

# TROPHY RETAIL & OFFICE SPACE FOR LEASE

302 E ATLANTIC AVENUE  
DOWNTOWN DELRAY BEACH | FL



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S**
- Main & Main Corner on Delray's Famed Atlantic Avenue
  - Turnkey Suites Available: 3,213 SF of Retail and 3,164 SF of Office
  - Building Signage Opportunity
  - Dedicated On Site Parking
  - Vibrant Pedestrian Traffic
  - New Construction – Award Winning Complete Renovation in 2022
  - Palm Beach County's Strongest Retail & Office Submarket



**ACE**  
The helpful place.



4<sup>th</sup>  
& 5<sup>th</sup>  
DELRAY



McCONNELL CAPITAL

**CASPIAN**  
DELRAY BEACH

**SOA**  
SOUTH OF ATLANTIC  
DOWNTOWN LUXURY APARTMENTS

SE 1st Ave

**PROPER**  
ice cream  
THE WAY IT SHOULD BE

SE 5th Ave

**CUT**  
A MODERN STEAKHOUSE

DELRAY BEACH  
**MARKET**

\$60M Food Hall  
150,000 SF

LEMON GRASS

**GLOBAL PURSUIT**

Kilwins

SE 4th Ave

Future High End  
Multi-Family  
198 Units

**SITE**

Capital One

Bolufe  
TOOTSIES  
Kokonuts

URBAN OUTFITTERS

SE 3rd Ave

BankUnited

PERIWINKLE

**VIEW**  
OPTICAL

E Atlantic Ave

**Blenders**

MORLEY

**DEDICATED  
PARKING**

**Health Mart**

**LIONFISH**  
DELRAY BEACH  
MODERN COASTAL CUISINE

Florida East Coast Railroad

Johnny Buoni's



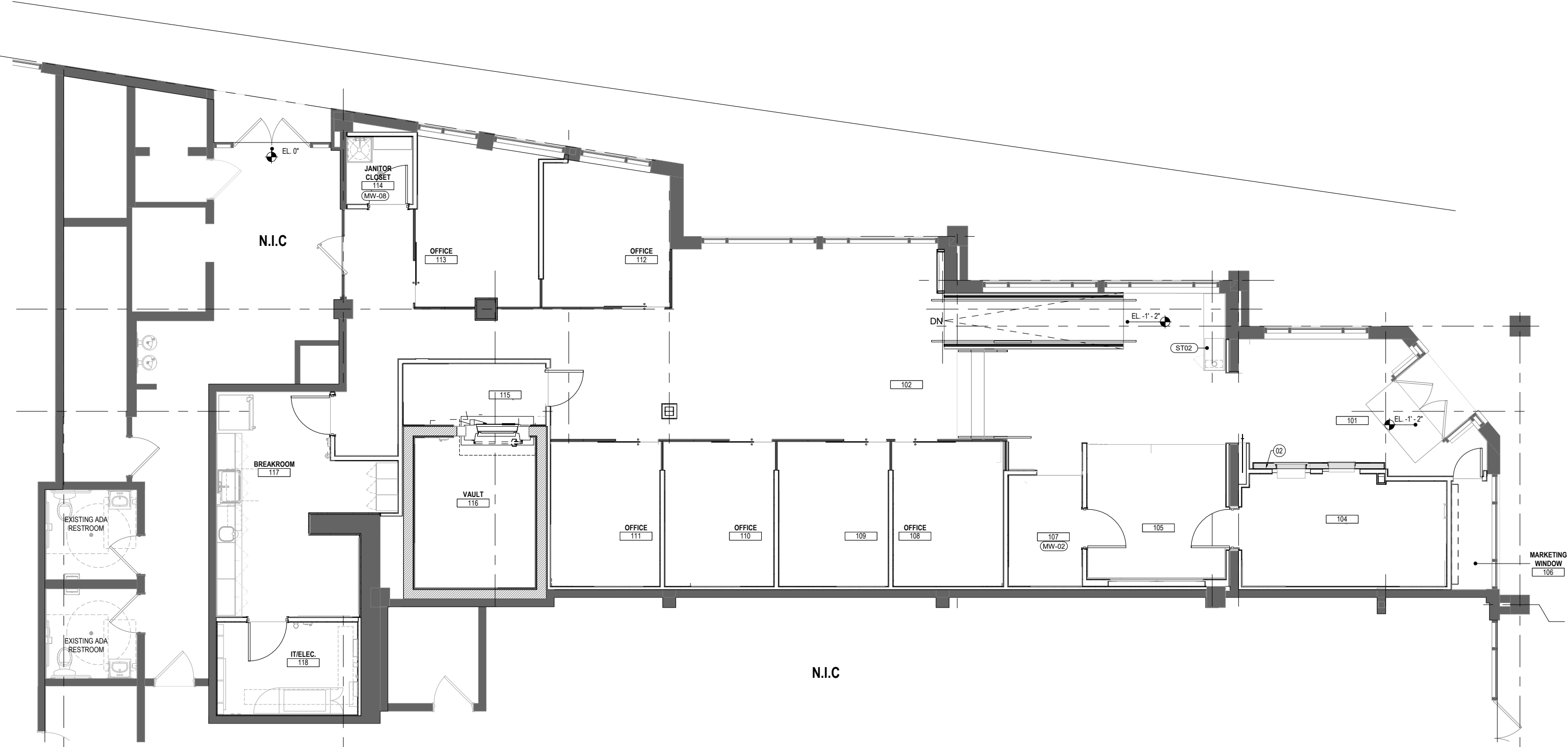
**Vico Angelos**

View Facing Southeast



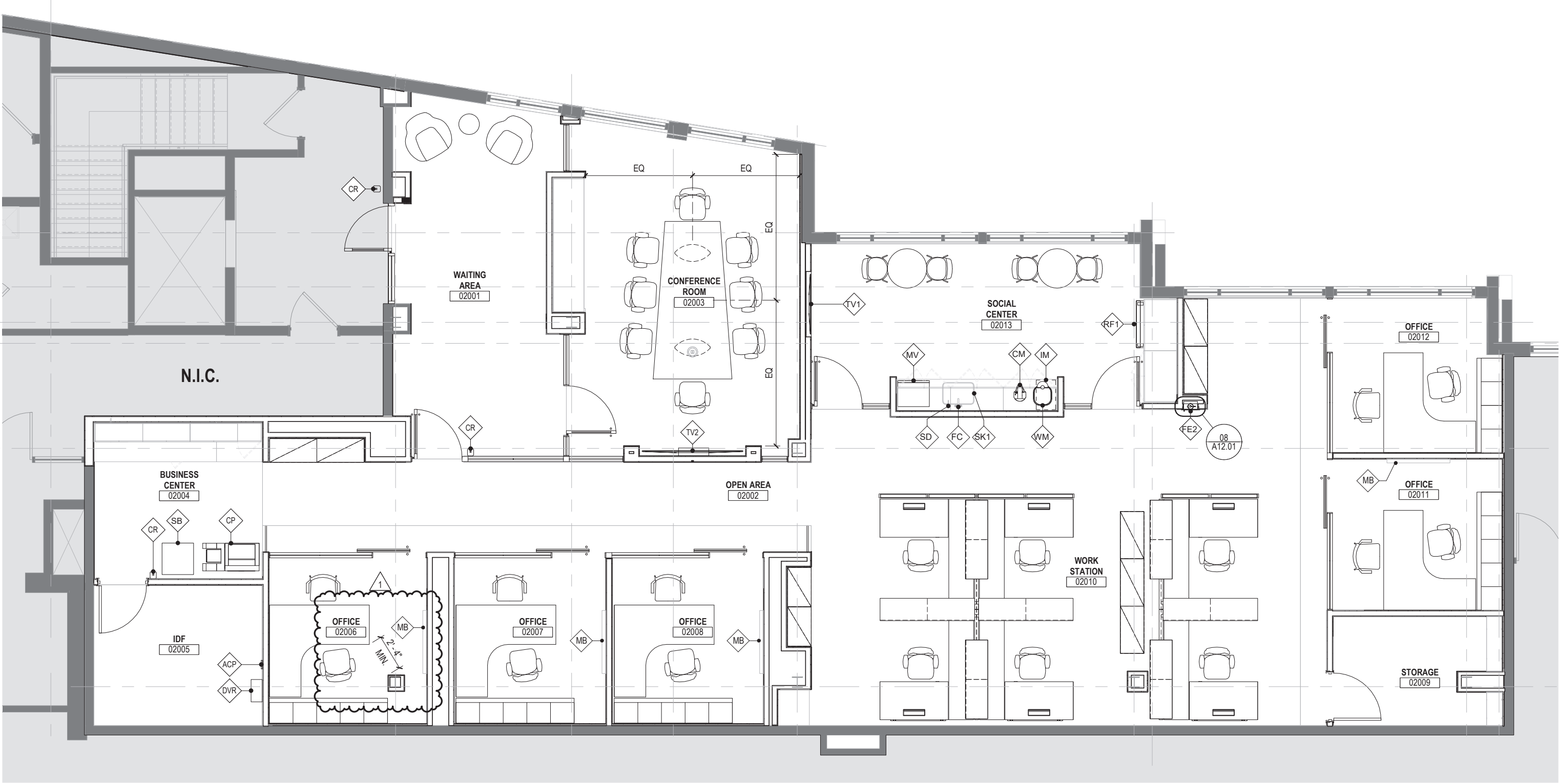
# THE RETAIL OPPORTUNITY - 1ST FLOOR

- Flagship caliber retail space
- 3,213 SF corner unit at the lighted intersection of Atlantic and 3rd Avenues
- Surrounded by trendy national retailers and some of Florida highest performing hotels, restaurants and nightlife
- Adjacent to Delray Beach Market – soon to feature Bounce Delray
- Massive pedestrian traffic (over 45,000 per day)
- Currently built out for retail banking – numerous repositioning uses permitted
- Asking Rate = \$110.00



# THE OFFICE OPPORTUNITY - 2ND FLOOR

- Turnkey Office Space – 3,164 SF second floor unit, in the heart of Delray
- Dedicated parking available
- Class A+ buildout with a mix of private office and collaborative space
- Natural lighting and impressive views of busy streetscape below
- Ideal for a wide variety of users: media, technology, private equity, law firms, etc..
- Potential to include furniture for credit worthy tenant
- Asking Rate = \$47.50





DELRAY BEACH  
**MARKET**

\$60M Food Hall  
150,000 SF

Future High End  
Multi-Family  
198 Units

Florida East Coast Railroad



SE 3rd Ave

DEDICATED  
PARKING

SITE

SE 4th Ave



Public Alley

URBAN OUTFITTERS

VIEW  
OPTICALS

Kakanuts  
TOOTSIES

Bolufe

LIONFISH  
DELRAY BEACH  
MODERN COASTAL CUISINE

Health Mart

GLOBAL  
PURSUIT

Capital One

MORLEY

Kilwins

E Atlantic Ave

Blenders

PERIWINKLE

BankUnited

View Facing South



# Atlantic Ocean

OPAL GRAND  
RESORT & SPA

Residence  
Inn  
Marriott

C. ORRICO

Veterans Park

Intacoastal Waterway

ATLANTIC  
CROSSING

COLONY HOTEL

J. McLaughlin

bluemercury  
Love Shack

HAYSTACKS

JEAN-PIERRE KLIFA

BankUnited

PERIWINKLE

Blenders

MORLEY

HealthMart

LIONFISH  
DELRAY BEACH

Johannie Brown

Atlantic Ave

SITE

DEDICATED  
PARKING

BURGER

L. NA  
ROSA

NOVEL & SPA

DEOR

amyr

Costa

CUT

Kilwins

Capital One

Bolufe  
TOOTSIES

Kakanuts

URBAN OUTFITTERS

VIEW

ACE

iPic  
THEATERS

4th  
& 5th  
DELRAY

PNC BANK

PROPER  
ice cream

SE 4th Ave

SE 1st St

DELRAY BEACH  
MARKET  
\$60M Food Hall  
150,000 SF

SE 3rd Ave

Future High End  
Multi-Family  
198 Units

Florida East Coast Railroad

Brat's  
ROOM  
SPORTS GRILL

OLYMPIAN  
& SUSHI BAR

Vic's  
Angelos

TAVERNA  
opa

sofi  
SOUTH OF ATLANTIC  
DOWNTOWN LUXURY APARTMENTS

GASPIAN  
DELRAY BEACH

COURTYARD  
Marriott





South Palm Beach County Courthouse

DELRAY BEACH PUBLIC LIBRARY

Delray Beach Tennis Center  
Delray Swim & Tennis Club

SUNDY VILLAGE

DADA

HYATT PLACE

arts garage

OLD SCHOOL SQUARE

TORRY

Rocco's Tacos

KRAMONZ

Tommy Bahama

OFFICE - El Camino

SALT

RACKS

FAT ROOSTER

LIFF

Ball House

LIONFISH

Health Mart

MORLEY

Blenders

BankUnited

JEAN-PIERRE KLIFA

HAYSTACKS

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SITE

DEDICATED PARKING

VIEW

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bluemercury

Future High End Multi-Family 198 Units

DELRAY BEACH MARKET  
\$60M Food Hall  
150,000 SF

E Atlantic Ave

SOA SOUTH OF ATLANTIC DOWNTOWN LUXURY APARTMENTS

iPic THEATERS

4th & 5th DELRAY

SE 4th Ave

SE 1st St

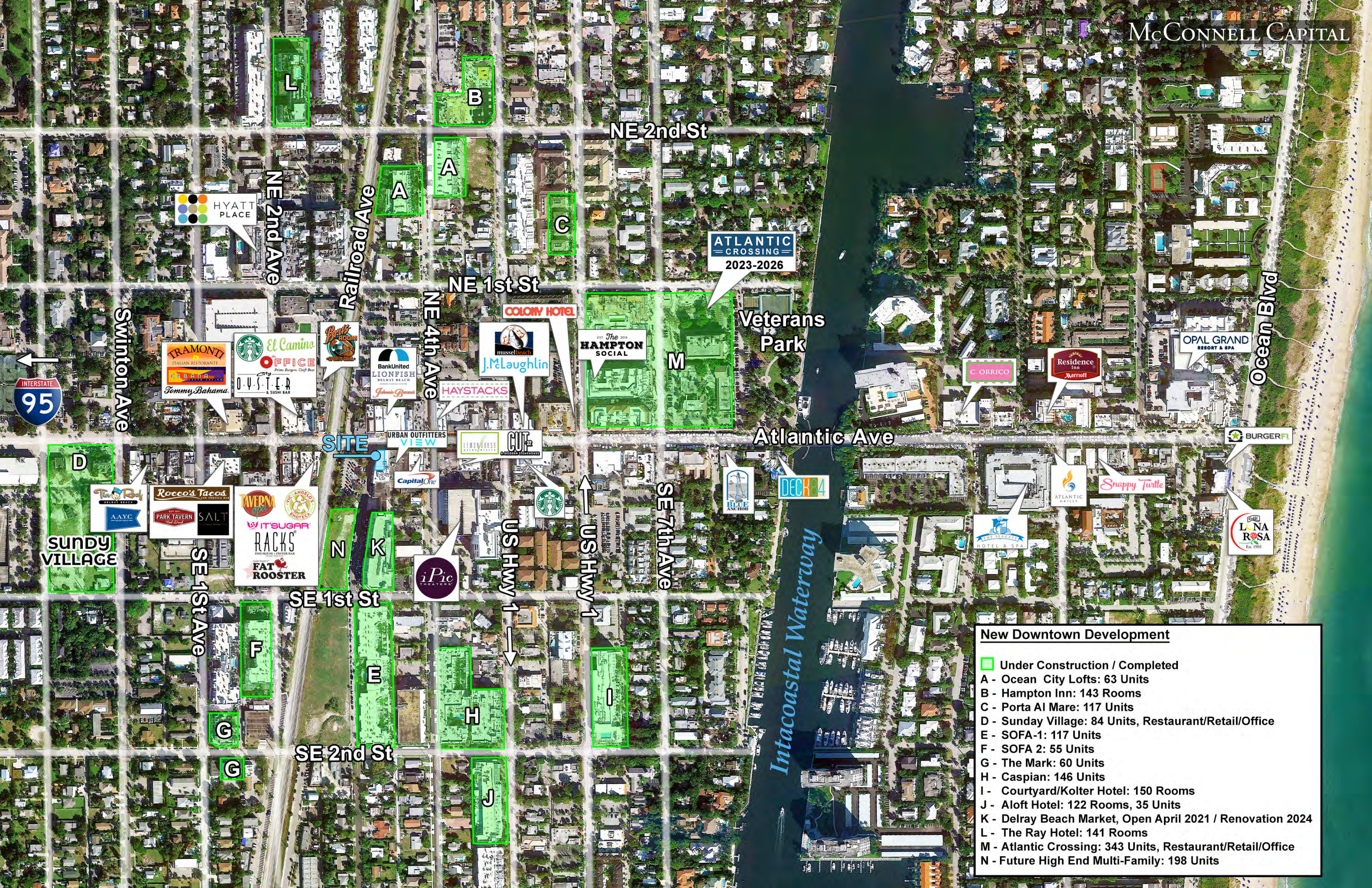
PROPER ice cream

SE 5th Ave

REG FOR MORE

View Facing West





**New Downtown Development**

- Under Construction / Completed
- A - Ocean City Lofts: 63 Units
- B - Hampton Inn: 143 Rooms
- C - Porta Al Mare: 117 Units
- D - Sunday Village: 84 Units, Restaurant/Retail/Office
- E - SOFA-1: 117 Units
- F - SOFA 2: 55 Units
- G - The Mark: 60 Units
- H - Caspian: 146 Units
- I - Courtyard/Kolter Hotel: 150 Rooms
- J - Aloft Hotel: 122 Rooms, 35 Units
- K - Delray Beach Market, Open April 2021 / Renovation 2024
- L - The Ray Hotel: 141 Rooms
- M - Atlantic Crossing: 343 Units, Restaurant/Retail/Office
- N - Future High End Multi-Family: 198 Units





*The Avenue / Delray Beach, FL*





# DOWNTOWN DELRAY BEACH DEVELOPMENT

## RECENTLY COMPLETED

### Delray Beach Market

- Open 2021/Renovation 2024
- 150,000 SF food hall
- 200 car garage

### 4th & 5th Building

- iPic Theaters 497 seats
- 7,487 SF retail
- 42,446 SF office

### 111 First Delray / SOFA

- 3,500 SF retail
- 70 luxury condos

### Courtyard Marriott / Kolter

- 150 hotel rooms

### Aloft Hotel

- 122 hotel rooms

### Ocean City Lofts

- 63 luxury lofts for sale

### Porta Al Mare Townhomes

- 117 luxury townhomes

### SOFA 1 & 2 Luxury Apartments

- 117 luxury apartments
- 55 luxury apartments

### The Mark Downtown

- 60 condos

### Caspian

- 146 apartments

### The Ray Hotel

- 141 rooms

### Opal Grand Resort

- Renovation of lobby, façade, conference space, rooms, and spa



Delray Beach Market



Sundy Village

Image: Pebb Ca



4th & 5th & iPic Theater



Hampton Inn



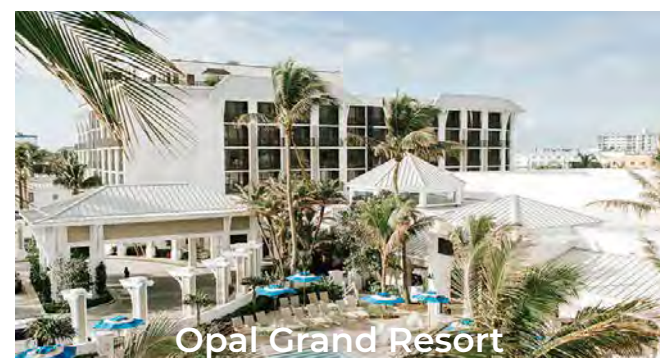
The Ray Hotel



Courtyard Marriott / Kolter



Doc's All American



Opal Grand Resort

## UNDER CONSTRUCTION

### Atlantic Crossing / 2023-2026

- 73,000 SF retail / restaurants
- 99,000 SF class A office
- 261 apartments
- 82 condos

### Sundy Village / Summer 2024

- 28,000 SF retail
- 11,117 SF restaurants
- 180,000 SF office
- Vertical Bridge signed a 38,474 SF lease
- 84 residential dwellings
- 272 subterranean parking spaces

## PROPOSED

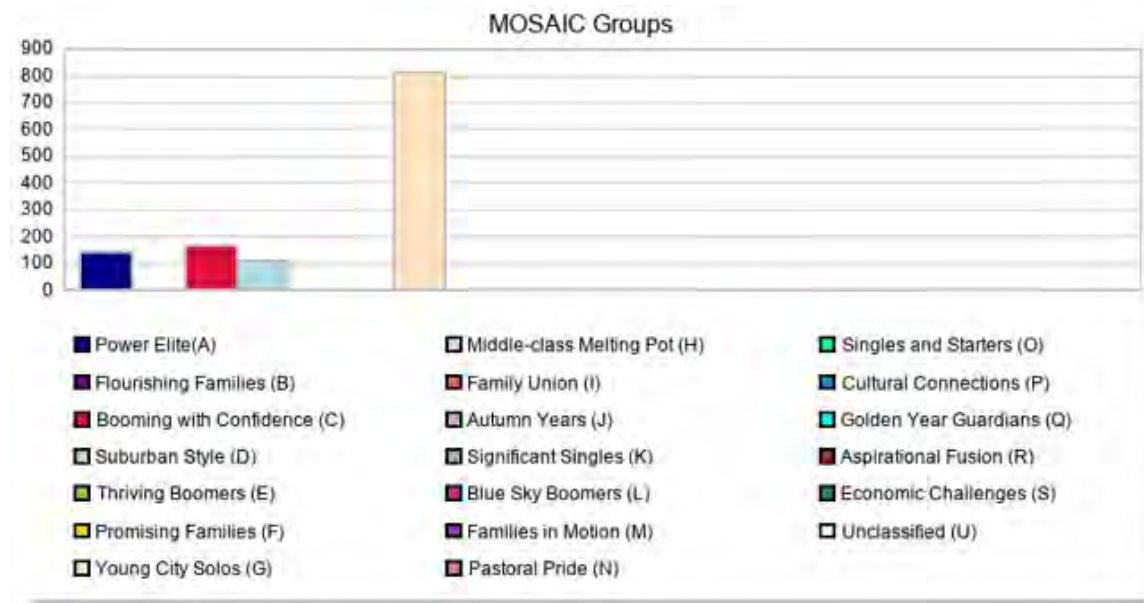
### Doc's All American

- Redevelopment of the historic site
- Addition of a 44,870 SF 2-story building



# DOWNTOWN DELRAY BEACH DEMOGRAPHICS

Mosaic Household Summary Chart Report for Downtown Delray Residential Population (Excluding West Atlantic)



Sorted By 2022 Mosaic Groups Households Percent Households

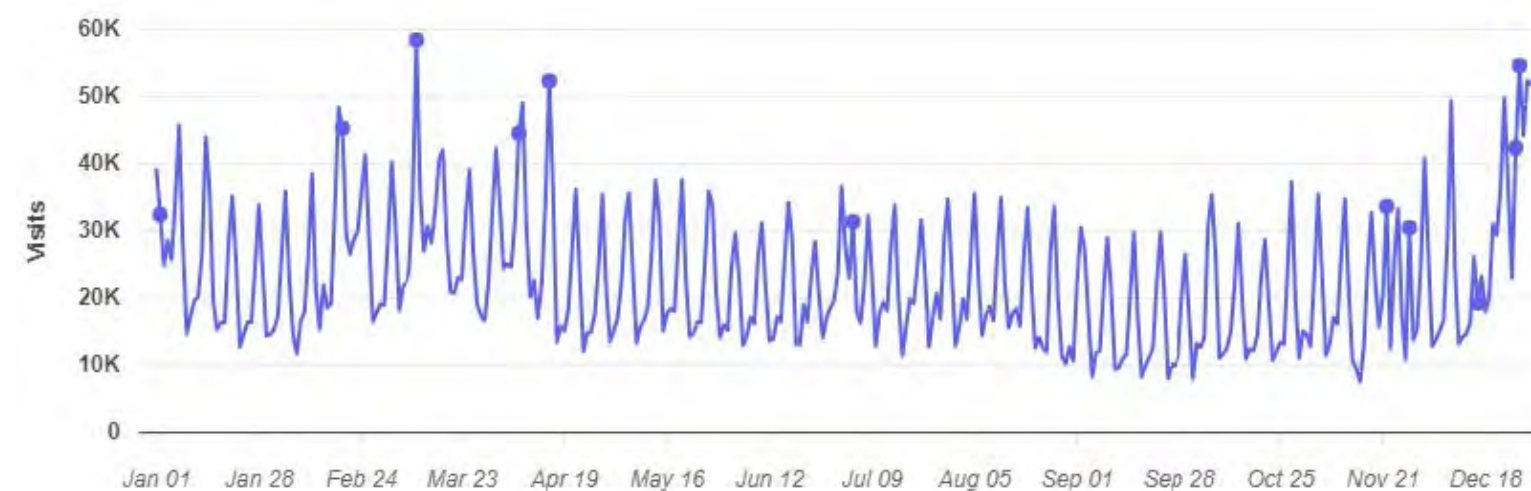
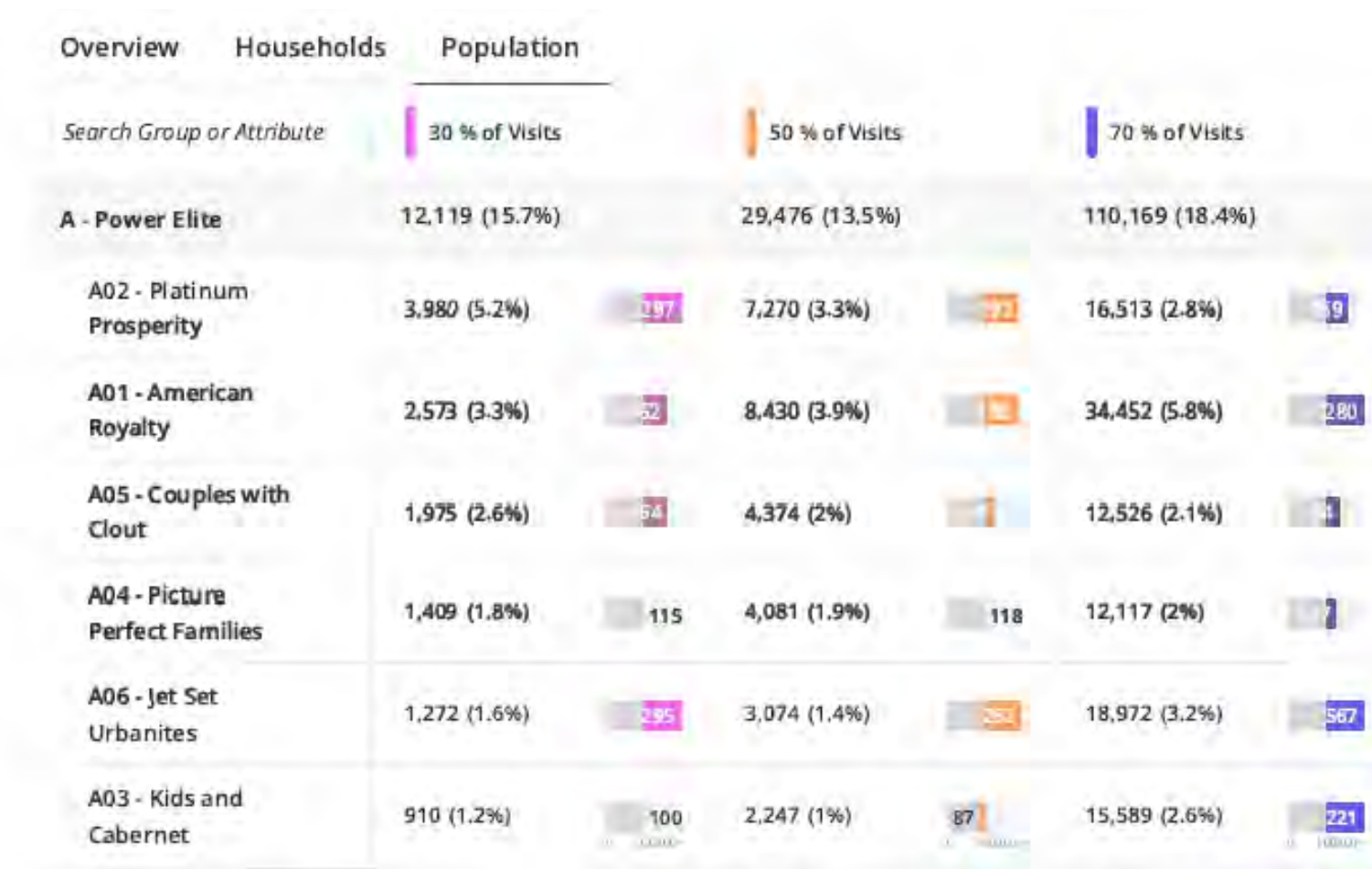
Group G-Young City Solos	818	66.1%
Group C-Booming with Confidence	165	13.4%
Group A-Power Elite	142	11.5%
Group D-Suburban Style	112	9.1%

Demographics	10 Minute Walk	15 Minute Walk	Downtown Delray (Excluding W Atlantic)
Population	2,557	5,484	2,199
Growth 2022-2027	6.7%	4.4%	7.3%
Average Income	\$121,403	\$124,931	\$140,634
Median Age	39.2	42.0	41.8
Daytime Employees	5,647	8,813	6,216
Businesses	922	1,342	892
Housing Value	\$440,831	\$470,066	\$534,711

Data Source: Experian, Inc.

Placer.ai Visitor Data Downtown Delray (Excluding West Atlantic)

Annual Visits 8.4 Million  
Average Dwell Time 126 Mins







# DOWNTOWN ELRAY

## CONTACT

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McCONNELL CAPITAL