FOR LEASE

Newly Renovated Freestanding Retail Building

High-Exposure, Vanilla Shell Condition

±800 SF - ±6,000 SF Available | ±50,000 Vehicles Per Day

4561 W Atlantic Avenue | Delray Beach, FL 33445

Exclusively Listed By:

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ROBERTSON
COMMERCIAL REALTY ADVISORS

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Property Summary

Robertson Commercial Realty Advisors is pleased to offer the freestanding retail property on .45 acres located at 4561 W Atlantic Avenue.

Positioned along a high-traffic stretch of West Atlantic Avenue, this is a partially built-out vanilla shell single or multi-tenant freestanding building recently 100% renovated. Rare stand alone retail building offering exceptional visibility, ample parking, easy access, and consistent daily exposure to both commuter and neighborhood traffic. The property benefits from strong vehicle counts and prominent frontage making it an ideal location for retailers seeking brand presence and steady customer flow.

Surrounded by dense residential neighborhoods and established commercial uses, the site provides a built-in customer base and strong demand throughout the day. The single or multi-tenant configuration allows for signage opportunities, operational flexibility, and an efficient layout well-suited for convenience, food, or service-oriented users looking to capitalize on drive-by and neighborhood traffic.

The building is currently ±2,400 SF. Landlord will expand up to ±6,000 SF to accommodate a larger Tenant.

Property Details

ASKING LEASE RATE

$60.00/ PSF NNN

DRIVE-THRU
Potential Drive Thru

ASK ABOUT
Full Building Lease Availability

SPACE CONFIGURATION
Inline or End Cap Availability

CURRENT BUILDING SIZE
±2,400 SF - Potential ±6,000 SF

LOT SIZE
±0.45 Acres

RENOVATED
2026

PARKING
Ample

ZONING
GC (General Commercial)

AIR CONDITIONING
100%

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Location Map

• I-95 Access Ramps	2 miles
• Florida's Turnpike	3 miles
• Sawgrass Expressway	17 miles
• FLL Int'l Airport	20 miles
• Palm Beach Int'l Airport	21 miles
• Miami Int'l Airport	48 miles

Zoning & Permitted Uses

GC- General Commercial (Delray Beach)

Retail & Sales

- Apparel & accessory retail sales
- Art merchandising studios
- Art & drafting supply stores
- Book & stationery stores
- Candy, nut & confectionery stores
- Commercial machine sales
- Department stores (major)
- Delicatessens
- Flower shops & florists
- Food & beverage uses (excluding alcohol sales unless otherwise listed)
- Food stores (excluding alcohol sales)
- Food stores / supermarkets over 10,000 SF
- Gift, novelty & souvenir shops
- Hardware, paint, glass & wallpaper stores
- Home improvement showrooms
- Jewelry stores
- News & magazine shops
- Nursery retail (sales of plant materials grown off-site)
- Office & related uses (including business services)
- Office support retail (under 20% GSF)
- Pawn shops
- Pharmacy & drug stores
- Photographic services
- Produce markets
- Retail bakeries
- Retail businesses (general)
- Sandwich shops & snack bars
- Swimming pool sales
- Tax return preparation services
- Tobacco shops
- Watch & shoe repair establishments

Restaurants & Food

- Restaurants serving the general public (no drive-thru)
- Restaurants serving limited clientele (private clubs/lodges)
- Sandwich shops
- Delicatessen
- Food-related retail

Professional, Service & Other

- Professional & Executive Offices
- Medical & Healthcare Offices
- Real Estate & Business Offices
- Financial Institutions & Banks
- Radio & Media Studios
- Research & Development (Non-Industrial)
- Travel Agencies
- Interior Design Studios
- Barber & Beauty Salons
- Spa & Personal Care Services
- Fitness, Yoga & Martial Arts Studios
- Music & Dance Studios
- Pet Grooming (No Kennels)
- Community & Civic Facilities
- Government & Public Service Facilities
- Parks & Public Safety Facilities

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Property Highlights

- **High-Exposure Freestanding Neighborhood Retail** along a major east–west arterial
- **Strong Daily Traffic Counts** supporting retail sales and visibility
- **Single or Multi-Tenant Configuration** with clear branding and signage potential
- **Ample On-Site Parking** for customer convenience
- **Dense Surrounding Residential Base** providing consistent demand
- **Established Neighborhood Retail Location** with limited nearby neighborhood retail

Demographics

	POPULATION				HOUSEHOLDS		
	1 Mile	3 Mile	5 Miles		1 Mile	3 Mile	5 Miles
2029 Projection	**12,732**	**122,222**	**249,141**	**2029 Projection**	**5,990**	**61,767**	**122,286**
2024 Population	12,200	116,352	236,715	2024 Population	5,755	58,743	116,304
2020 Population	11,677	106,352	215,543	2020 Population	5,596	53,783	106,532

AVERAGE HOUSEHOLD INCOME		
1 Mile	3 Mile	5 Miles
$89,408	$83,105	$100,250

SITE PLAN

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