

FOR LEASE

±1,457 SF RETAIL AVAILABLE

209 E ATLANTIC AVENUE, DELRAY BEACH, FL 33483



PRIME RETAIL SPACE IN THE HEART OF DELRAY BEACH ON ATLANTIC AVENUE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

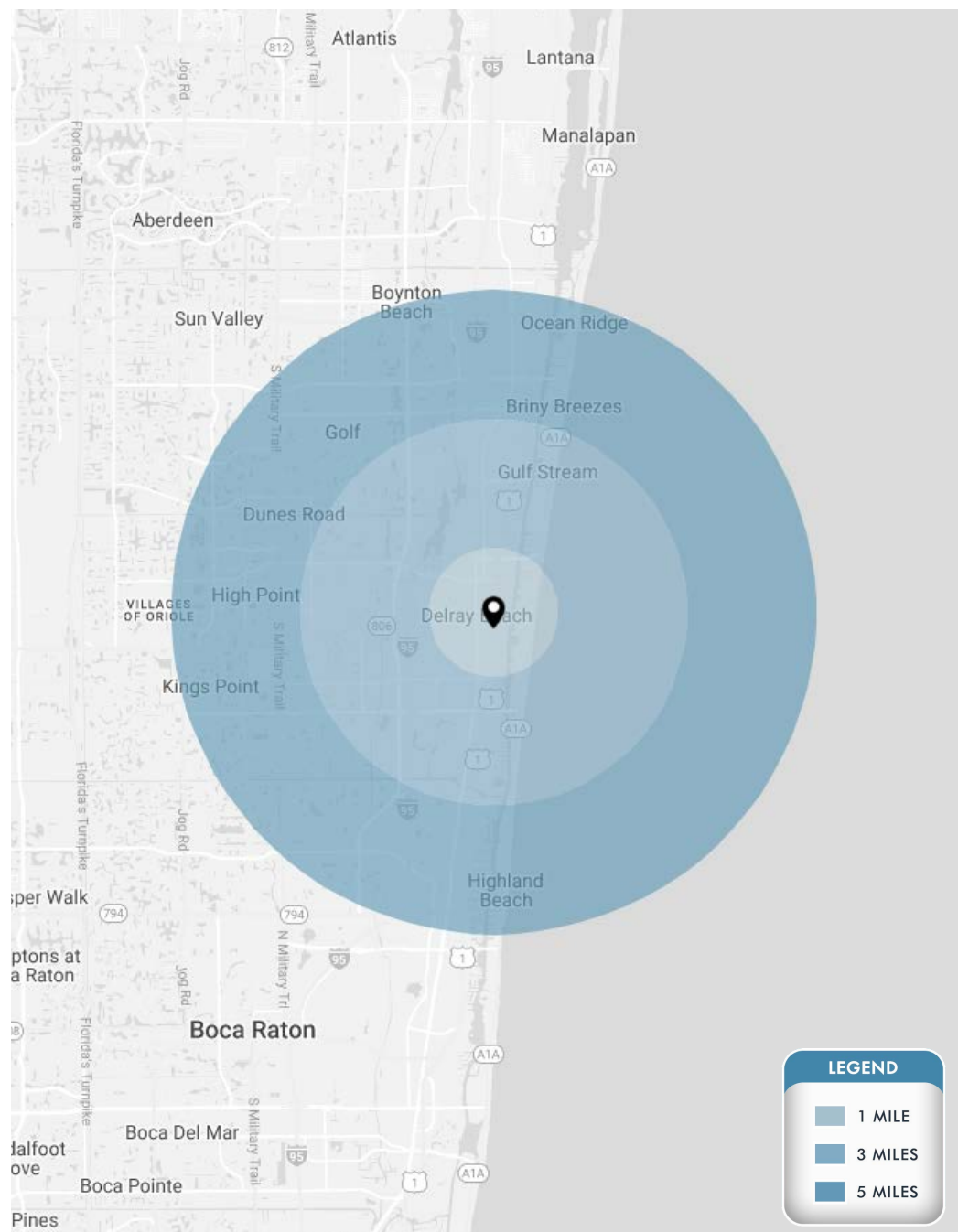
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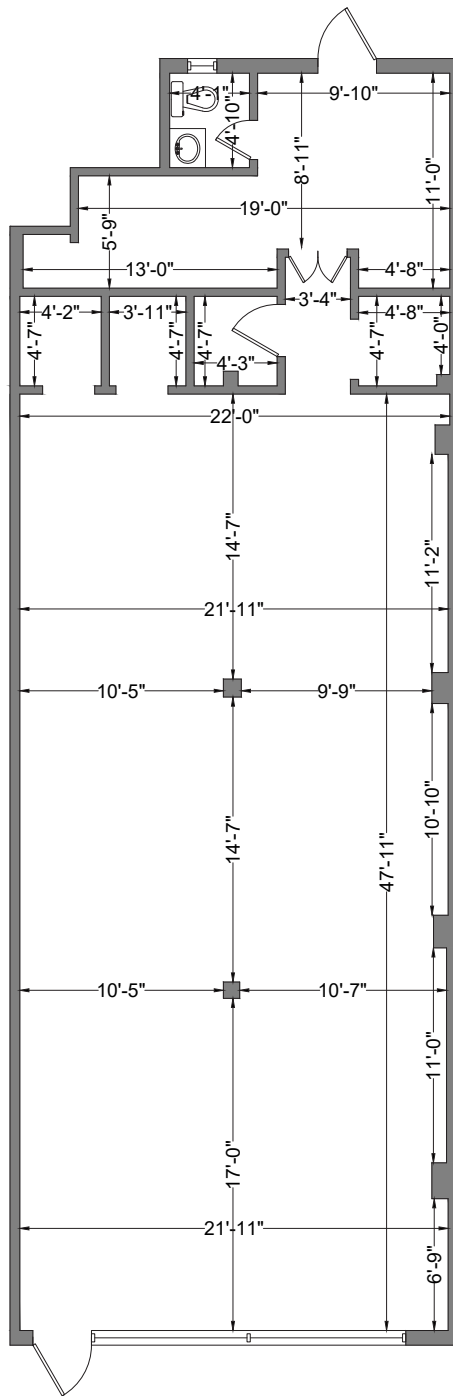
PROPERTY OVERVIEW

HIGHLIGHTS

- Built-out clothing boutique available: ±1,457 SF; Approximately 22' wide & 66.2' deep
- Located at the strongest corner of Atlantic Avenue with highest amount of vehicle and pedestrian traffic
- Neighboring retailers are Tommy Bahama, Quiet Storm, Brandy Melville, Sunglass Hut, Starbucks, and more
- There are only a few main shopping districts that never slow down; Atlantic Avenue, Las Olas Boulevard and Lincoln Road.
- These special downtowns with their walkable main streets provide the perfect mixture of dining, entertainment and quality retailers, with great public space and high-income demographics, public art, experiential retail and dining, surrounded by multiple mixed use office/retail developments, beach, high rise residential and hotels.
- Tourists visit these downtown meccas for the energy, shopping and dining, to interact and people watch.
- Locals go to these few main streets in a 15 mile radius for the urban experience, to eat, drink and shop, listen to music, and look at the art year round.
- The beaches and intracoastal homes are minutes away from this location providing extremely high-income demographics that cannot be matched anywhere else in Florida. They are the spenders, the active lifestyle people in shape and wearing the latest styles in clothing and footwear.
- Atlantic Avenue is as hot as any place. It is a difficult market to get into because the prime shopping is located between US Highway 1 and Swinton Avenue, and 209 E Atlantic Avenue is ground zero for hot.
- It is a must have location, one of a kind.



209 E ATLANTIC AVENUE | EXECUTIVE SUMMARY



209 E ATLANTIC AVENUE | FLOOR PLAN

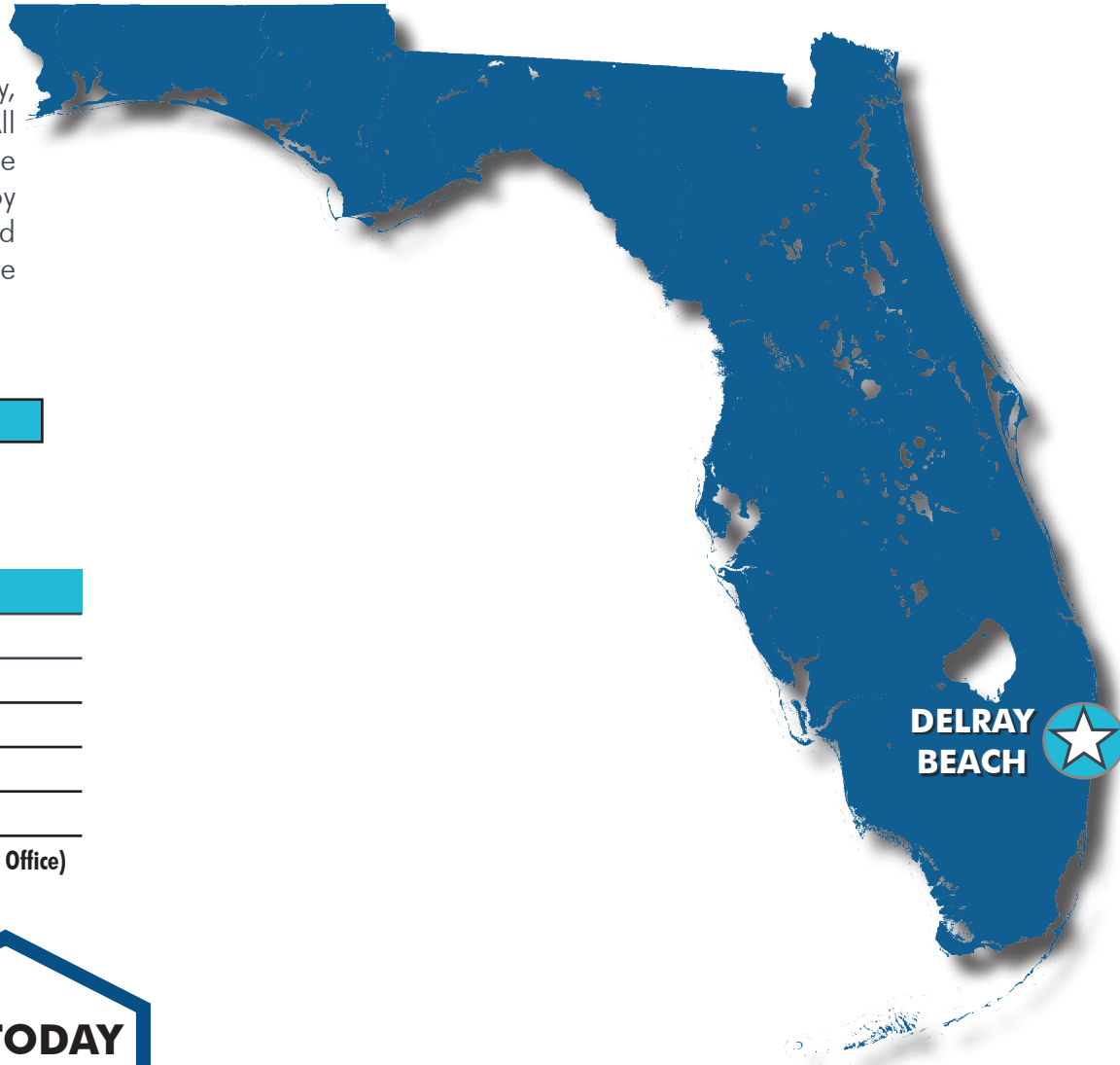


209 E ATLANTIC AVENUE | SITE PHOTOS

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WELCOME TO DELRAY BEACH

- Drawing visitors from all over Palm Beach County, Downtown Delray Beach is a three time recipient of the "All American City Award" in the State of Florida. The walkable downtown area has a spot for everyone to explore and enjoy Delray's admirable features. From quick service to high-end restaurant dining, locals and tourist rave about the complete dining experiences Delray Beach has to offer.



PALM BEACH COUNTY ANNUAL VISITORS 6 MILLION

DELRAY BEACH ANNUAL VISITORS 600,000

MARKET HIGHLIGHTS	
POPULATION:	77,065 (3 Mile)
RETAIL SALES:	\$170,000,000
RESTAURANT SALES:	\$51,000,000
AVERAGE HH INCOME:	\$107,328 (3 Mile)
TOTAL EMPLOYEES:	61,704 (3 Mile)
NEW DEVELOPMENT PROJECTS:	\$950,000,000 (Hotels, Residential, Retail, Office)





NEW RESIDENTIAL		
EXISTING	APPROVED	UNDER CONSTRUCTION
1 Ocean City Lofts: Total Units: 63		
2 5th Avenue at Delray: Total Units: 47		
3 Porta Al Mare: Total Units: 20		
4 SOFA -1: Total Units: 82		
5 The Mark: Total Units: 60		
6 111 First Delray: Total Units: 70		
7 SOFA-2: Total Units: 76		
8 Caspian: Total Units: 146		
9 Kolter: Total Rooms: 150		
10 Aloft: Total Units: 35; Hotel: Total Rooms: 122		
11 Astor: Total Units: 198		
12 Worthing Place: Total Units: 217		
13 The Ray: Total Units: 143		

209 E ATLANTIC AVENUE | MARKET AERIAL

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IMMEDIATE MARKET DRIVERS

HOTEL/RESORTS:

TOTAL ROOMS **1,560**

**DOVER HOUSE
RESORT**

43 ROOMS


sundy house

12 ROOMS

THE SEAGATE

154 ROOMS

COLONY HOTEL
& CABANA CLUB • DELRAY BEACH

70 ROOMS

**Residence
Inn
Marriott**

131 ROOMS

Fairfield
BY MARRIOTT

95 ROOMS


**crane's
BEACH HOUSE**
BOUTIQUE HOTEL & LUXURY VILLAS

28 ROOMS


BERKSHIRE
by the sea

51 ROOMS


HYATT
PLACE

134 ROOMS


MELWAY
BREAKERS

22 ROOMS

aloft
HOTELS

122 ROOMS


Delray Sands
RESORT
HIGHLAND BEACH FL

115 ROOMS

*the
RAY*

143 ROOMS


COURTYARD
Marriott

150 ROOMS


ATLANTIC HIDEAWAY

13 ROOMS

OPAL GRAND
OCEANFRONT RESORT & SPA
DELRAY BEACH FL

277 ROOMS

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	15,392	74,467	174,123
HOUSEHOLDS	6,403	33,284	85,068
DAYTIME EMPLOYEES	12,660	61,704	148,291
AVERAGE HH INCOME	\$136,867	\$107,328	\$98,687
	5 Minutes	10 Minutes	15 Minutes
POPULATION	34,833	119,547	237,901
HOUSEHOLDS	14,674	55,822	113,455
DAYTIME EMPLOYEES	28,642	99,961	202,277
AVERAGE HH INCOME	\$117,531	\$103,184	\$96,688



E ATLANTIC AVENUE



E ATLANTIC AVENUE NIGHTLIFE



DELRAY BEACH MARKET - 33 SE 3RD ST

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