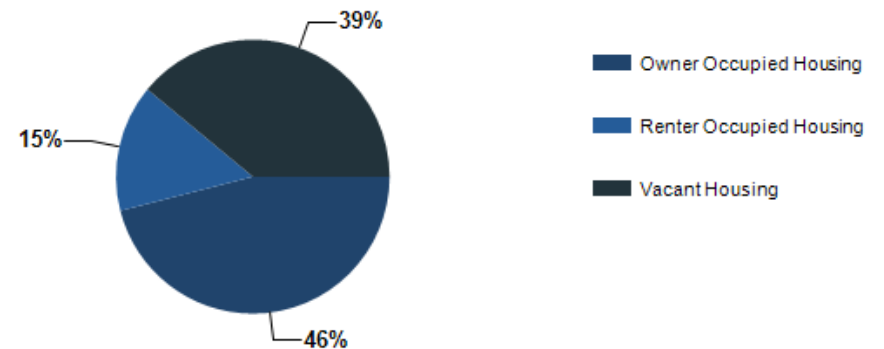
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	109	569	1,051
\$15,000-\$24,999	199	744	1,228
\$25,000-\$34,999	159	795	1,490
\$35,000-\$49,999	223	1,024	2,283
\$50,000-\$74,999	413	2,002	3,532
\$75,000-\$99,999	265	1,513	3,255
\$100,000-\$149,999	326	2,109	3,750
\$150,000-\$199,999	236	1,623	2,754
\$200,000 or greater	168	2,339	3,860
Median HH Income	\$71,538	\$94,203	\$88,798
Average HH Income	\$101,668	\$139,774	\$131,968



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

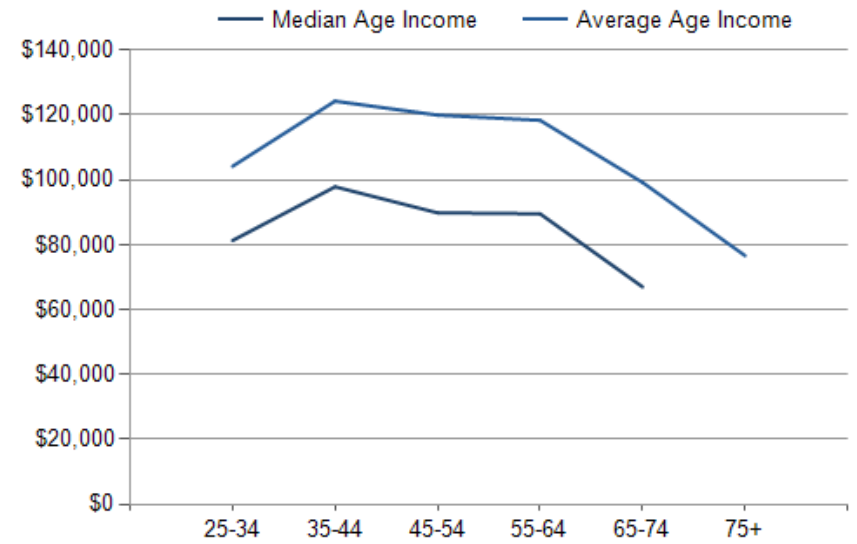
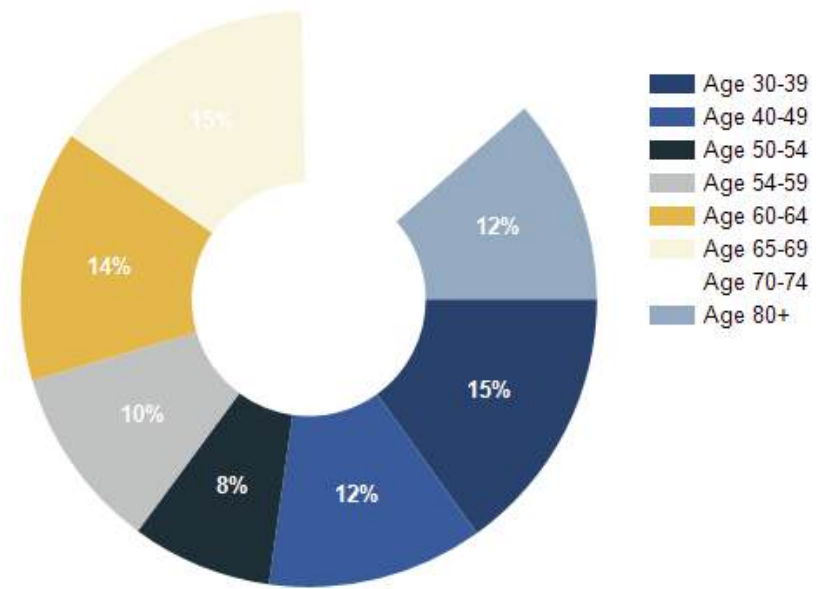


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	230	950	1,702
2026 Population Age 35-39	210	1,005	1,869
2026 Population Age 40-44	194	1,149	2,080
2026 Population Age 45-49	159	1,048	2,008
2026 Population Age 50-54	230	1,334	2,418
2026 Population Age 55-59	301	1,909	3,354
2026 Population Age 60-64	413	2,672	4,800
2026 Population Age 65-69	437	2,961	5,437
2026 Population Age 70-74	404	2,858	5,438
2026 Population Age 75-79	336	2,248	4,463
2026 Population Age 80-84	215	1,372	2,569
2026 Population Age 85+	177	991	1,813
2026 Population Age 18+	3,642	22,346	41,621
2026 Median Age	59	61	61
2031 Median Age	60	62	62

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,289	\$102,084	\$93,120
Average Household Income 25-34	\$104,201	\$144,173	\$132,778
Median Household Income 35-44	\$97,851	\$132,987	\$125,827
Average Household Income 35-44	\$124,278	\$175,666	\$167,672
Median Household Income 45-54	\$89,840	\$130,452	\$121,224
Average Household Income 45-54	\$119,965	\$173,648	\$164,170
Median Household Income 55-64	\$89,534	\$119,769	\$112,192
Average Household Income 55-64	\$118,366	\$163,882	\$155,495
Median Household Income 65-74	\$67,008	\$92,555	\$89,290
Average Household Income 65-74	\$99,220	\$136,079	\$129,877
Average Household Income 75+	\$76,635	\$96,736	\$90,838

Population By Age



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