



# FREESTANDING RESTAURANT

FOR SALE

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## 50 SE 4TH AVE

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*Delray Beach, FL 33483*

*For Sale By*

**NATIVE**  
REALTY®





## PROPERTY DESCRIPTION

Positioned one block south of Atlantic Avenue, 50 SE 4th Avenue presents a rare opportunity to acquire a newly constructed freestanding restaurant building in the heart of Delray Beach's vibrant downtown corridor. The property's corner location, modern brick-and-glass façade, and high architectural appeal make it ideally suited for an owner-user or investor seeking a flagship presence in one of Palm Beach County's most dynamic markets.

The ±3,000 SF building features floor-to-ceiling windows, high exposed ceilings, and flexible open interiors allowing for a variety of concepts from a full-service restaurant or bar to a boutique retail or showroom use. The property includes on-site parking, ADA access, and strong visibility with dual street exposure.

Located within the CBD-Central Business zoning district, the site benefits from a wide range of permitted uses and density allowances, including restaurant, retail, gallery, and office. Surrounding amenities include award-winning dining, boutique retail, and luxury residential developments, making this a highly sought-after destination for both locals and visitors.

☒ **PERMITTED USES**

## PROPERTY HIGHLIGHTS

- Prime freestanding restaurant space in Delray Beach's CBD
- High visibility with wraparound frontage and modern brick façade
- Shell condition ready for custom buildout
- Ample glass exposure and natural light throughout
- On-site and nearby parking
- Surrounded by thriving restaurants, retailers, and hotels
- Newly built freestanding building in Downtown Delray Beach
- Premium visibility and signage opportunity
- Modern construction with exposed ceilings and full glass frontage
- On-site parking plus nearby public parking options
- Ideal for restaurant, retail, or owner-user investment
- Strong demographics and year-round pedestrian traffic

## OFFERING SUMMARY

Sale Price:	\$5,950,000
Available SF:	3,608 SF





**DALMOROS**  
FRESH PASTA TO GO

**COLOMBIAN**  
COFFEE HOUSE

**mussel beach**  
RESTAURANT

**Breeza**

EST. 2015  
**The HAMPTON**  
SOCIAL

**HAWKERS**  
ASIAN STREET FOOD

**S.**  
A SQUEEZE AND DRIP CO.

**Le Sorelle**  
Authentic Italian Restaurant

**IPIC**  
THEATERS

**The Nobera Rose**

**DELRAY BEACH**  
**MARKET**  
EAT • DRINK • BEACH • REPEAT

**LEFKES**  
ESTIATORIO

**ROMA NOLA**

**two fat**  
**BREKFAST**  
DELRAY BEACH

**FARM**  
**HOUSE**  
KITCHEN  
DELRAY BEACH

**AVALON**  
*Brasserie House*

**Sazio**  
Italian on the Ave

**the OFFICE**  
Prime Burgers, Craft Beer

**STARBUCKS**  
COFFEE

MEXICAN SOUL FOOD  
**El Camino**  
MEXICAN & TEXAN  
RESTAURANT

**URBAN OUTFITTERS**

**Gelato & Co.**





SE 1ST STREET  
VPD FDOT 4,800

NE 5TH AVE  
VPD FDOT 13,000

ATLANTIC AVE  
VPD FDOT 9,900

SUBJECT  
PROPERTY



























The background image shows a modern building entrance with large glass windows and doors, flanked by several tall palm trees. The scene is set on a street with a parking lot in the foreground. The Native Realty logo is overlaid on the top half of the image.

# NATIVE REALTY®

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