



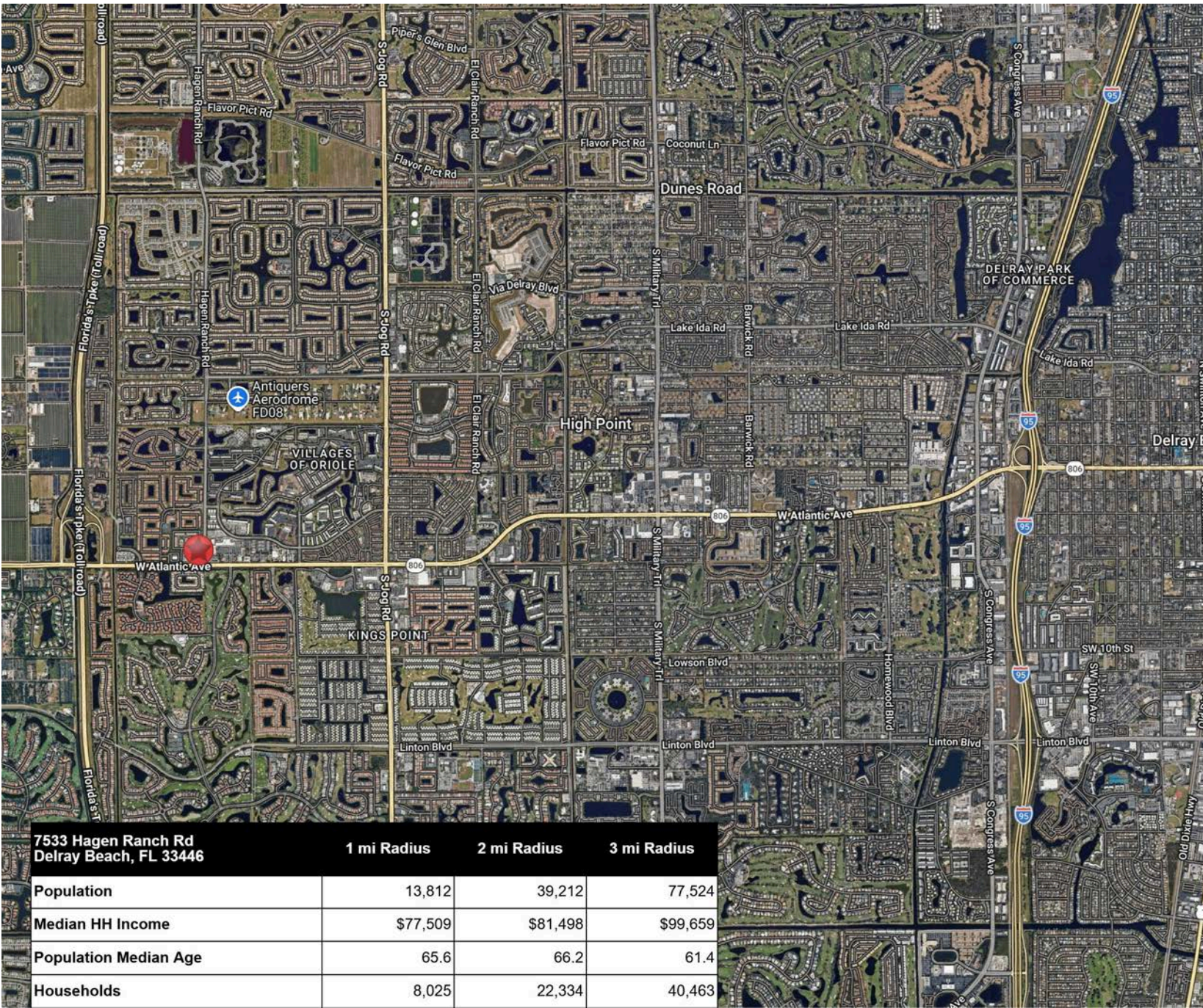
1.86 Acres – Hagen Ranch Road
Delray Beach, FL



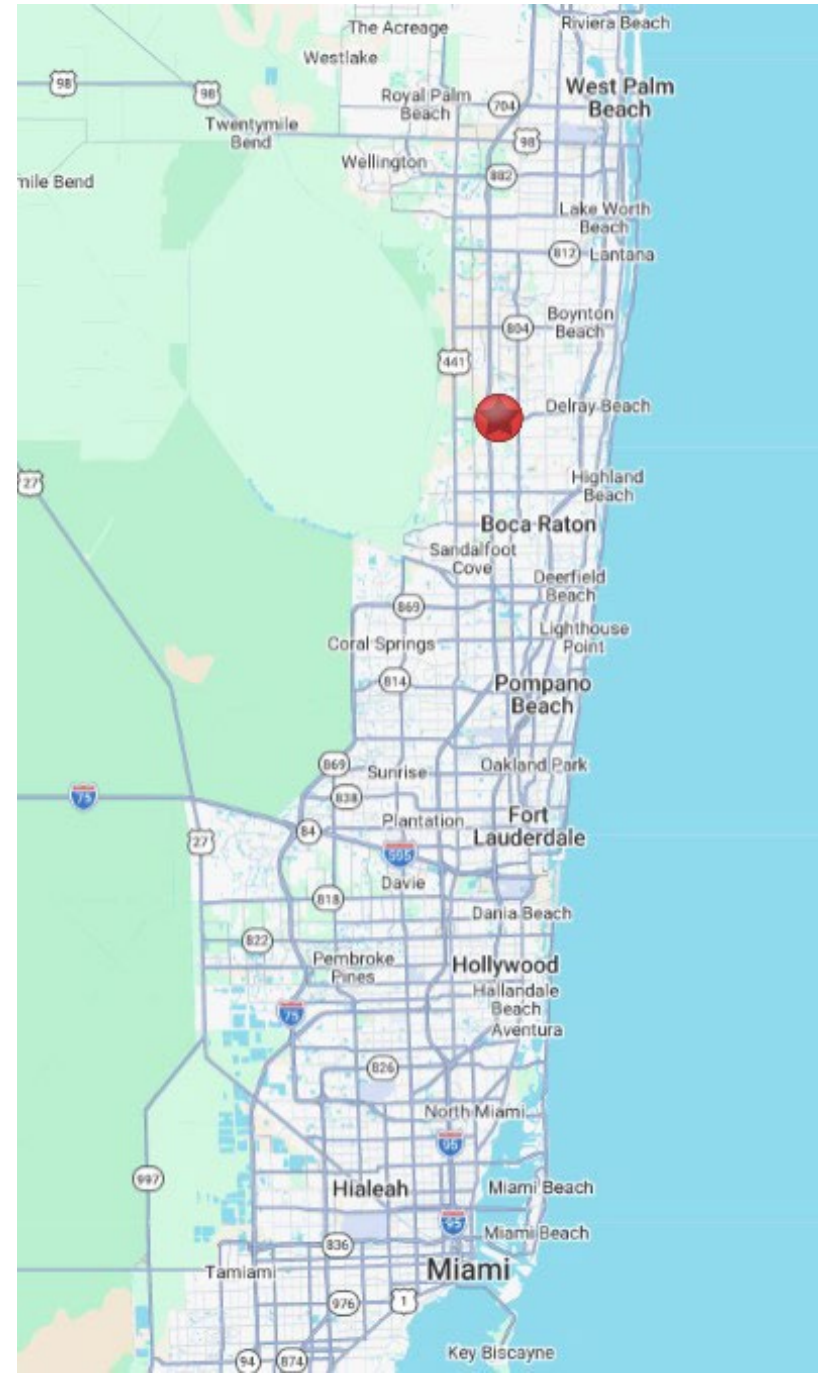
Property Highlights

- **Ground Lease - \$25,000/month NNN**
- **1.86 Acres**
- **Lat/Lon: 26.45492, -80.16405**
- **Potential access to Atlantic Ave through convenience store site (same owner)**
- **Zoned General Commercial (CG)**
- **Common detention with convenience store**
- **½ mile from turnpike entrance**
- **77,500 people in a 3-mile radius**
- **Great traffic counts (2025)**
 - **16,112 VPD on Hagan Ranch Rd**
 - **40,939 VPD on Atlantic Ave**





7533 Hagen Ranch Rd Delray Beach, FL 33446	1 mi Radius	2 mi Radius	3 mi Radius
Population	13,812	39,212	77,524
Median HH Income	\$77,509	\$81,498	\$99,659
Population Median Age	65.6	66.2	61.4
Households	8,025	22,334	40,463





Via Porta

Hagen Ranch Rd

S. Orio

Hagen Ranch Rd

Atlantic Ave

Atlantic Ave

Eagle Point Dr

Eagle Point Dr



179 ft

320 ft

179 ft

320 ft

Hagen Ranch Rd

Hagen



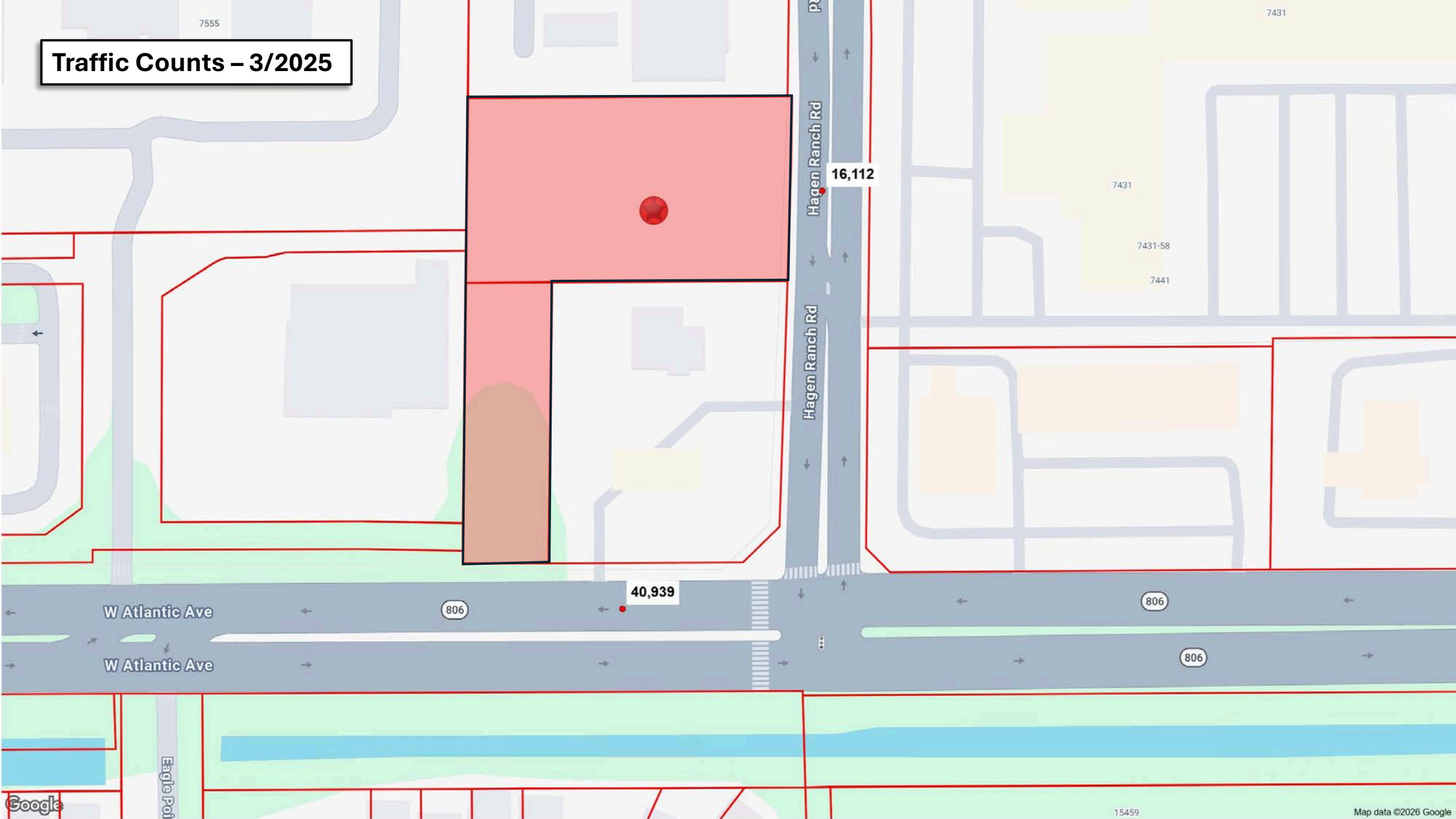
86 ft

275 ft

275 ft

86 ft

Traffic Counts - 3/2025







DAVID'S BEHAL CHASE xfinity Techy
SOMA AT&T muncipal Dangetheory
LOFT chico's Publix
WHITE HOUSE BLACK MARKET

WELLS FARGO flagstar Bank of America CURESMART
McDonald's Mobil DUNKIN'
Publix DOLLAR TREE

TD Bank SUPERCUTS Publix Walgreens

PNC SALLY BEAUTY metro Patis Tropical
GNC ROSS bealls McDonald's
WELLS FARGO Office DEPOT OfficeMax DOLLAR TREE

7-Eleven Mobil

Sola CHASE HOTWORX HOBBY LOBBY

OLLIE'S EXON tropical CAFE Chick-fil-A

CARVEL AT&T MATTRESS FIRM Public Storage

ACE Great Clips Katsur Dental & Orthodontics

TIRE CHOICE IHOP Red Lobster

Publix Walgreens ADVANCE TIRE KINGDOM

Tanera ALDI Starbucks

MATTRESS FIRM

TRUIST

PAPA JOHN'S

SYNOVUS REGIONS Bank of America Michaels

Starbucks CVS pharmacy DUNKIN'

FIFTH THIRD BANK BankUnited PAPA JOHN'S

SPROUTS TACO BELL FIT BODY BOOT CAMP Jiffy Lube

Shell BURGER KING Firestone

CHASE TD Bank DUNKIN'

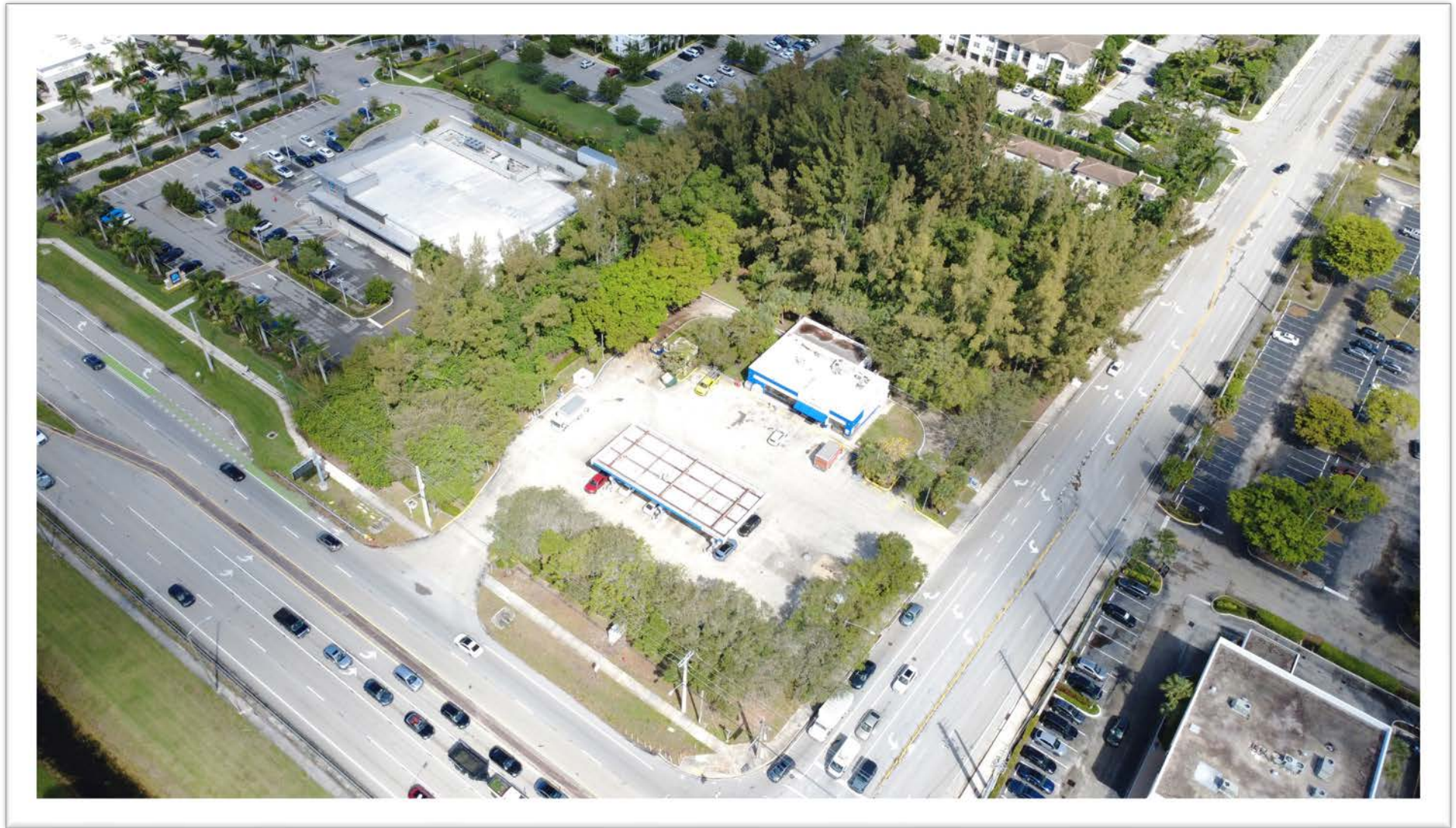
cricket ALDI

nékter CLUB PILATES F45 DUNKIN'

Dental Care Alliance CURESMART Public Storage
Applebees SUBWAY CVS pharmacy

WELLS FARGO MURPHY USA Walmart SUBWAY

7-Eleven



MAJORS
REALTY

1.86 Acres - Hagen Ranch Road, Delray Beach, Florida

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