

GROUND LEASE | BUILD TO SUIT

±2 ACRE OUTPARCEL AVAILABLE – CAN BE DIVIDED

5283 W Atlantic Avenue, Delray Beach, FL 33444



RARE SIGNALIZED OUTPARCEL OPPORTUNITY ON ATLANTIC AVE JUST WEST OF MILITARY TRAIL

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

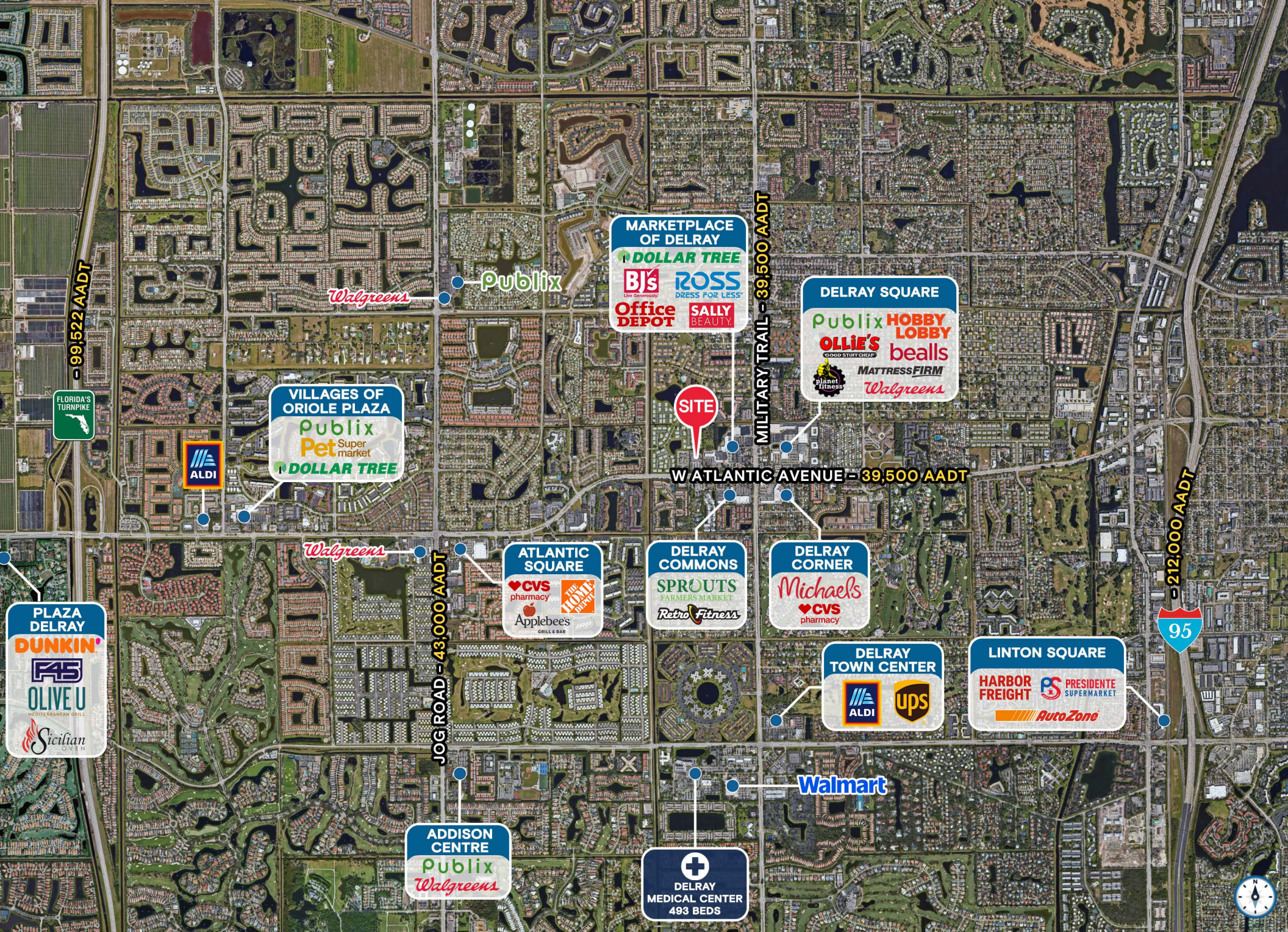
- ±2 acre outparcel available for Ground Lease or Build to Suit – can be divided
- Signalized intersection with 39,500 AADT
- Enjoy cross access with Marketplace of Delray
- Premier retail trade area of Delray Beach
- New Flex/Light Industrial being constructed where Big Apple Bazaar previously was
- Commercial zoning allows for QSR, Bank, Car Wash, Medical, Retail, and more
- Join area retailers:



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	13,972	105,889	234,802
HOUSEHOLDS	7,310	54,662	113,703
EMPLOYEES	4,772	28,230	95,533
AVERAGE HH INCOME	\$100,598	\$114,686	\$147,739
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	35,678	113,957	220,215
HOUSEHOLDS	19,366	58,088	106,499
EMPLOYEES	9,811	32,745	82,984
AVERAGE HH INCOME	\$94,284	\$118,812	\$144,955





Contact Brokers

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