

OFFERING MEMORANDUM



41 N. Congress Avenue, Delray Beach, FL

FOR SALE: \$4,950,000

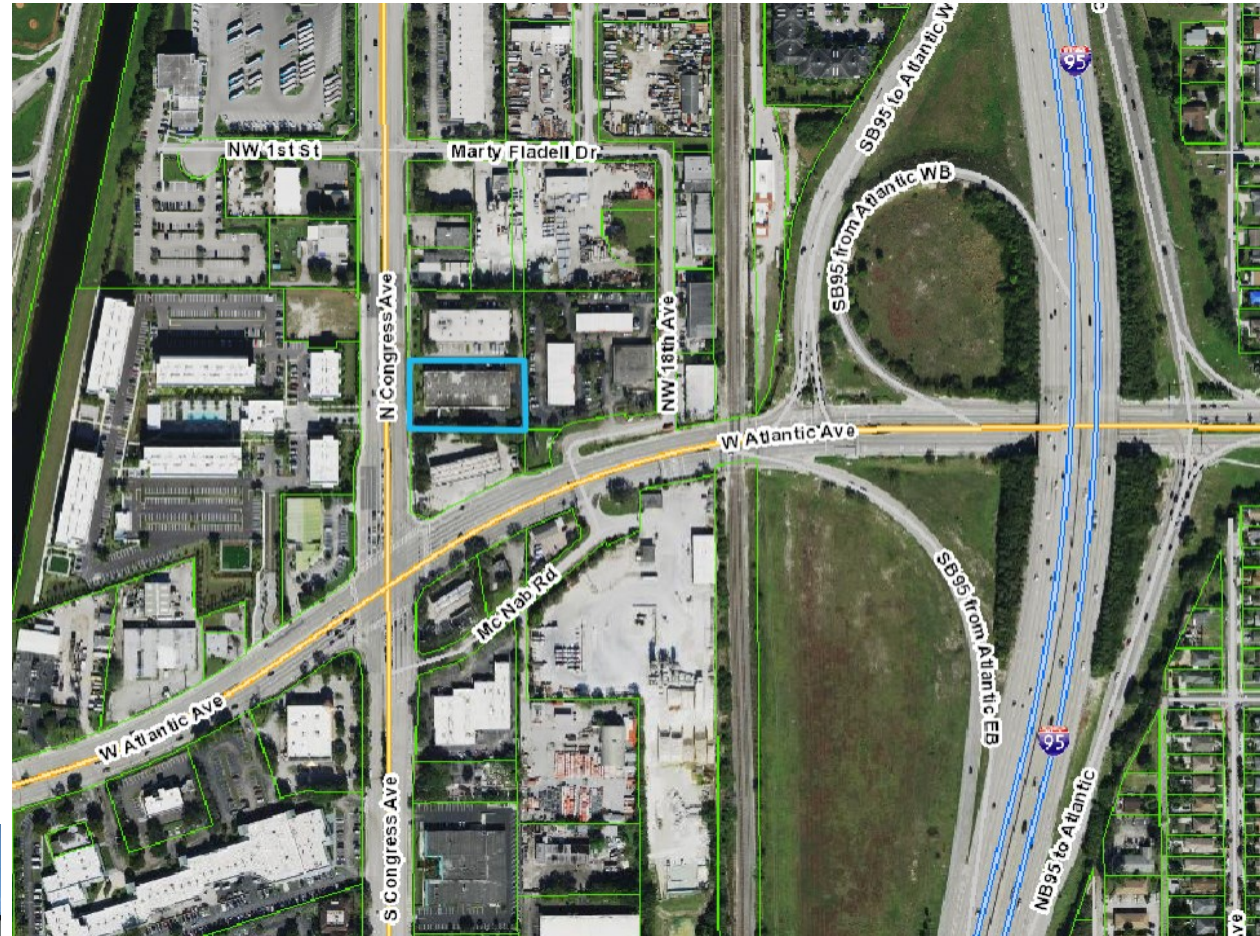
PRESENTED BY:

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OFFERING HIGHLIGHTS

Location:	41 N. Congress Ave. Delray Beach, FL
Folio:	12-43-46-18-60-000-0020
Zoning:	MIC - Mixed Industrial & Commercial
Year Built:	1990
Construction:	Reinforced Concrete with stucco walls
Land:	1.0928 Acre
Building SF:	18,096
Total Bays:	18 (+/- 1,005 SF each)
Total roll-ups:	18 (10'W X 14' H)
2024 RE Taxes:	\$59,830
Asking Price:	\$4,950,000



H&B Commercial is pleased to exclusively offer for sale this 18,096 SF freestanding office-warehouse, one story building, on 1.0928 acres, in the heart of Delray Beach, directly on North Congress Ave, by the Atlantic Avenue I-95 exit. The building has +/-170 feet of frontage on North Congress Ave.

Currently 100% leased with potential upside rental income. The building is zoned MIC (Mixed Industrial & Commercial), features eighteen (10'W X 14'H) street level roll-ups, 16' clear ceiling height, with ample parking.

PROPERTY PHOTOS



Units 1A to 6A



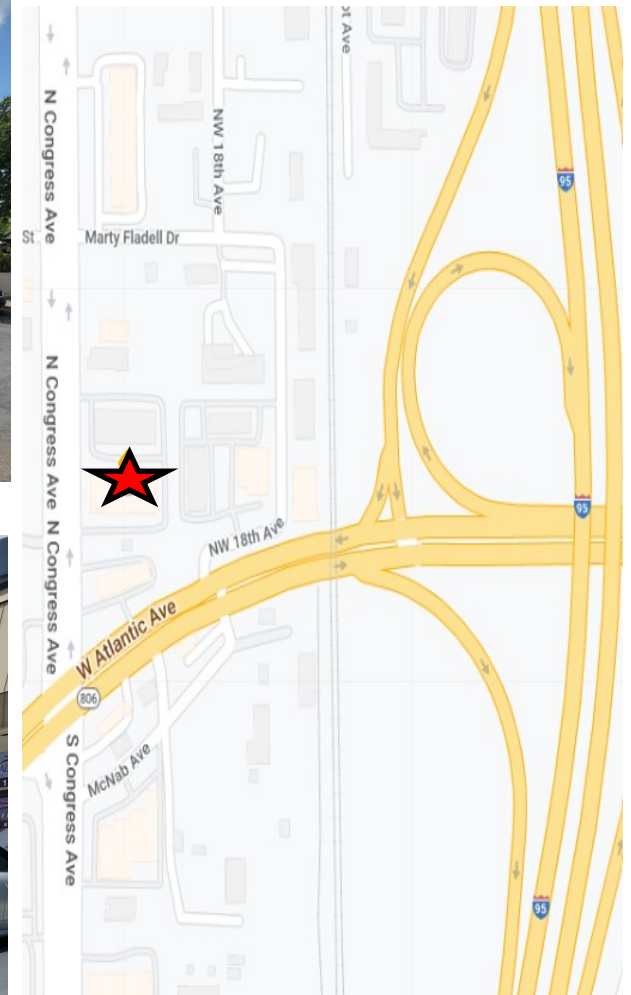
Units 7A to 9A



Units 1B to 2B



Units 2B to 9B



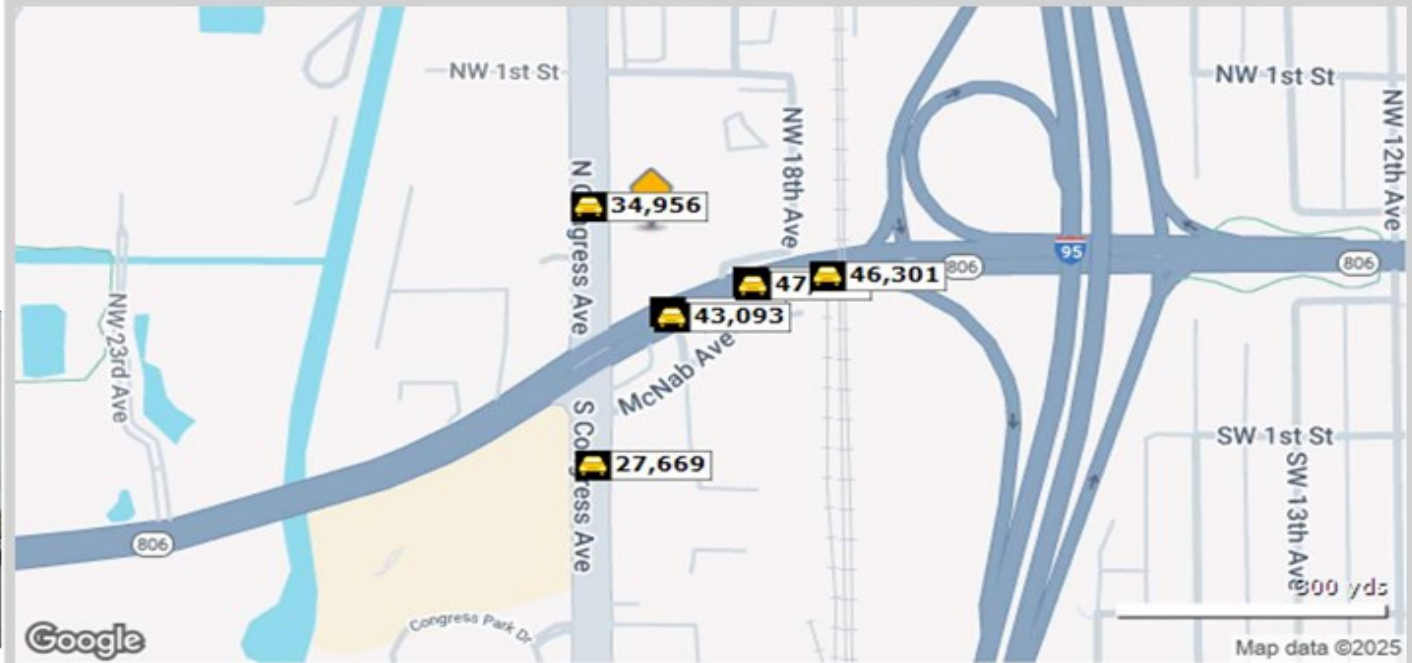
TRAFFIC COUNT REPORT



Water Doctor Plaza

41 N Congress Ave, Delray Beach, FL 33445

Building Type: **Industrial**
 RBA: **18,500 SF**
 Land Area: **1.09 AC**
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N Congress Ave	NW 1st St	0.09 N	2022	34,365	MPSI	.04
2 N Congress Ave	Marty Fladell Dr	0.09 N	2017	32,430	MPSI	.04
3 South Congress Avenue	NW 1st St	0.09 N	2019	34,956	ADT	.04
4 W Atlantic Ave	NW 18th Ave	0.04 NE	2022	44,382	MPSI	.06
5 W Atlantic Ave	NW 18th Ave	0.04 NE	2018	43,093	MPSI	.06
6 W Atlantic Ave	NW 18th Ave	0.02 W	2022	45,179	MPSI	.07
7 W Atlantic Ave	NW 18th Ave	0.02 W	2018	51,143	MPSI	.08
8 W Atlantic Ave	NW 18th Ave	0.02 W	2020	47,694	MPSI	.08
9 West Atlantic Avenue	W Atlantic Ave	0.06 W	2022	46,301	MPSI	.12
10 S Congress Ave	McNab Ave	0.03 N	2020	27,669	MPSI	.17



DEMOGRAPHIC REPORT

41 N. CONGRESS AVENUE, DELRAY BEACH, FL



Population	3 miles	5 miles
2020 Population	96,559	210,684
2024 Population	103,853	233,431
2029 Population Projection	108,925	246,038
Annual Growth 2020-2024	1.9%	2.7%
Annual Growth 2024-2029	1.0%	1.1%
Median Age	53.1	58.2
Bachelor's Degree or Higher	39%	42%
U.S. Armed Forces	38	72

Population By Race	3 miles	5 miles
White	65,195	158,612
Black	21,024	36,520
American Indian/Alaskan Native	146	271
Asian	2,117	4,940
Hawaiian & Pacific Islander	46	133
Two or More Races	15,324	32,955
Hispanic Origin	13,345	28,872

Housing	3 miles	5 miles
Median Home Value	\$336,223	\$322,504
Median Year Built	1983	1985

Households	3 miles	5 miles
2020 Households	46,183	104,756
2024 Households	49,607	115,493
2029 Household Projection	52,017	121,628
Annual Growth 2020-2024	1.3%	1.7%
Annual Growth 2024-2029	1.0%	1.1%
Owner Occupied Households	35,312	86,591
Renter Occupied Households	16,705	35,037
Avg Household Size	2	1.9
Avg Household Vehicles	1	1
Total Specified Consumer Spending (\$)	\$1.5B	\$3.5B

Income	3 miles	5 miles
Avg Household Income	\$95,151	\$95,640
Median Household Income	\$68,183	\$67,956
< \$25,000	8,632	20,561
\$25,000 - 50,000	10,455	23,080
\$50,000 - 75,000	7,597	19,068
\$75,000 - 100,000	6,087	13,754
\$100,000 - 125,000	4,793	10,828
\$125,000 - 150,000	3,296	7,848
\$150,000 - 200,000	3,696	8,132
\$200,000+	5,051	12,221