



+/- 2,683 SF
SPACE FOR LEASE

Caspian Delray

190 S. FEDERAL HWY | DELRAY BEACH | FLORIDA

*2nd Generation
Restaurant endcap with
ample parking*

CBRE



PROPERTY OVERVIEW

CASPIAN DELRAY

- +/- 2,683 sf, 2nd generation restaurant space available situated on an endcap.
- Non-food uses considered for the premises.
- Parking 4/1,000 SF
- Two (2) blocks south of booming Atlantic Avenue and A Loft Hotel directly to the north
- Interior with approximately 14' ceilings and glass storefronts
- Signage fronting highly trafficked Federal Highway
- Mixed-use development with 146 luxury apartments at 100% occupancy and ground floor retail

Demographics

WITHIN 3-MILE RADIUS



77,335

DAYTIME POPULATION



69,810

POPULATION



\$165,439

H.H. INCOME



\$148.9M

CONSUMER EXPENDITURE
DINING-OUT



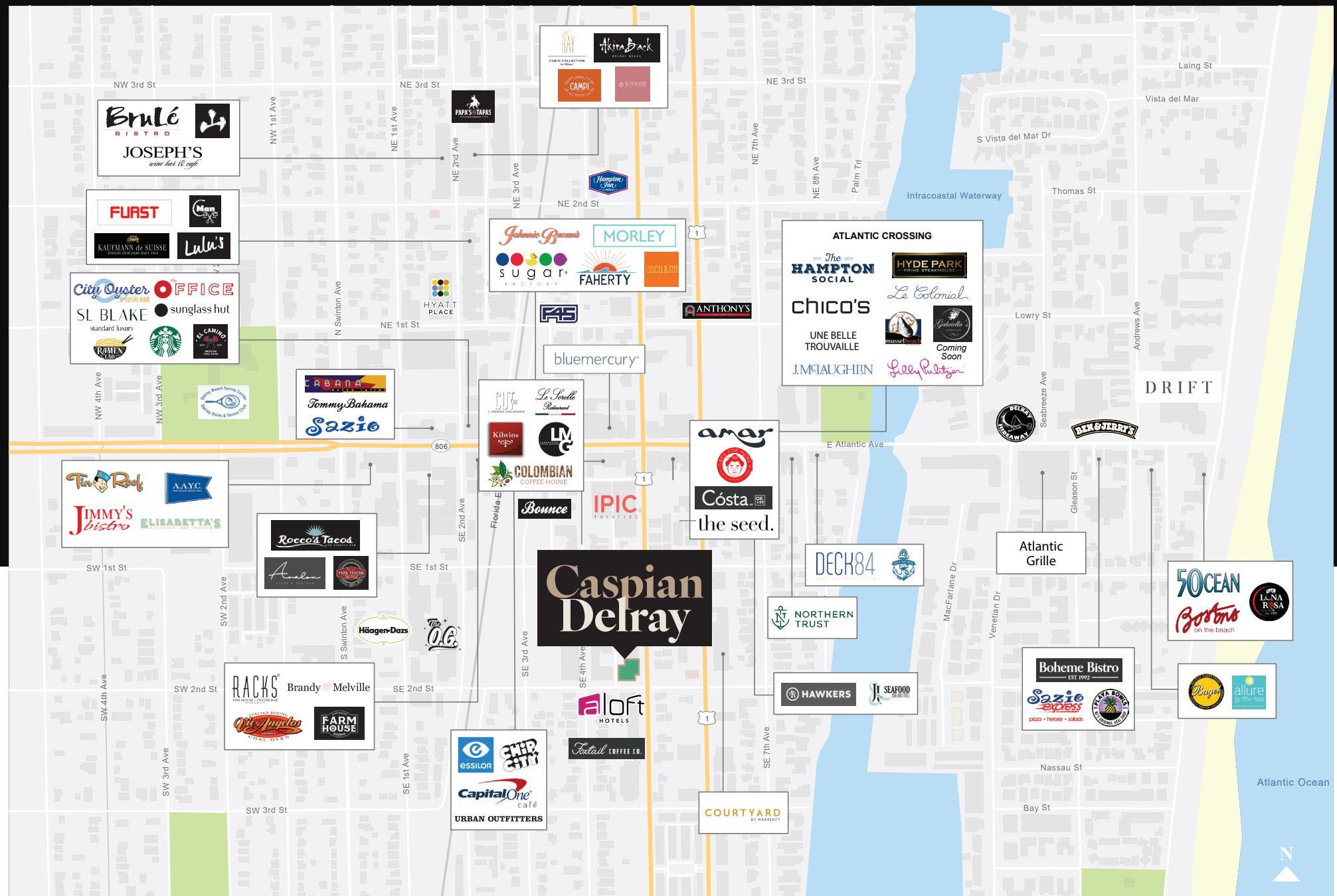
\$89.4M

CONSUMER EXPENDITURE
APPAREL

CBRE

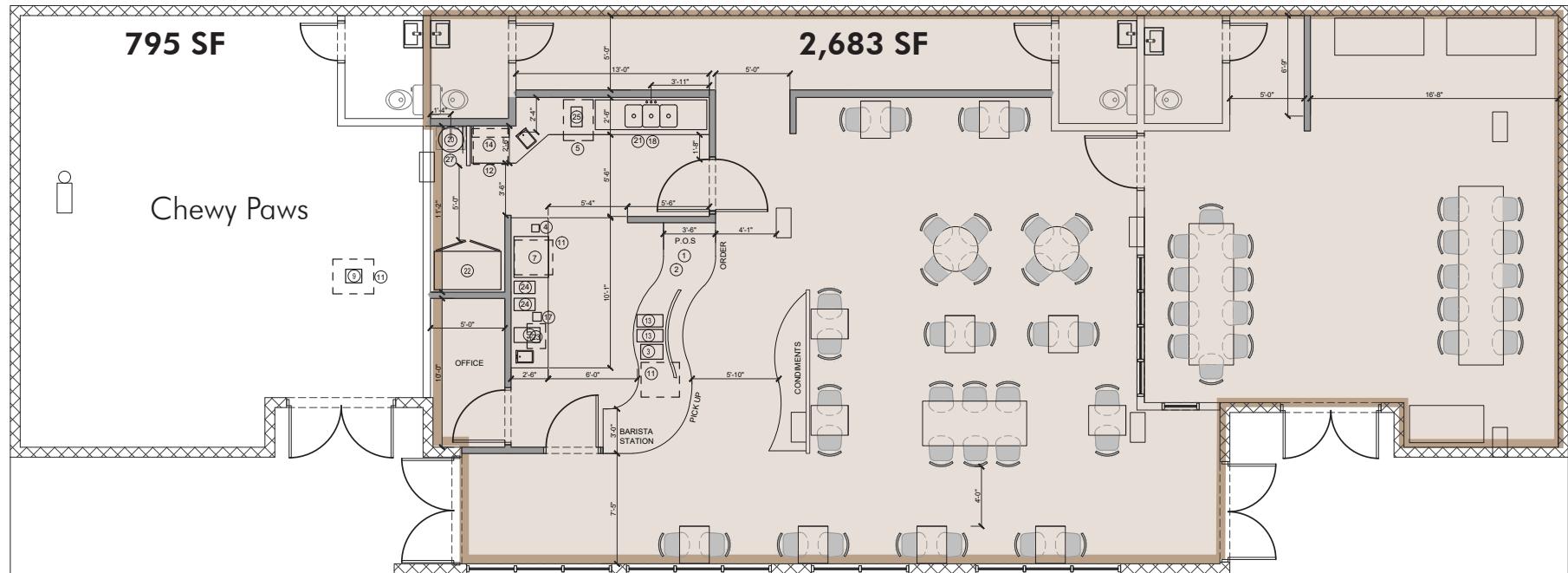
AERIAL MAP

DELRAY BEACH



FLOOR PLAN

CASPIAN DELRAY



+/- 2,683 SF



Area Retailers

Fontail
COFFEE CO.

orangetheory
FITNESS

● sunglass hut

CUT
A MODERN STEAKHOUSE

Kilwins®

URBAN OUTFITTERS
EST. The 2015
HAMPTON
SOCIAL



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