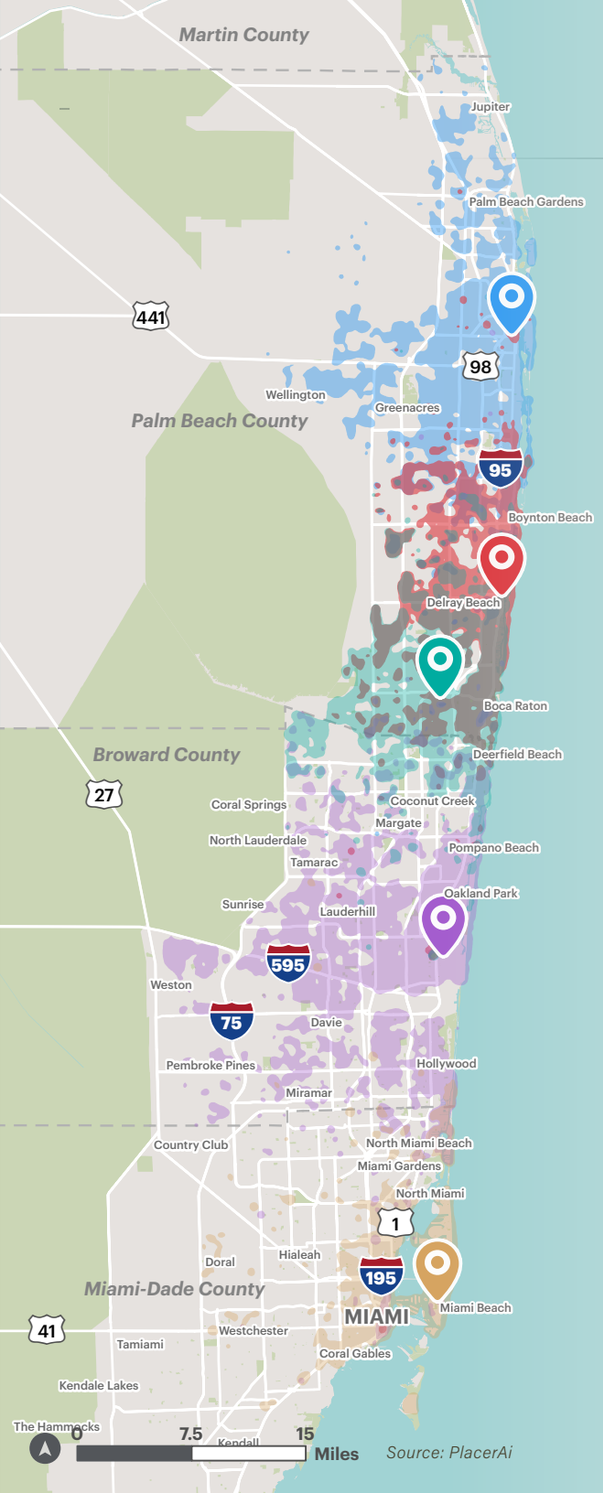
302
E ATLANTIC AVENUE

A RARE OPPORTUNITY

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

RIPCO
REAL ESTATE

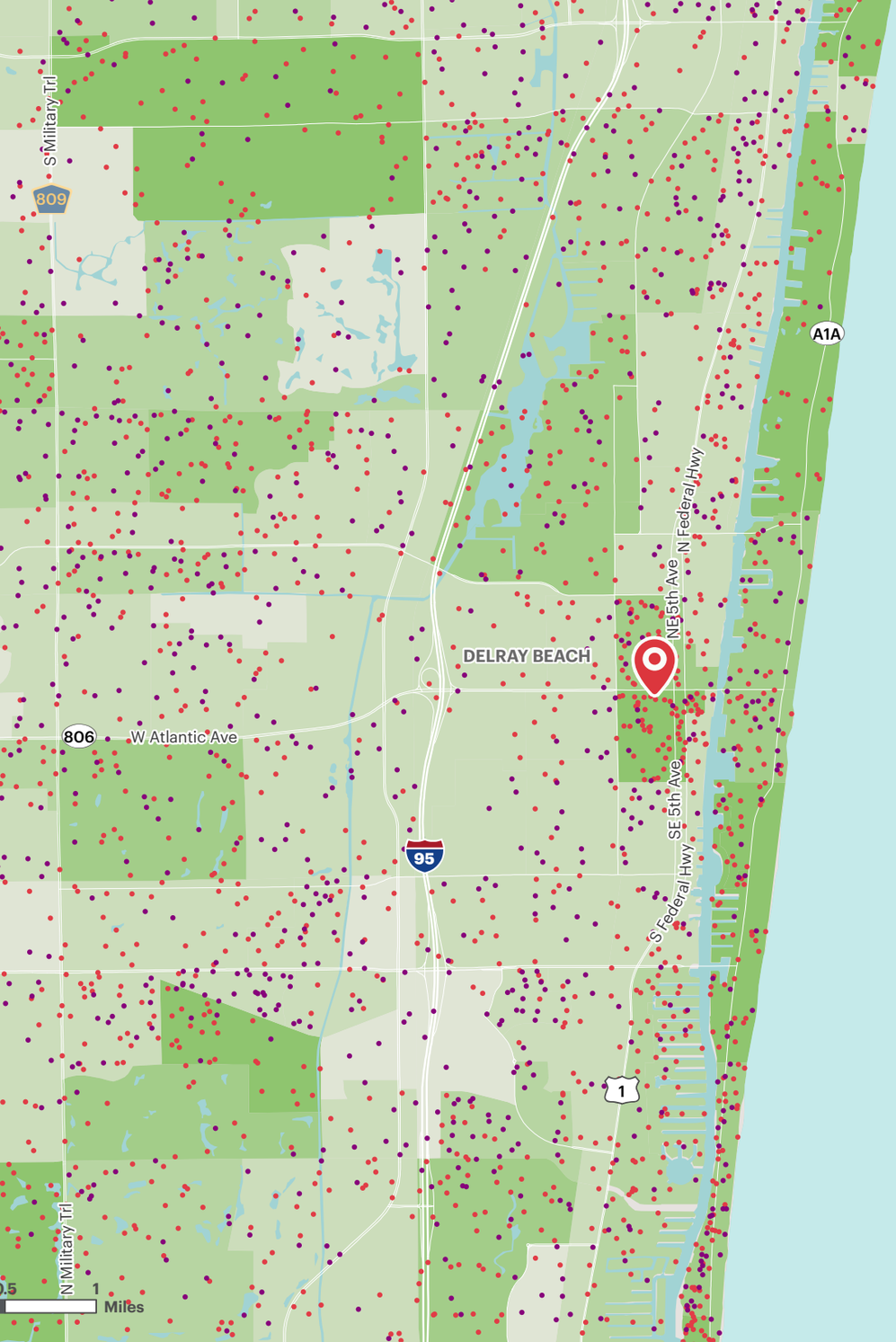


East Atlantic Avenue Stands Out as One of the Most Visited in Its Class!

Comparable in annual foot traffic to Las Olas, Lincoln Road, and CityPlace West Palm, East Atlantic Avenue draws impressive crowds!

HERE ARE THE FACTS!

	LAST 12-MON VISITS	DWELL TIME
Las Olas Boulevard	6.3 Million Visits	134 Minutes
Lincoln Road	5.0 Million Visits	79 Minutes
E Atlantic Avenue	6.1 Million Visits	101 Minutes
CityPlace	3.9 Million Visits	75 Minutes
Town Center At Boca Raton	8.8 Million Visits	67 Minutes



East Atlantic Avenue is Surrounded by High-Income Households Earning +$150K

Positioned in a thriving market, East Atlantic Avenue benefits from strong local spending power.

	TRADE AREA MEDIAN HH INCOME	MEDIAN AGE
Las Olas Boulevard	$74,987	41.5
Lincoln Road	$68,271	40.7
E Atlantic Avenue	$82,932	45.7
CityPlace	$75,074	41.1
Town Center At Boca Raton	$83,441	47.2

2024 MEDIAN HOUSEHOLD INCOME

$150,000 and Greater | $125,000 - $149,999 | $100,000 - $124,999 | $50,000 - $99,999 | Less than $50,000

DOT DENSITY 1 Dot = 10

2024 Household Income $100,000-$149,999

2024 Household Income $150,000 and Greater

DELRAY BEACH:

A thriving and rapidly expanding destination in Palm Beach County.

E Atlantic Avenue in Delray Beach, Florida, has become a vibrant and thriving retail destination, known for its blend of upscale boutiques, trendy restaurants, and specialty shops. The area has experienced significant growth in recent years, with increasing demand for retail space driven by both local and tourist traffic. Its prime location, just a short walk from the beach and surrounded by a dynamic residential community, has made it a sought-after spot for retailers looking to tap into affluent demographics.

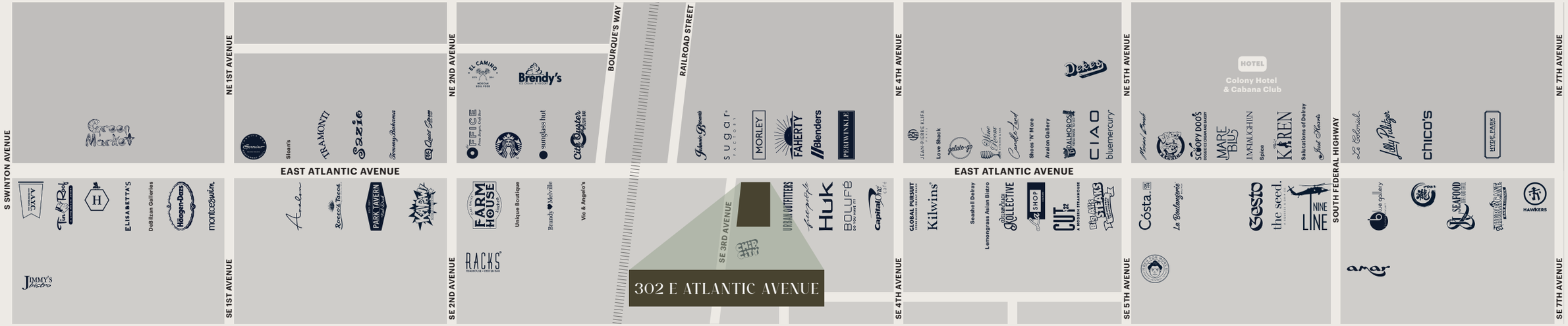
The recent development projects in the area have further fueled this growth, attracting high-end retail brands and establishing Atlantic Avenue as a top destination for shoppers in South Florida.

12,700
AVERAGE DAILY TRAFFIC

6.3 M
VISITORS IN THE PAST 12 MONTHS

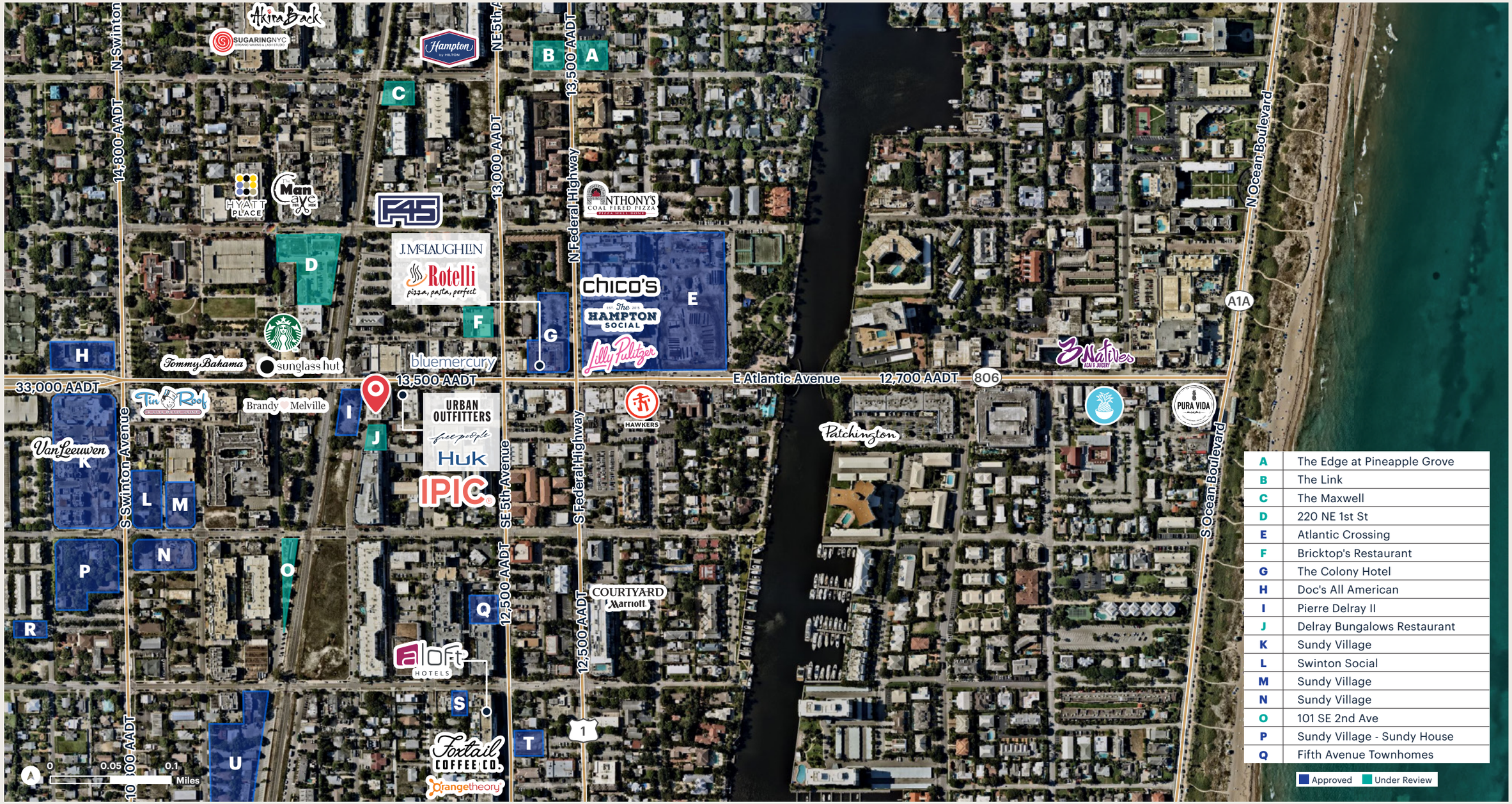
The Next Premier Retail Corridor in South Florida

While Lincoln Road, Las Olas, and Boca Town Center are established retail hubs, East Atlantic Avenue is quickly emerging as a top contender. Placer.ai data reveals strong year-over-year visit growth, reflecting its rise as a lifestyle and shopping destination. With expanding fitness, dining, and residential developments, the street is poised to become a premier location for high-end retail—offering brands like Lululemon first-mover advantage in a rapidly maturing market.



	E ATLANTIC AVENUE	LAS OLAS	LINCOLN ROAD	CITY PLACE	TOWN CENTER AT BOCA RATON
VISITS	6,180,583	6,378,432	5,000,136	3,852,794	8,831,416
VISITS PSF	1.94	1.27	2.35	8.49	4.96
AVG DWELL TIME	101 Min	134 Minutes	79 Minutes	75 Minutes	67 Minutes

DEVELOPMENT PIPELINE



A	The Edge at Pineapple Grove
B	The Link
C	The Maxwell
D	220 NE 1st St
E	Atlantic Crossing
F	Bricktop's Restaurant
G	The Colony Hotel
H	Doc's All American
I	Pierre Delray II
J	Delray Bungalows Restaurant
K	Sundy Village
L	Swinton Social
M	Sundy Village
N	Sundy Village
O	101 SE 2nd Ave
P	Sundy Village - Sundy House
Q	Fifth Avenue Townhomes

Approved | Under Review

Prime 'Main & Main' retail space available!

This prime corner is right in the center of one of Palm Beach County's most vibrant and rapidly growing areas. With heavy foot and vehicle traffic, it's surrounded by popular shops, restaurants, and entertainment venues, making it an ideal spot to attract both locals and visitors. This high-visibility location offers a perfect opportunity for businesses looking to stand out and thrive in one of South Florida's most desirable destinations.

SIZE	ASKING RENT	STATUS	POSSESSION
±2,020 SF	$125.00 PSF NNN	Currently View Optical	Arranged

COMMENTS

- Two fully equipped exam rooms, along with premium built-in display cases and shelving
- 22 FT of frontage on E Atlantic Avenue
- Flagship-caliber retail space
- Surrounded by trendy national retailers and some of Florida's highest-performing hotels, restaurants, and nightlife
- High pedestrian traffic.

NEIGHBORING RETAILERS

URBAN OUTFITTERS · MORLEY · free people · COCOA CO. · Blenders · montce · Brandy Melville · FAHERTY

FLOOR PLAN

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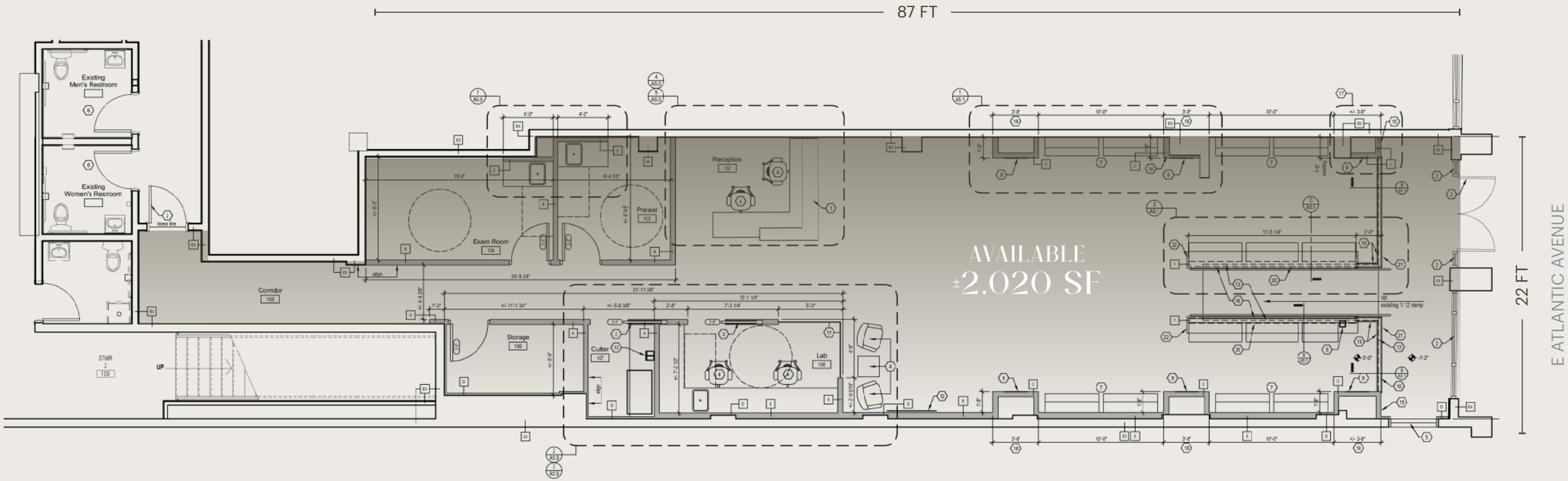

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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