

RETAIL SPACE FOR LEASE

# ONE SPACE AVAILABLE: ±2,882 SF

310 A & B E Atlantic Avenue, Delray Beach, FL

ANTICIPATED DELIVERY  
Q3 2024



**Huk**  
Performance Fishing

**YOUR SIGN  
HERE**

BRAND NEW REDEVELOPMENT



lelyn  
group

PROPERTY DEVELOPER

EXCLUSIVE RETAIL LEASING

**KATZ & ASSOCIATES**

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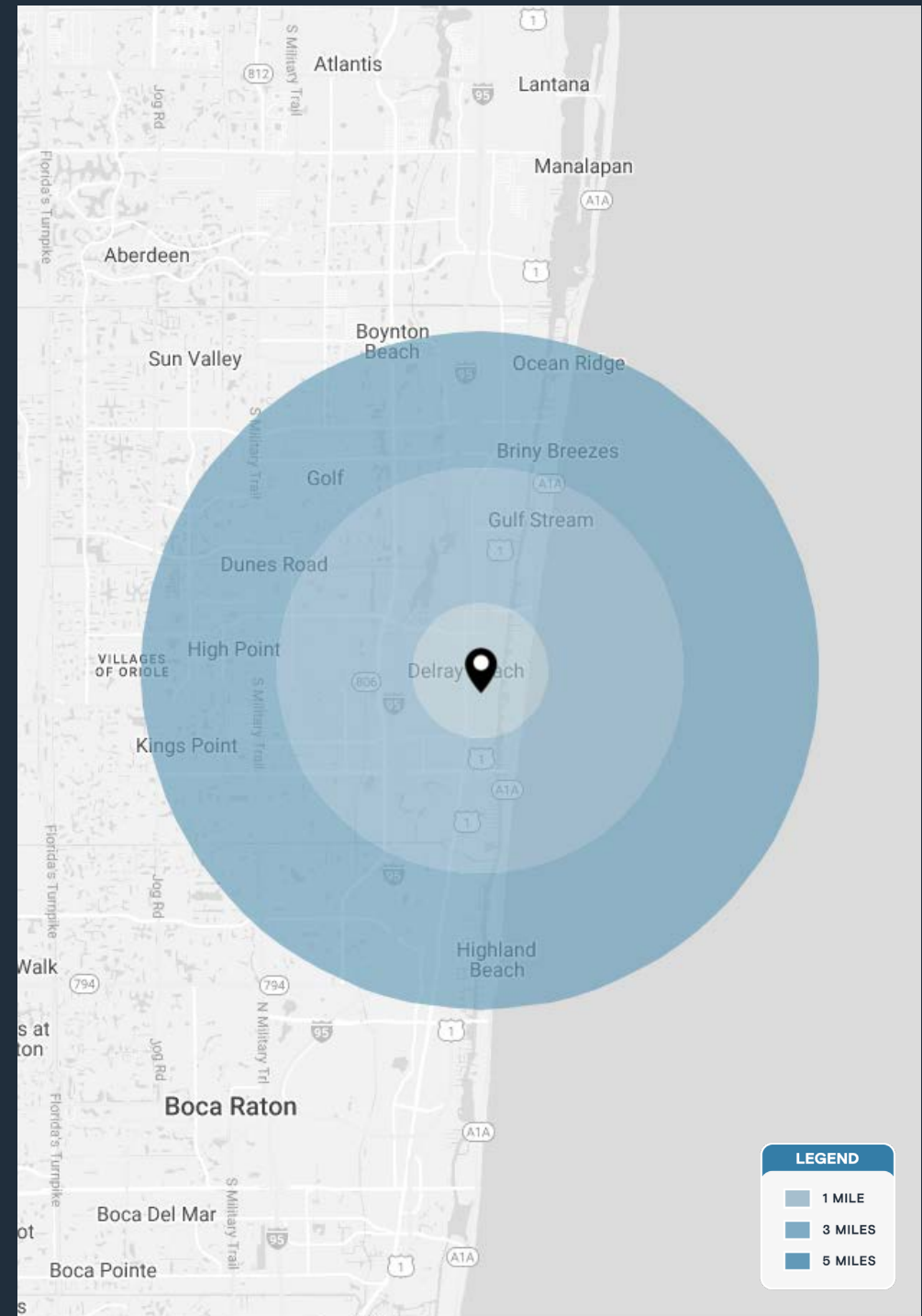
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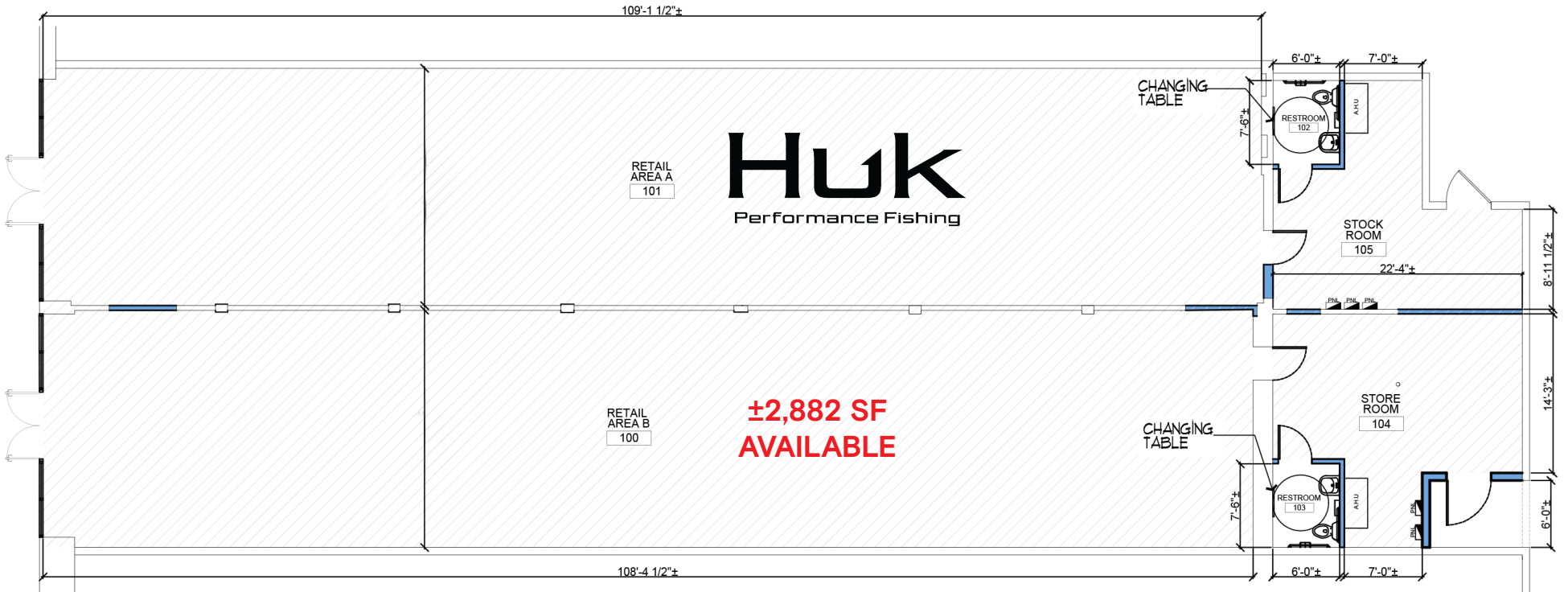
# Property Overview

## HIGHLIGHTS

- Just signed HUK Gear
- ±2,882 SF dry retail space available next to Urban Outfitters and across from Faherty
- New redevelopment retail - on the hot 300 block of Atlantic Avenue
- New vanilla boxes / new storefront
- Anticipated delivery Q3 2024
- Retail only. No restaurants
- Located in the exciting hip fashion forward, dining district. This area has become a thriving arts and cultural center containing both commercial and residential neighborhoods, with ±2,000 new occupied condominiums, apartments and townhomes.
- Approximately 11,000 employees in a 1 mile radius, 59,000 in a 3 mile radius and 144,000 in a 5 mile radius
- More than 6,400 households in a 1 mile radius, 33,200 in a 3 mile radius and 85,000 in a 5 mile radius
- Ample city parking, parking in front of the store, and a new parking garage.
- The downtown Delray market consists of: 120 restaurants, includes ice cream palors and coffee shops; 128 clothing/specialty stores and 5 shoe stores; 5 jewelry stores; 40 art galleries and studios.



E ATLANTIC AVENUE



SOUTH OF ATLANTIC  
82 UNITS

Worthing  
PLACE  
217 UNITS

PARK TAVERN  
EST. 2011



ARTS  
GARAGE

the  
RAY  
141 BOUTIQUE  
HOTEL ROOMS

SALT  
SALT SEVEN  
Wes Angeles

City Oyster  
& SUSHI BAR

310 E ATLANTIC AVENUE  
ONE SPACE AVAILABLE:  
±2,882 SF

SITE

URBAN OUTFITTERS

Johann's Biscuits

stugair  
FACTORY

BankUnited

Capital One  
café

HUK  
Performance Fishing

TIPSY

JEAN-PIERRE KLIFA  
PARIS

HAYSTACKS

IPIC.

Kilwins

gelato-go

Nine Room  
KITCHEN & BAR

Love Shack

LMG  
LEMON SENSATIONS

E ATLANTIC AVENUE

SG  
SOLID GOLD

SHOES & MORE

Avalon  
GALLERY

CUT  
A MODERN STEAKHOUSE

bluemercury

Le Sorelle  
Restaurant

COLOMBIAN  
COFFEE HOUSE

Dekey

SE 5TH AVENUE - 12,500 AADT





NW 2ND STREET

**Doc B's Site**  
3-Story Building with ±10,000 SF Retail  
±20,000 SF Office  
PROPOSED

NW 1ST STREET

SWINTON AVENUE - 15,100 AADT

NE 2ND AVENUE

5TH AVENUE/US HIGHWAY 1

6TH AVENUE/US HIGHWAY 1 - 13,500 AADT

INTERCOASTAL

ATLANTIC CROSSING  
Phase II | Q4 2023

ANDREWS AVENUE

ATL OCEAN BOULEVARD

E ATLANTIC AVENUE - 33,000 AADT

E ATLANTIC AVENUE - 12,700 AADT

SW 1ST STREET

**MIDTOWN DELRAY**  
147,000 SF RETAIL  
192,000 SF OFFICE  
with existing Sunday House Hotel.  
Project is approved.

TIN ROOF  
DEBBY  
BURGER  
Höagen-Daas

SW 2ND STREET

SW 1ST AVENUE

SE 1ST AVENUE

SE 3RD AVENUE

SE 4TH AVENUE

S FEDERAL HIGHWAY

SE 7TH AVENUE

INTERCOASTAL

**NEW RESIDENTAL**

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

# KATZ & ASSOCIATES

## IMMEDIATE MARKET DRIVERS

### HOTEL/RESORTS:

TOTAL ROOMS	1,560
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 <b>DOVER HOUSE RESORT</b> 43 ROOMS	 sundy house 12 ROOMS	 <b>THE SEAGATE</b> 154 ROOMS	 <b>COLONY HOTEL</b> & CABAÑA CLUB - DELRAY BEACH 70 ROOMS	 Residence Inn BY HARRIOTT 131 ROOMS	 Fairfield BY HARRIOTT 95 ROOMS
 <b>crane's BEACH HOUSE</b> BOUTIQUE HOTEL & LUXURY VILLAS 28 ROOMS	 BERKSHIRE by the sea 51 ROOMS	 HYATT PLACE 134 ROOMS	 DELRAY BREAKERS ON THE BEACH 22 ROOMS	 aloft HOTELS 122 ROOMS	 Delray Sands RESORT 115 ROOMS
 the RAY 143 ROOMS	 COURTYARD BY HARRIOTT 150 ROOMS	 ATLANTIC HIDEAWAY 13 ROOMS	 OPAL - GRAND - 277 ROOMS		



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	15,392	74,467	174,123
HOUSEHOLDS	6,403	33,284	85,068
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
EMPLOYEES	28,642	99,961	202,277
AVERAGE HH INCOME	\$117,531	\$103,184	\$96,688

# Contact Brokers

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