

GROUND LEASE | BUILD TO SUIT

±2 ACRE OUTPARCEL AVAILABLE - CAN BE DIVIDED

5283 W Atlantic Avenue, Delray Beach, FL 33444



CLICK TO VIEW
LISTING VIDEO

INCREDIBLE OPPORTUNITY
FRONTING ATLANTIC AVENUE



RARE SIGNALIZED OUTPARCEL OPPORTUNITY ON ATLANTIC AVE JUST WEST OF MILITARY TRAIL

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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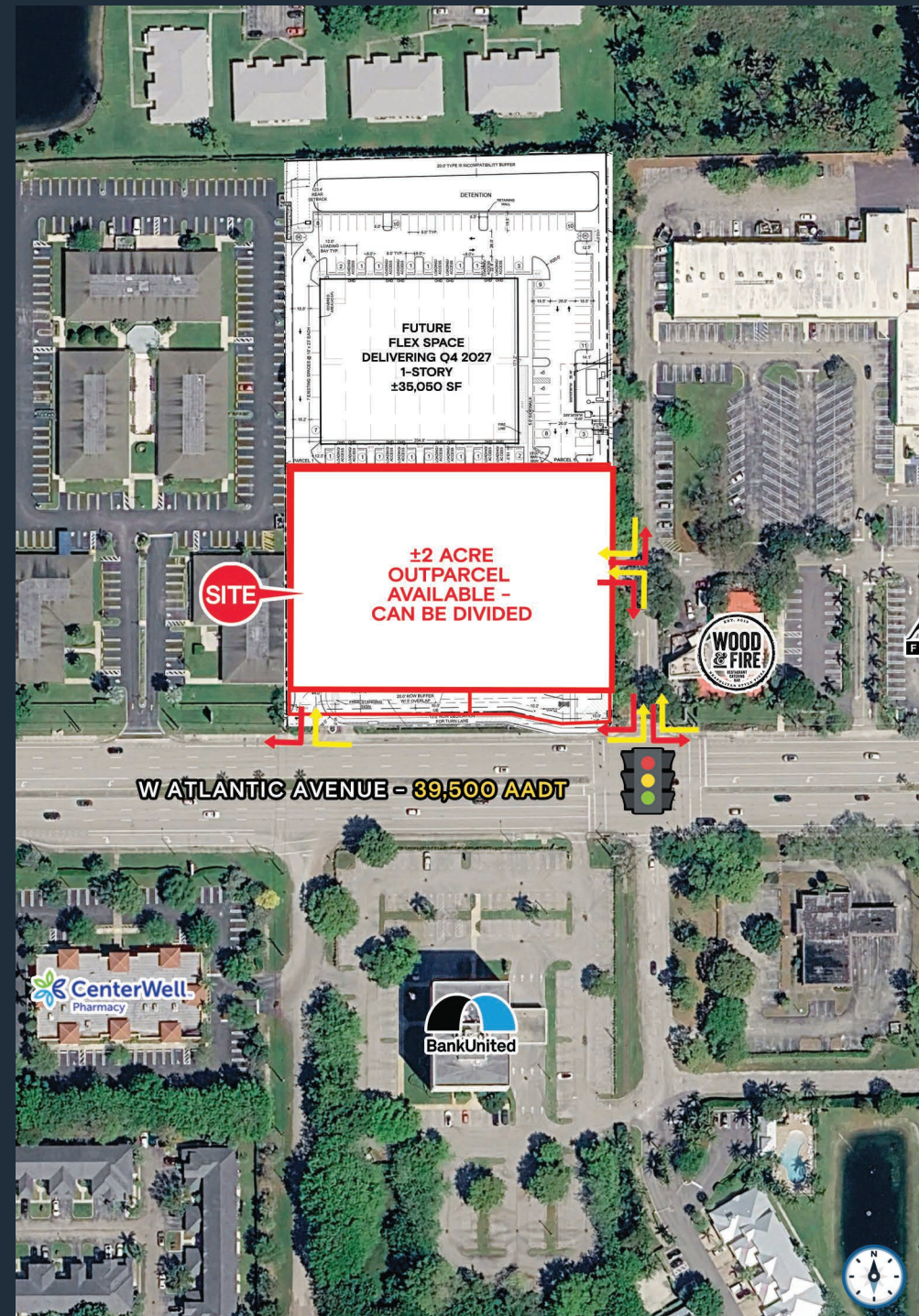
Property Overview

HIGHLIGHTS

- ±2 acre outparcel available for Ground Lease or Build to Suit – can be divided
- Signalized intersection with 39,500 AADT
- Enjoy cross access with Marketplace of Delray
- Premier retail trade area of Delray Beach
- New Flex/Light Industrial being constructed where Big Apple Bazaar previously was
- Commercial zoning allows for QSR, Bank, Car Wash, Medical, Retail, and more
- Join area retailers:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	13,972	105,889	234,802
HOUSEHOLDS	7,310	54,662	113,703
EMPLOYEES	4,772	28,230	95,533
AVERAGE HH INCOME	\$100,598	\$114,686	\$147,739
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	35,678	113,957	220,215
HOUSEHOLDS	19,366	58,088	106,499
EMPLOYEES	9,811	32,745	82,984
AVERAGE HH INCOME	\$94,284	\$118,812	\$144,955



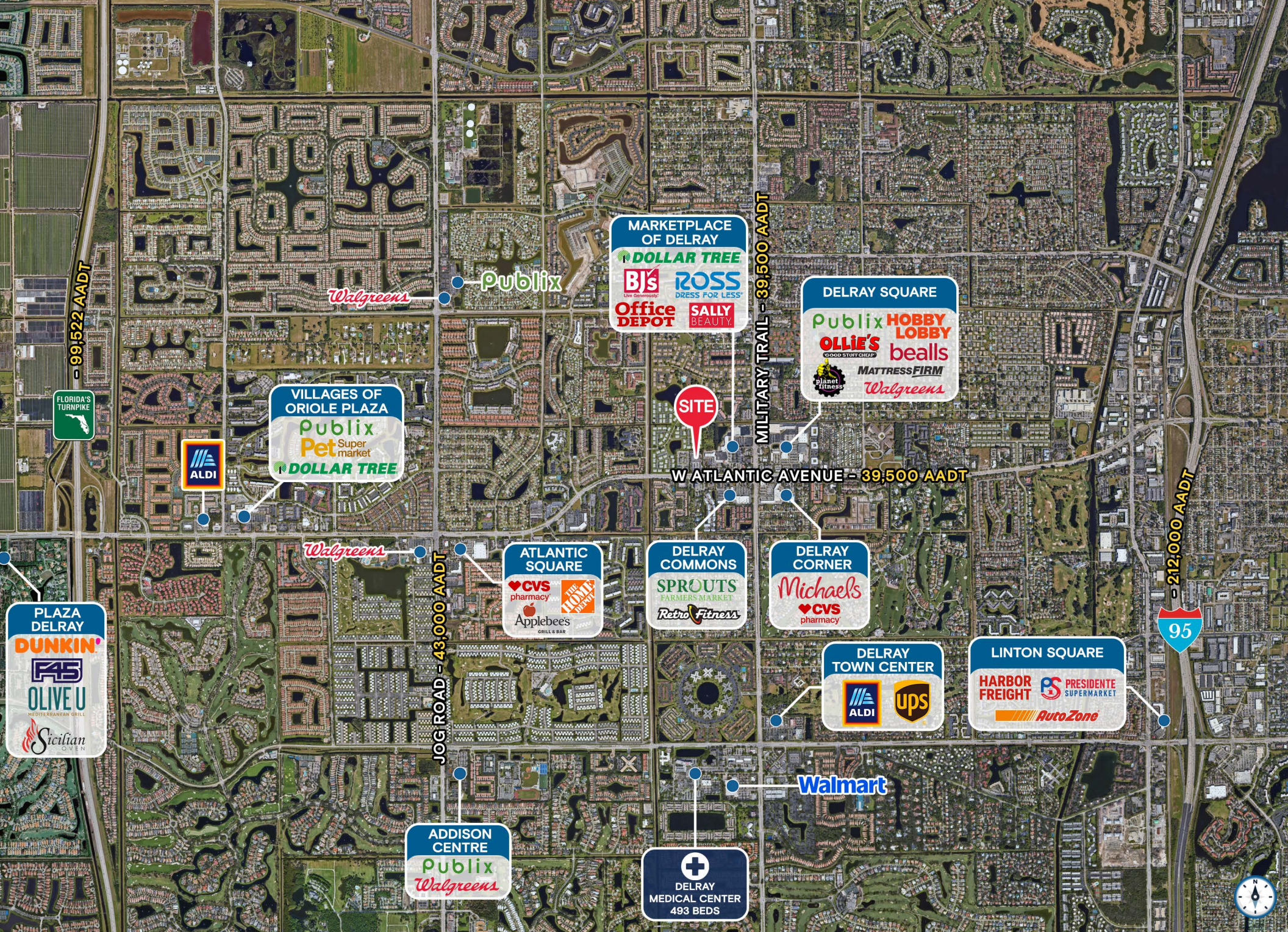


FUTURE
FLEX SPACE
DELIVERING Q4 2027

SITE

W ATLANTIC AVENUE - 39,500 AADT

MILITARY TRAIL - 39,500 AADT





Contact Brokers

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