

INTERSTATE  
**95**  
- 235,000 AADT

LINTON BOULEVARD - 62,000 AADT

FOR LEASE

# Delray Crossing

1000 -1300 Linton Blvd Delray Beach, FL

Retail opportunities



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# Property Overview

Strong co-tenancy:



## Site Plan



## Key Highlights

- Just signed - Glo Tanning
- 1,200 SF endcap available with exceptional visibility at signalized intersection
- Unit A2 - 810 sf 2nd gen retail space available. Can be combined with the 1,200 sf adjacent space A1.
- Optimal for the following uses: F&B, Boutique Fitness, Office, etc.
- Well-positioned between the most traveled interstate in Florida, Interstate 95, and major traffic artery, Dixie Highway & Federal Highway
- Located in high demand market with 1% vacancy
- Adjacent to Whole Foods, a main access point
- Delray Crossing is located in the prime of Delray Beach with direct frontage to Linton Boulevard with over 62,000 cars per day
- Large daytime population of 85,896 with average household income of \$125,928 within a 3 mile radius

## Tenant Roster

A1	1,200 SF Available	C1/2	Glo Tanning	1220	McDonald's
A2	810 SF Available	C3/4	Peris Indian	1230	Dollar Tree
A3	Dairy Queen	C5	Family Dental	D1/2	Homegoods
A4	Firehouse Subs	C6	Hair Cuttery	D3	Capitol Carpet & Tile
A5/6	NY Nails	C7/8	Eyes on Linton	D4	Supercuts
A7	Gold Coast Chiropractor	1200	Target	D5	Peter Glenn
1000	PGA Superstore	1210	Steak N Shake	1300	Outback Steakhouse



## Location Overview

Delray Crossing offers an exceptional retail opportunity situated in one of the most vibrant and rapidly growing areas of Delray Beach, Florida. Nestled in a prime location with high visibility and traffic, this property is ideal for businesses looking to tap into a flourishing market.

**Prime Location:** Delray Crossing benefits from its strategic positioning in a bustling, high-traffic area, ensuring maximum exposure for any retail business. The location is easily accessible via US 95 and Linton Boulevard, making it a convenient destination for both locals and visitors alike.

**Growing Population:** The surrounding area is experiencing significant residential growth, providing a robust and expanding customer base. As more people move into the area, demand for local retail options continues to rise, creating an excellent opportunity for businesses to thrive.



### 2024 AREA DEMOGRAPHICS (3-MILE RADIUS)



**86,484**

Total Population



**\$81,751**

Median HH Income



**\$125,924**

Avg. HH Income



**\$300,302**

Median Net Worth



**\$35,746**

Retail Goods - Avg.  
Annual Spending  
per HH



**\$4,375**

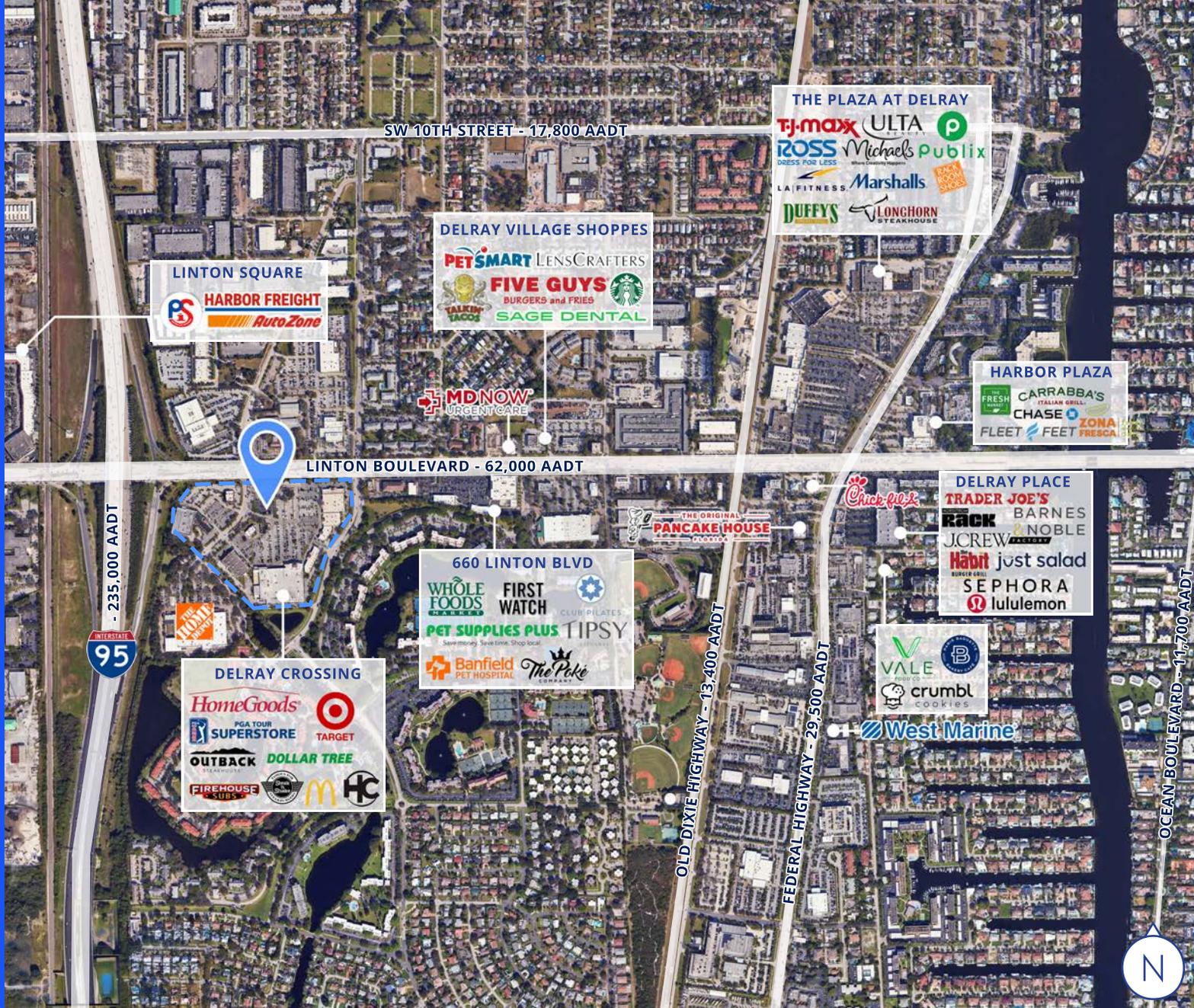
Annual Avg - Food  
Away from Home



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