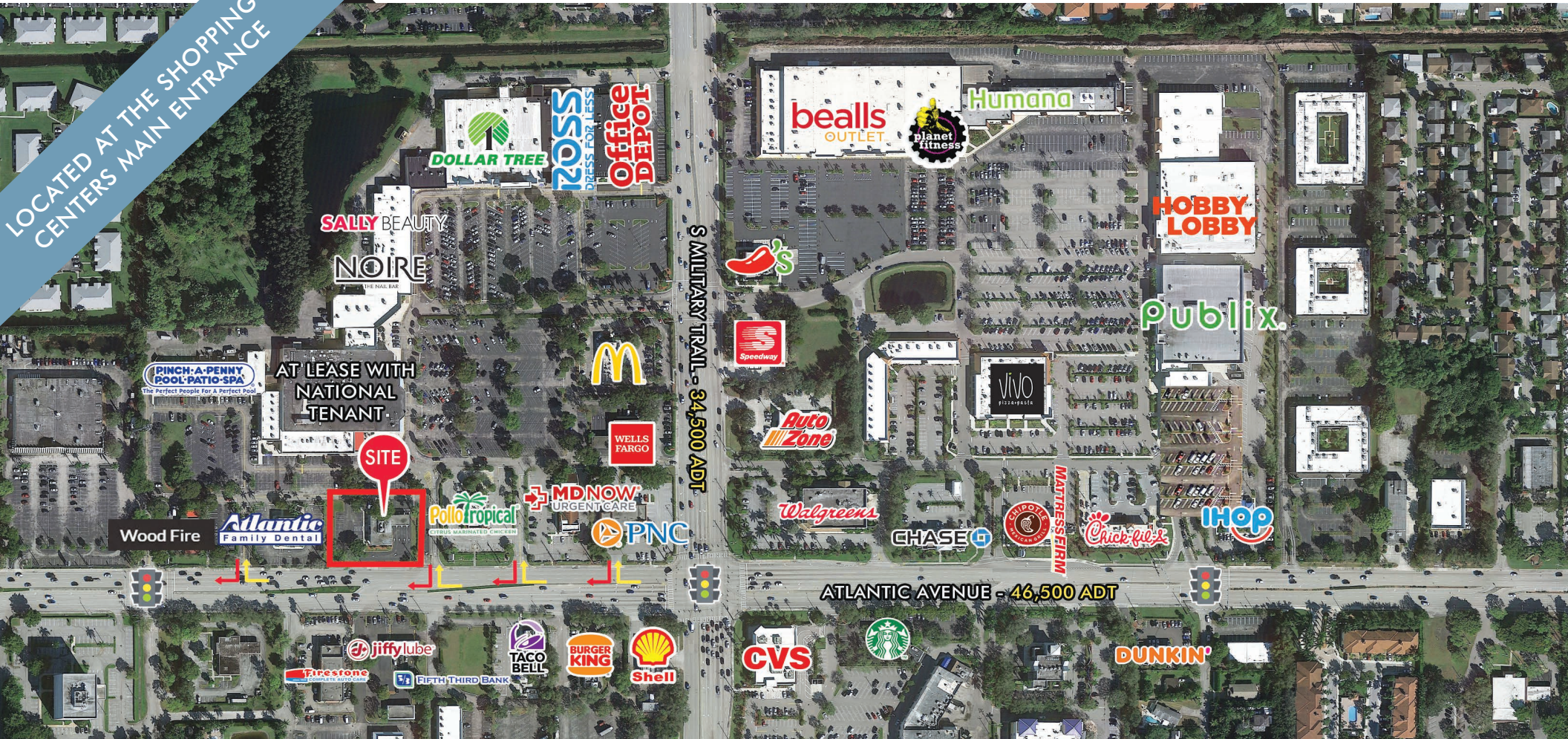


FOR LEASE

±3,080 SF FREESTANDING BUILDING FRONTING ATLANTIC AVENUE

NWC OF ATLANTIC AVENUE & MILITARY TRAIL, DELRAY BEACH, FL

LOCATED AT THE SHOPPING CENTERS MAIN ENTRANCE



WHERE YOUR EVERY DAY NEEDS MEET THE ULTIMATE RETAIL EXPERIENCE



PROPERTY OWNER

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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PROPERTY OVERVIEW

HIGHLIGHTS

- Prime location at the NWC of Atlantic Avenue and Military Trail, one of Palm Beach County's busiest intersections
- ±3,080 SF building on 0.78 acres
- Positioned at main access point of the center
- Exceptional frontage on Atlantic Avenue
- Shadowed by significant retail center
- Approximately 80% of residences in a 1 mile radius are annual occupiers
- Five schools in walking distance to shopping center



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	13,037	98,718	225,973
HOUSEHOLDS	6,782	51,122	108,598
DAYTIME EMPLOYEES	11,157	86,452	194,256
AVERAGE HH INCOME	\$83,682	\$85,843	\$113,193
	5 Minutes	10 Minutes	15 Minutes
POPULATION	35,696	121,036	251,715
HOUSEHOLDS	18,889	61,496	120,374
DAYTIME EMPLOYEES	31,019	104,999	216,173
AVERAGE HH INCOME	\$77,329	\$94,158	\$110,216



MARKETPLACE OF DELRAY | EXECUTIVE SUMMARY



W ATLANTIC AVENUE = 35,500 AADT

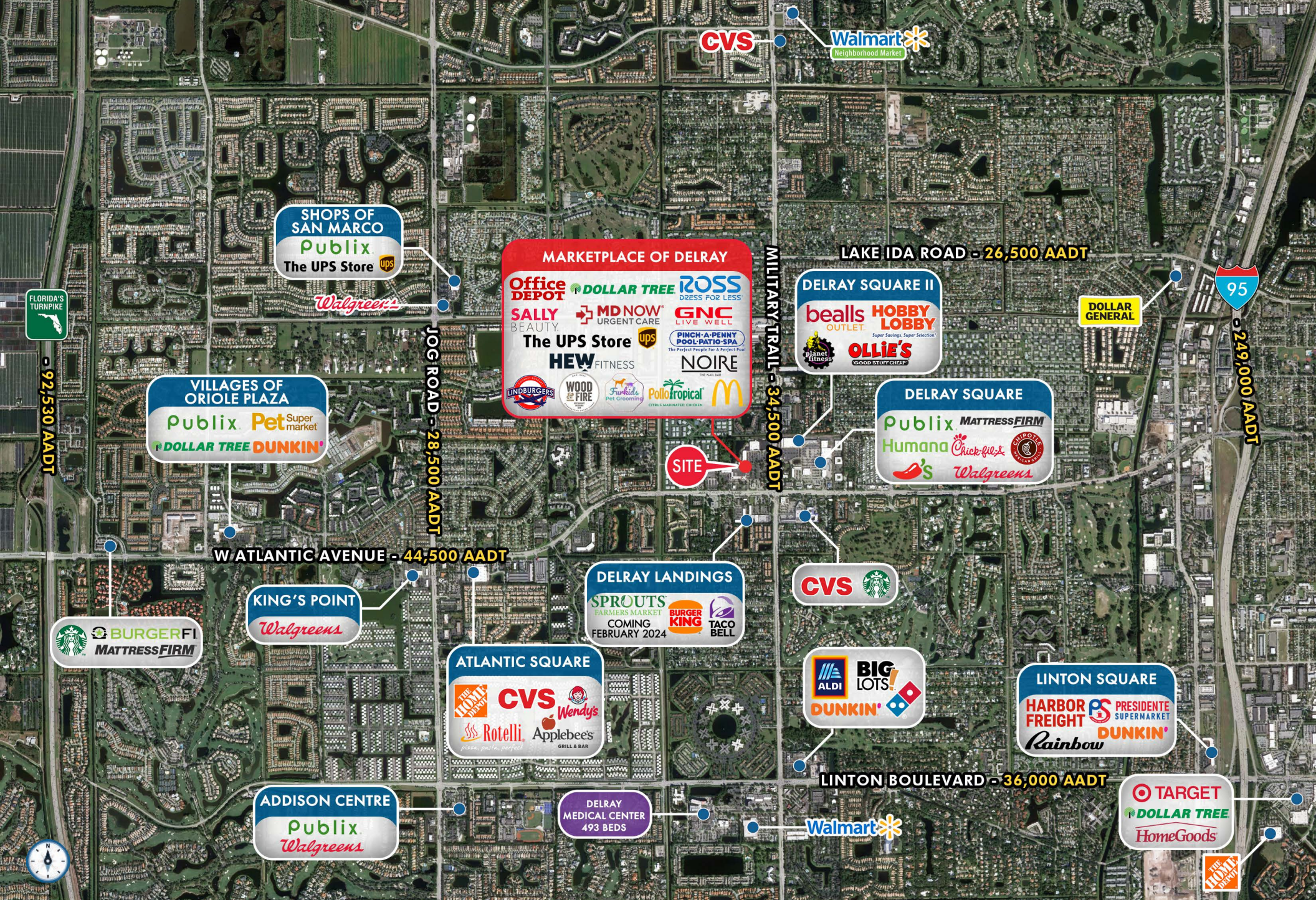
S MILITARY TRAIL = 34,500 AADT

MARKETPLACE OF DELRAY | SITE PLAN

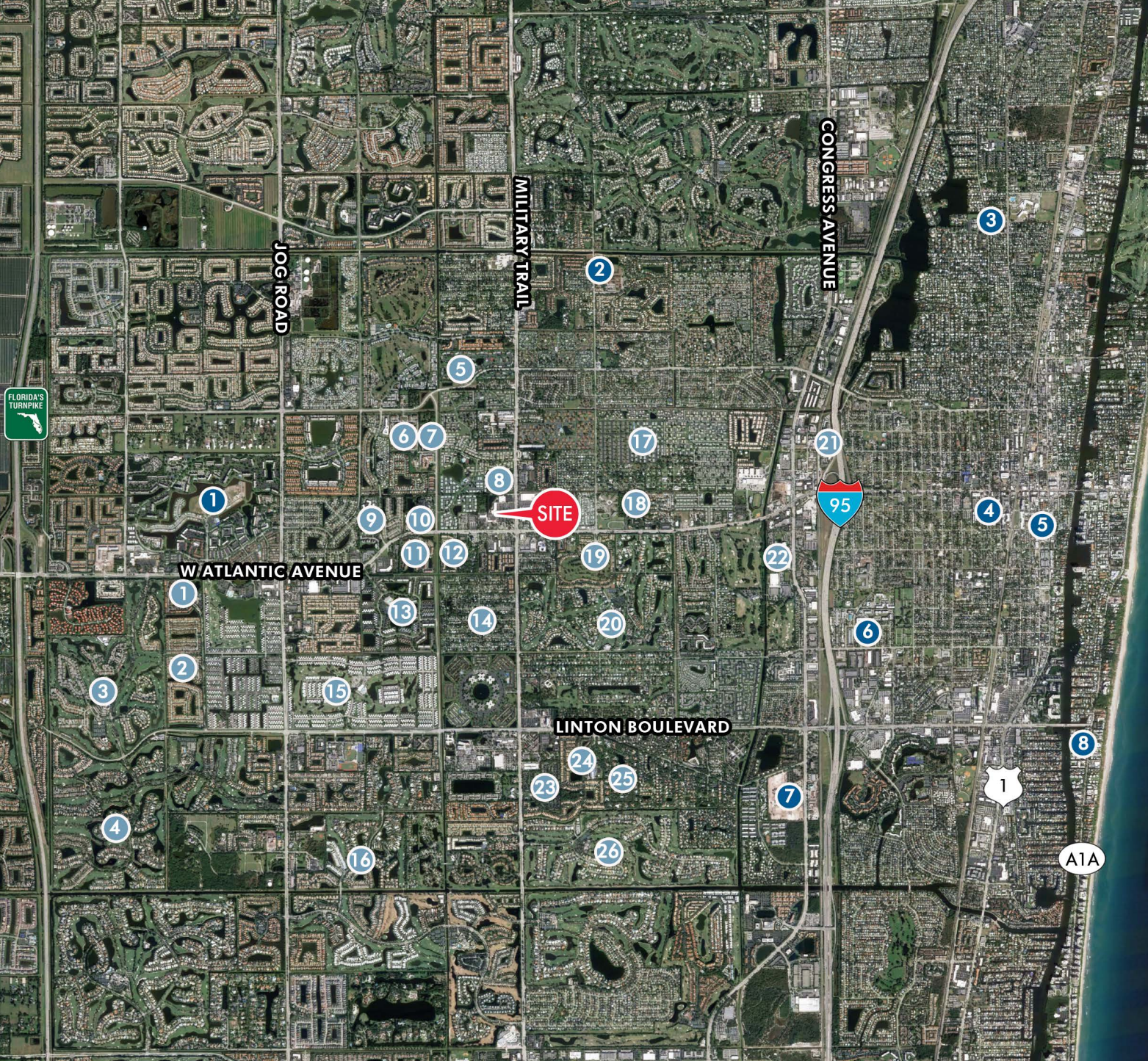
TENANT ROSTER

MAJOR A At Lease with National Tenant	53,065 SF	B-140 Noire Nail Spa	3,200 SF
MAJOR B Ross Dress for Less	27,625 SF	B-150 Bird Nest By The Tree	2,400 SF
MAJOR C Office Depot	26,500 SF	B-160 Weight Watchers	1,600 SF
MAJOR D Dollar Tree	12,000 SF	B-170 GNC	1,600 SF
A-100 NanaNoodles & Sushi	1,400 SF	B-180 Sally Beauty Supply	1,600 SF
A-110 Grill Tanks Plus	2,800 SF	B-190 Phenix Salon Suites	5,465 SF
A-130 Cora Rehab Clinic	2,800 SF	B-200 American Hair Designers	1,200 SF
A-150 The Flower Market	1,400 SF	B-210 Available	1,400 SF
A-160 Pinch A Penny	2,800 SF	B-220 Edible Arrangements	1,050 SF
A-165 Hard Exercise Works	6,611 SF	B-230 Available	1,750 SF
A-190 Florida Foot & Ankle Car	700 SF	B-240 Available	2,100 SF
A-200 Shampooodles	700 SF	C-100 AAA Auto Club Insurance	8,470 SF
A-210 Any Lab Test Now	800 SF	C-110 Coming Soon - Hayley's at Home	5,826 SF
A-220 Angel's Eyes of Beauty	800 SF	C-120 Possible Redevelopment	2,310 SF
A-230 On-Time Locksmith	765 SF	OL-A Wood & Fire Neapolitan Pizza	4,486 SF
A-240 Possible Redevelopment	700 SF	OL-B Atlantic Family Dentistry	3,996 SF
A-250 Grill Tanks II	1,800 SF	OL-C Available	3,080 SF
A-260 Bowen Realty	1,350 SF	OL-D Pollo Tropical	3,419 SF
A-270 Lindburgers II	2,250 SF	OL-E MD Now Medical Centers	5,600 SF
A-280 Lindburgers	2,250 SF	OL-F PNC Bank	3,850 SF
B-100 Possible Redevelopment	4,004 SF	OL-G Wells Fargo	4,700 SF
B-120 True Treasures	14,126 SF	OL-H McDonald's	3,868 SF
B-130 The UPS Store	1,600 SF		

MARKETPLACE OF DELRAY | TENANT ROSTER



MARKETPLACE OF DELRAY | TRADE AERIAL



LEGEND

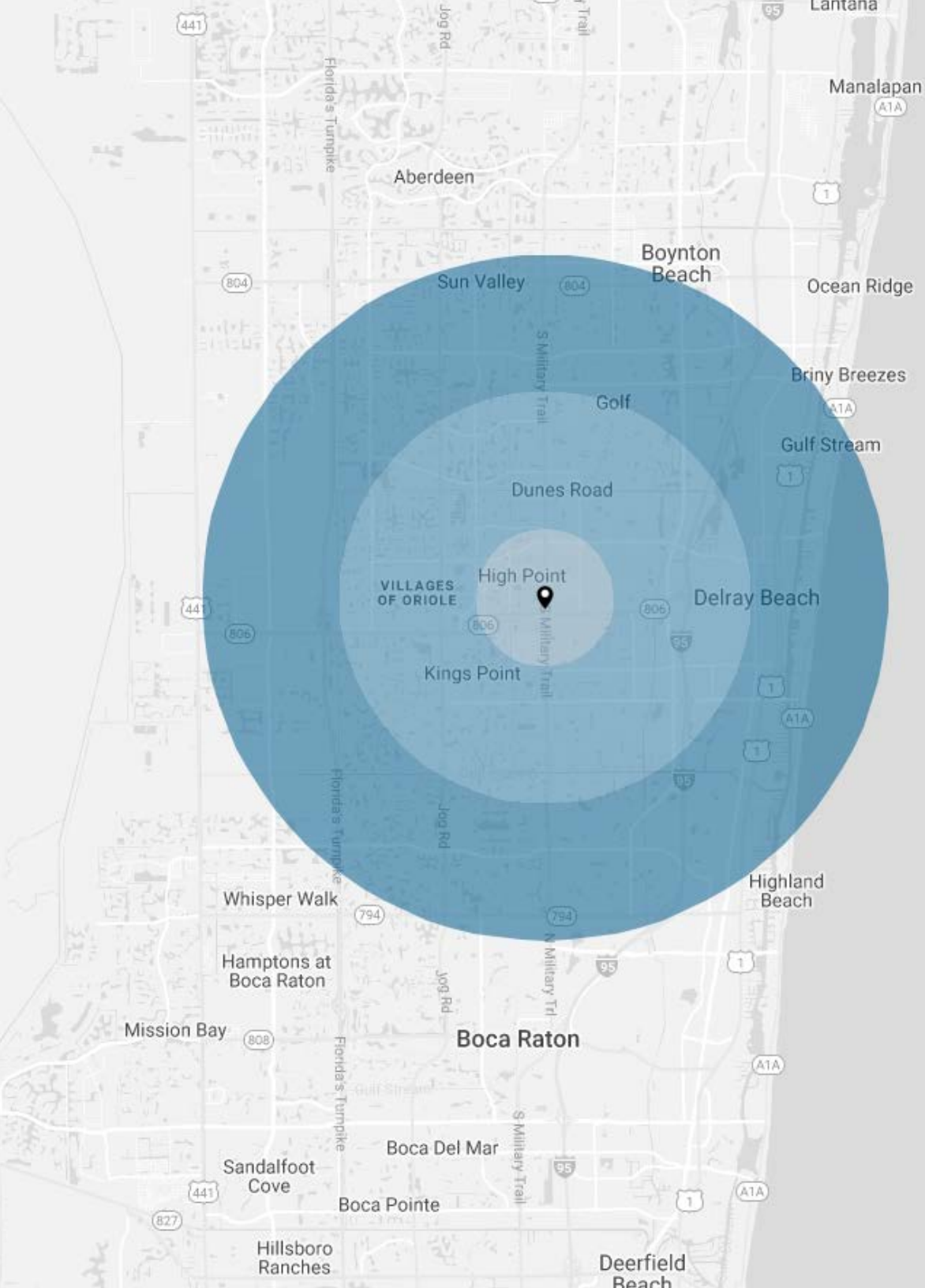
UNDER-DEVELOPMENT:

- 1 Avalon Trails - 105 Homes / \$519-\$600k
- 2 Banyan Court - 41 Homes / \$545-\$630k
- 3 Delray Ridge - 14 Estates / Starting at \$3.25M
- 4 Midtown Delray - 39 Homes
- 5 Altantic Crossing - 82 Condos / 261 Apartments
- 6 Village Square Homes - 54 Homes
- 7 Parks at Delray - 1,009 Units
- 8 Ocean Delray - 19 Condos / 5 Estates

EXISTING DEVELOPMENT:

 Murano of Delray 93 Units \$1,700/mo	 Vizcaya Delray 500 Units \$350,000	 Gleneagles 1,082 Units \$350,000	 Addison Reserve 324 Homes \$850K - \$3.3M
 Bridgeview 118 Homes \$150K-280K	 10X Living at Delray 246 Units \$2,170/mo	 Blu Atlantic 171 Units \$1,895/mo	 The Fountains 149 Units \$1,885/mo
 Grand Villa, West 170 Units \$3,500/mo	 Grand Villa, East 170 Units \$3,250/mo	 Oasis Delray Beach 324 Units \$1,763/mo	 Enclave at Delray 224 Units \$2,115/mo
 Lakes of Delray 1,400 Units \$150,000	 Country Club Acres 487 Homes \$300-500K	 Kings Point 7,200 Condos \$120K-250K	 Polo Club of Boca Raton 1,700 Homes \$480K-3M
 High Point 1,548 Units \$150,000	 Villas d'Este 179 Units \$2,260/mo	 Sherwood Forest 125 Units \$450K-650K	 Seagate Country Club 420 Homes \$170K-3.5M
 Delray Station 284 Units \$1,700/mo	 Alta Congress 369 Units \$2,370/mo	 Citation Club 404 Units \$2,370/mo	 Midtown Delray 116 Units \$2,630/mo
 Fox Chase 44 Units \$2M	 Delaire Country Club 324 Homes \$600K-4.5M	NEARBY GATED COMMUNITIES 19,534 Total Units	

MARKETPLACE OF DELRAY | NEARBY COMMUNITIES



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