

FOR SALE



± 2,750 SF – FORMER BANK on ± 0.77 ACRES

NW Corner of Linton Blvd. & Congress Ave., Delray Beach, FL 33445

Hard Corner with Signal Intersection –0.25 Miles from I-95 Exit

PAUL CAIRO

Broker

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561-306-4491

EXCLUSIVE LISTING



Edward Cairo

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Demographic Overview

Highlights

- Former bank now available (+2,750 SF) on +0.77 Acre lot
- 1660 Congress Avenue, Delray Beach, FL 33445
- Located at the hard corner of the signalized intersection of Linton Boulevard & Congress Avenue in East Delray Beach
- Multiple Existing drive-through lanes
- Heavy Traffic counts: 69,000 AADT at the intersection
- Prime visibility at the intersection
- Monument Signage
- 0.25 miles from I-95 exit
- Seeking financial, medical, automotive, and restaurant uses



• Across from:

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|-----------|-----------|
| POPULATION | 17,514 | 96,237 | 194,951 |
| HOUSEHOLDS | 8,424 | 46,844 | 93,411 |
| DAYTIME EMPLOYEES | 14,875 | 84,810 | 173,564 |
| AVERAGE HH INCOME | \$78,213 | \$110,255 | \$116,110 |

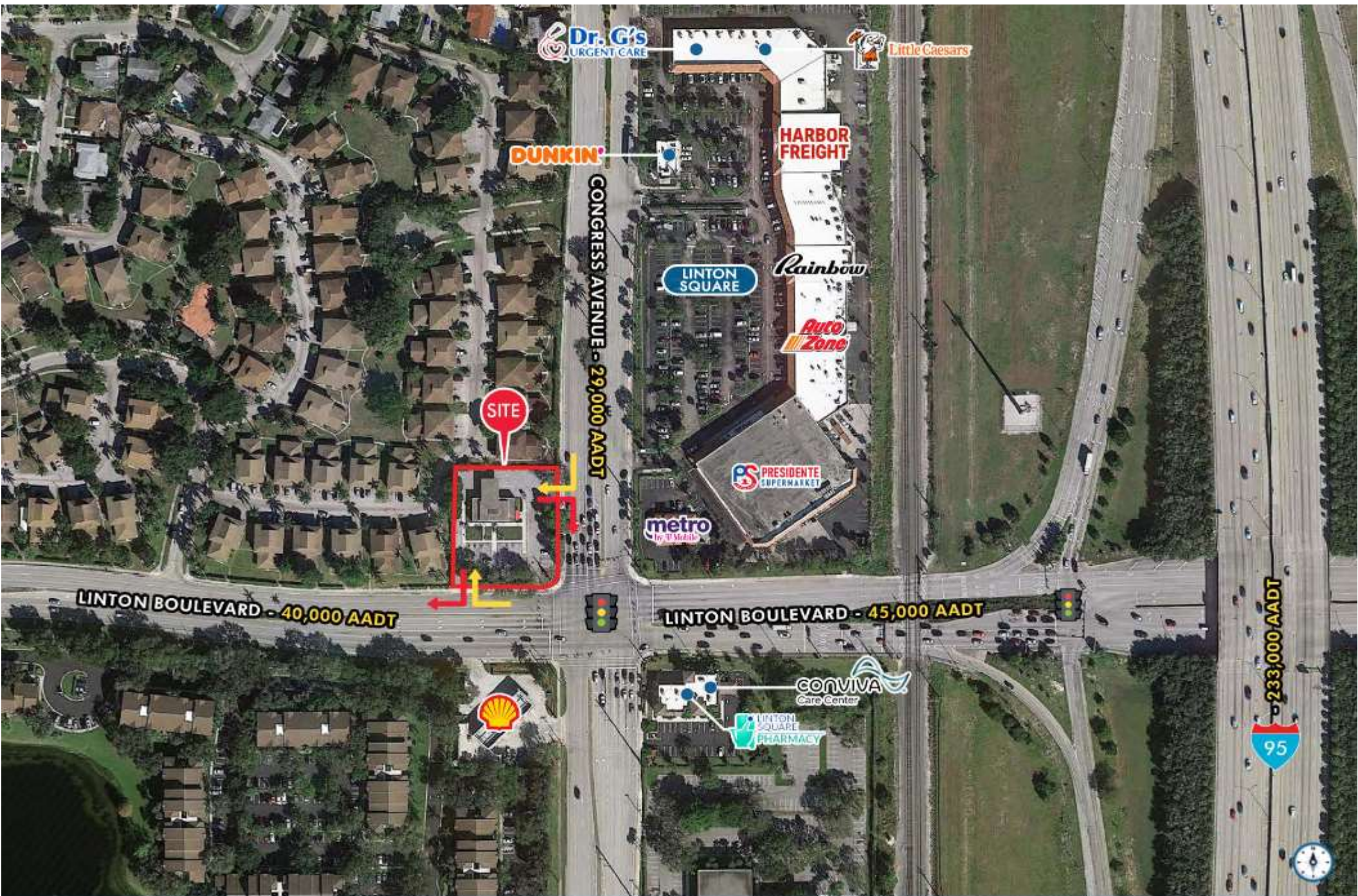
| | 5 Minutes | 10 Minutes | 15 Minutes |
|-------------------|-----------|------------|------------|
| POPULATION | 39,204 | 123,833 | 273,896 |
| HOUSEHOLDS | 17,621 | 58,960 | 127,165 |
| DAYTIME EMPLOYEES | 33,322 | 109,024 | 239,823 |
| AVERAGE HH INCOME | \$89,806 | \$109,371 | \$113,650 |



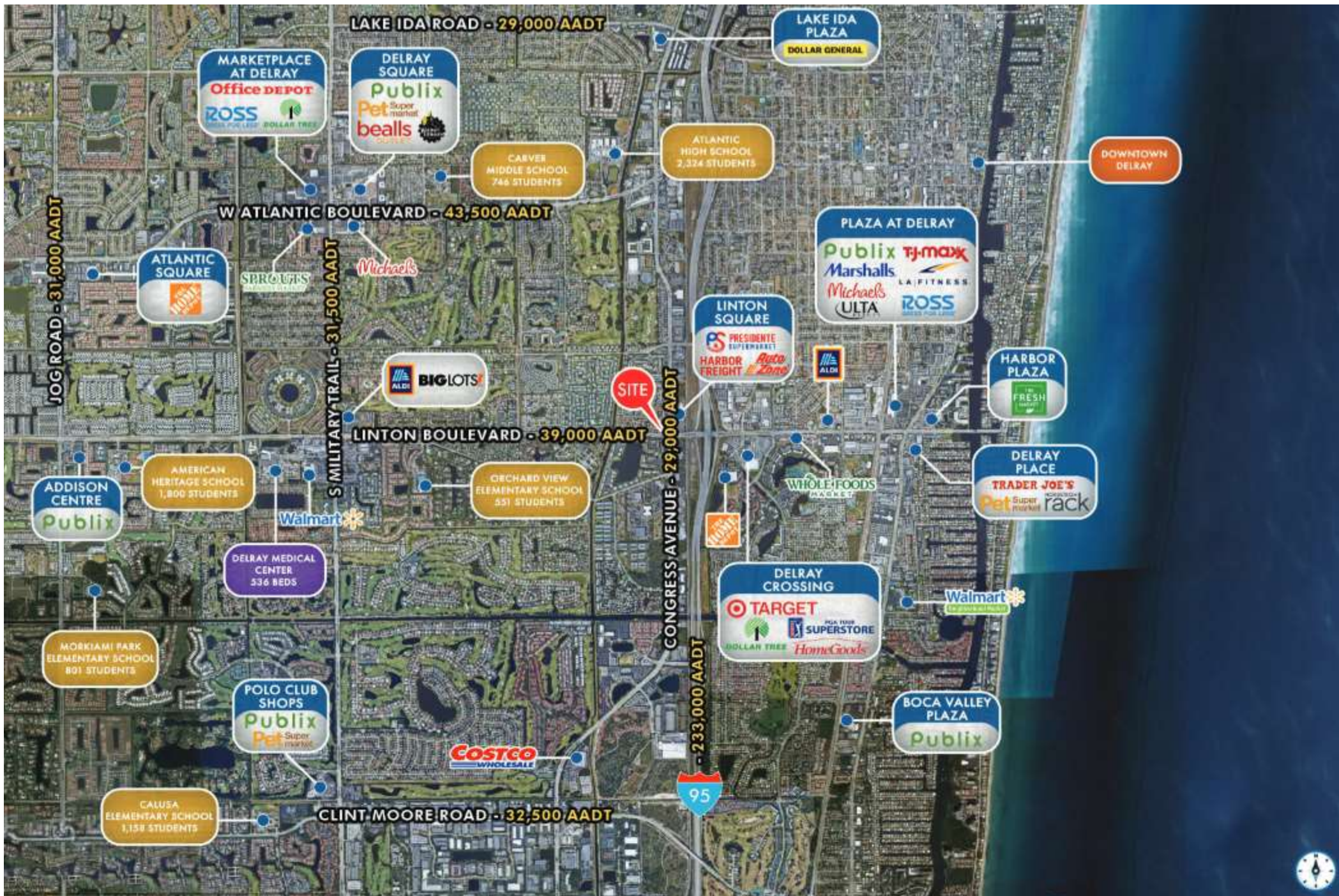
SITE PHOTOS



CLOSE INTERSECTION AERIAL



EXTENDED TRADE AERIAL



CONTACT AGENTS

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