

RETAIL SPACE FOR LEASE

# SHOP DELRAY

8918 W Atlantic Avenue, Delray Beach, FL 33446



RETAIL SPACE AVAILABLE IN BUSY AFFLUENT WEST DELRAY BEACH

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

**Jennifer Houston**

SENIOR DIRECTOR

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## Tenant Roster

100-150	Available	4,123 SF	350-400	Warren's	4,120 SF	650	Endless Summer Pools	1,432 SF
200	Joseph's Classic Market	9,023 SF	450	Nekter	1,256 SF	700	Club Pilates	2,194 SF
250	Breakroom Mens Salon	1,506 SF	500	Tipsy	2,123 SF	750	Ripe	1,703 SF
275	Go Green Dry Cleaners	990 SF	550	Biostation	1,603 SF			
300	Carmel Coffee	2,000 SF	600	BioSmiles	1,745 SF			

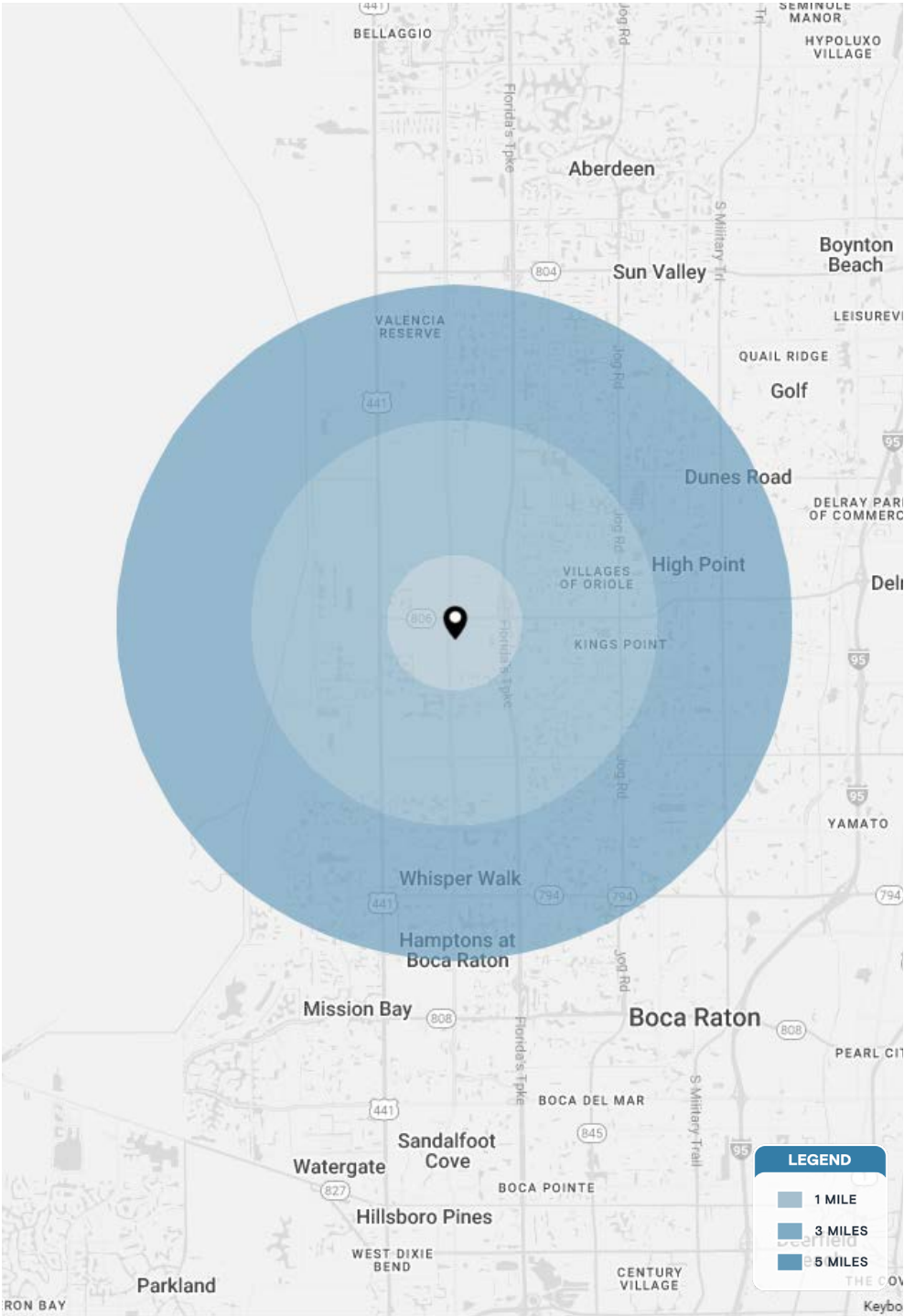
# Property Overview

## HIGHLIGHTS

- Join: *Joseph's* CLASSIC MARKET *Warren* AMERICAN WHISKY KITCHEN CLUB  PILATES\* and more!
- Located at the signalized intersection at the SEC of Atlantic Avenue and Lyons Road in affluent West Delray Beach
- Over \$250,000 average HH income in a 1 mile radius
- Over 2.3 million visitors to the intersection in 2024
- Surrounded by affluent residents with an average home price of \$1.5 million in a one mile radius
- National retailers and focus on health and wellness in the intersection

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	2,889	44,578	151,472
HOUSEHOLDS	1,088	22,784	73,823
EMPLOYEES	2,423	40,601	136,052
AVERAGE HH INCOME	\$252,497	\$158,187	\$137,062

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	15,173	92,301	229,838
HOUSEHOLDS	7,288	45,718	107,285
EMPLOYEES	13,423	82,861	203,612
AVERAGE HH INCOME	\$164,887	\$143,243	\$136,407







W ATLANTIC AVENUE - 37,000 AADT

LYONS ROAD - 25,000 AADT

±4,123 SF  
AVAILABLE

Joseph's CLASSIC MARKET

go green DRY CLEANERS  
CARMELA TOAST & COFFEE BAR

Warren AMERICAN WHISKY KITCHEN

nékter JUICE BAR

TIPSY

the biostation

BIOSMILES DENTAL



ENDLESS SUMMER POOLS OF FLORIDA, INC.

CLUB PILATES

Ripe AND READY TO EAT

DUNKIN'

OLIVE U MEDITERRANEAN GRILL

Sicilian OVEN

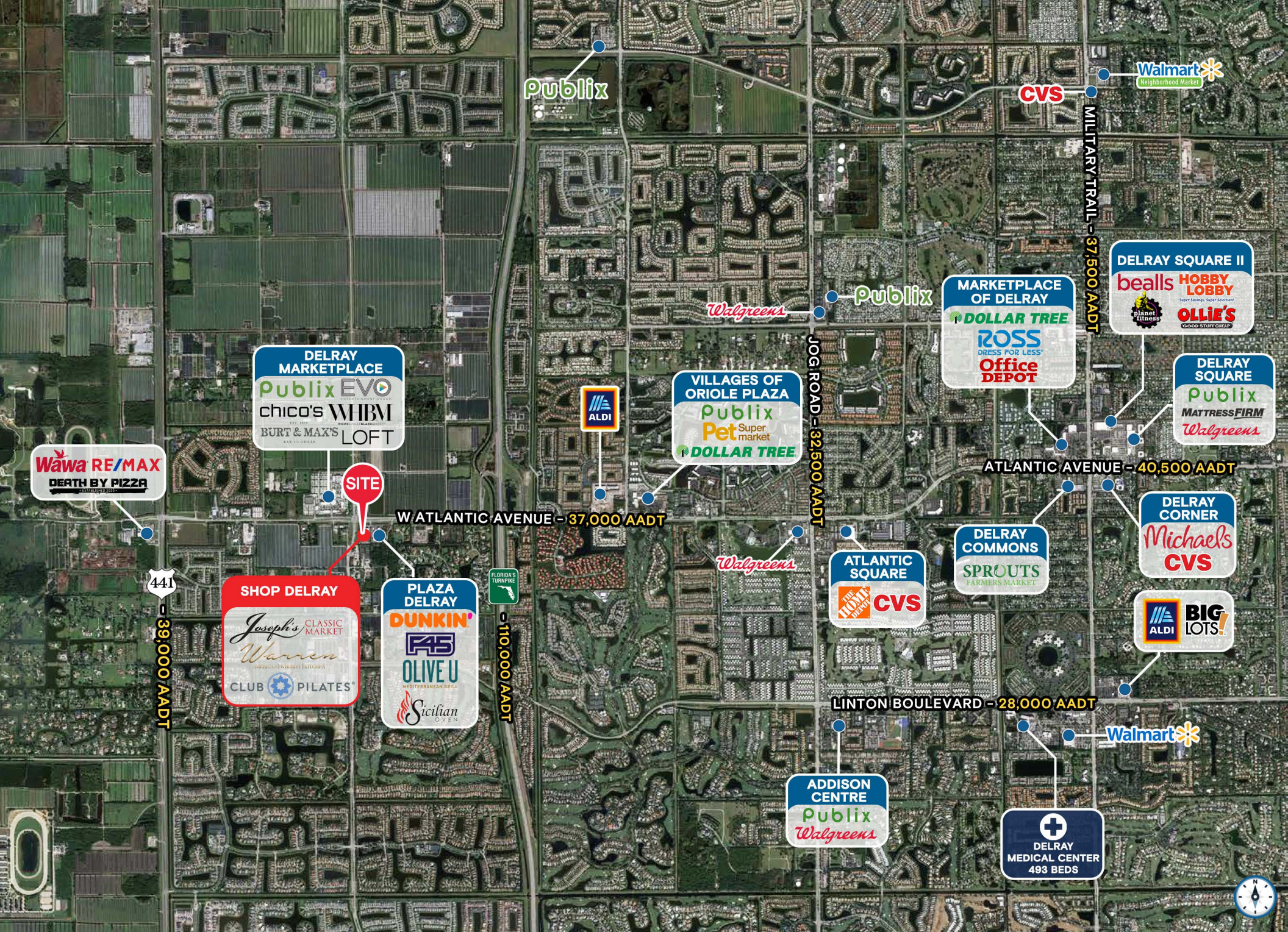
FurLife Vets Veterinary Care Redefined

The Poke COMPANY

F45











## Contact Brokers

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