

NEW RETAIL & MULTI-FAMILY DEVELOPMENT



TERRA NOVA | 7607 W ATLANTIC AVENUE
DELRAY BEACH, FL

**EXCLUSIVE
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HIGHLIGHTS

- Terra Nova is West Delray's newest residential and retail development
- 2,000 square feet inline remaining
- Immediate availability
- Outparcel to a fully leased 250 unit apartment project



KEY FEATURES



Over \$100,000
Average Household
incomes in a 3 mile
radius



Situated on an
outparcel to
212 multi-family
units.



Located just
east of Turnpike.



New
construction

DEMOGRAPHICS (3 mi)



Population
68,076



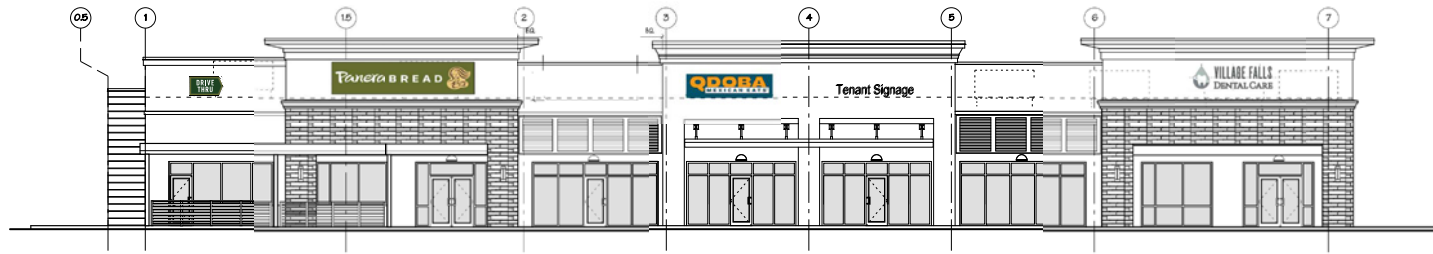
Daytime
Population
22,639



Average HH
Income
\$115,458

NEARBY RETAILERS





1 BUILDING 'B' SOUTH ELEVATION (FRONT)



BUILDING A

Bay 1	Panera Bread
Bay 2	Qdoba
Bay 4	Available 2,000 sqft
Bay 5	Heartland Dental

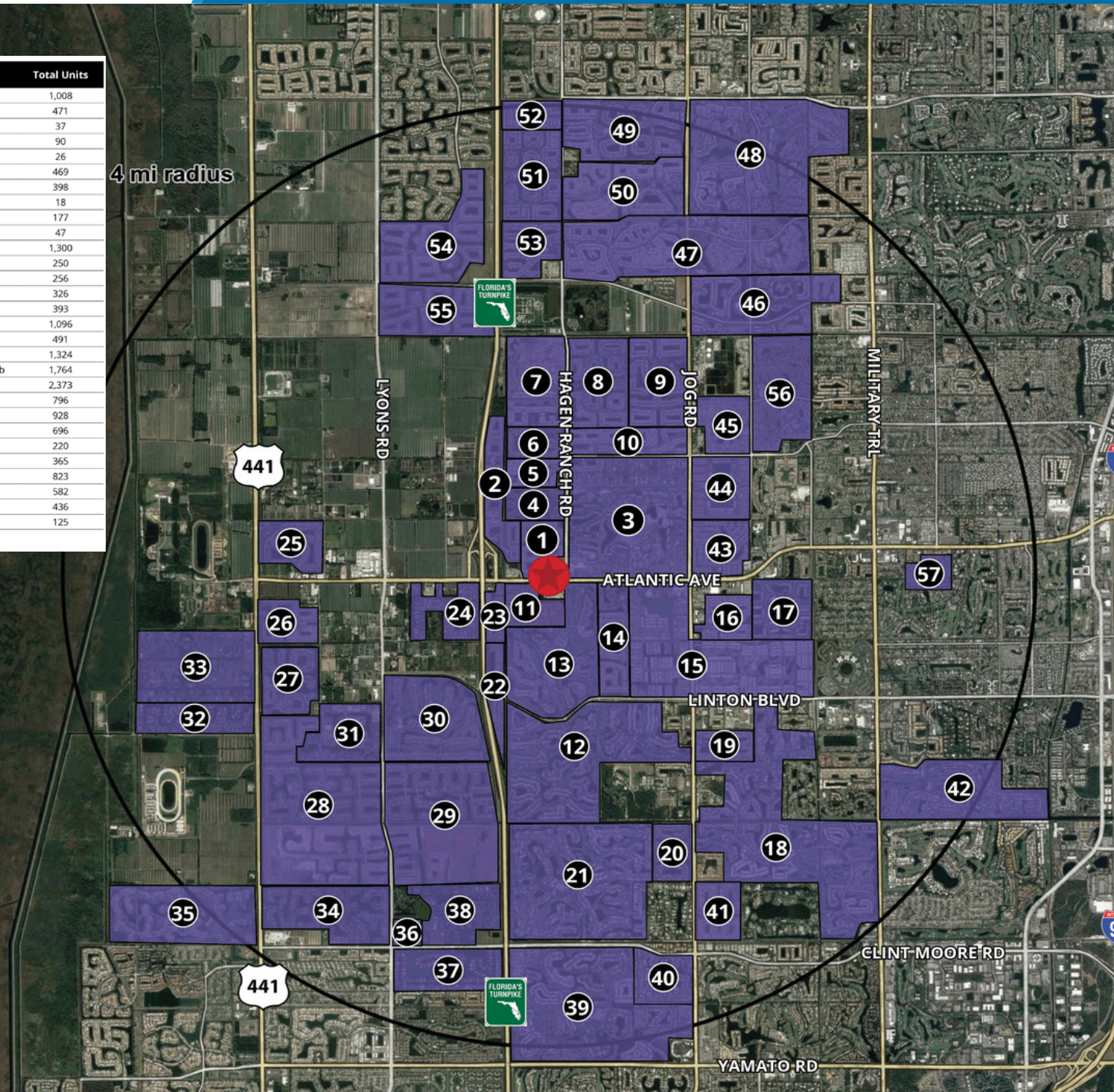
BUILDING B

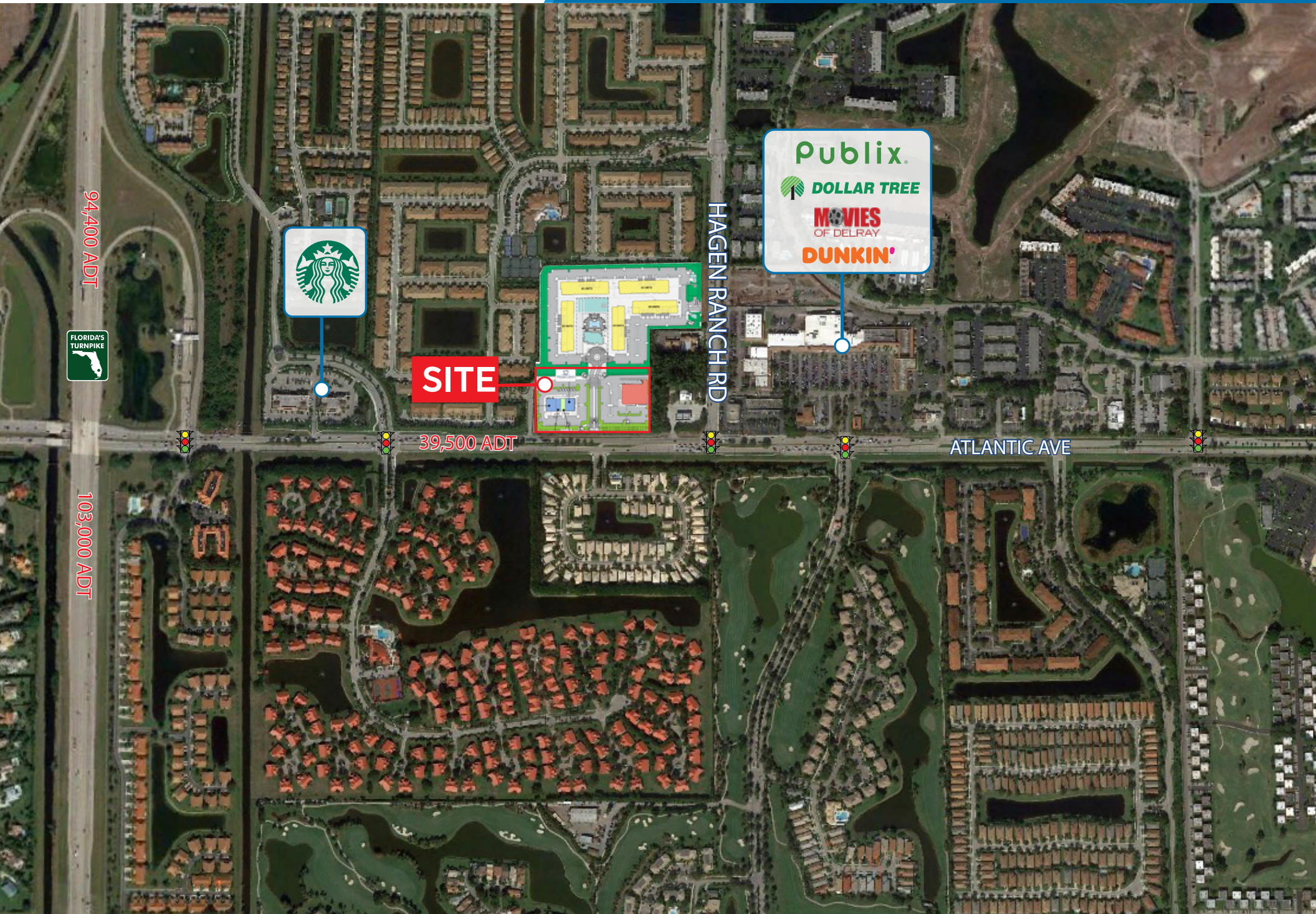
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#	Development	Total Units	#	Development	Total Units
1	Villaggio Reserve	571	29	Bridges	1,008
2	Tuscany	853	30	Mizner Country Club	471
3	Villages of Oriole	3,742	31	Stone Creek Ranch	37
4	Emerald Pointe	330	32	Rio POCO	90
5	Newport Cove	297	33	Terra Del Rey South	26
6	Pine Ridge of Delray Beach	400	34	The Oaks	469
7	Polo Trace	389	35	Stonebridge	398
8	Valencia Falls	706	36	Le Rivage	18
9	Valencia Palms	625	37	Long Lake Estates	177
10	Villa Borghese	558	38	Horseshoe Acres	47
11	Lexington Club	434	39	Woodfield Country Club	1,300
12	Addison Reserve	717	40	Season's of Boca Raton	250
13	Gleneagles	1,082	41	Royal Palm Polo	256
14	Vizcaya	779	42	Delaire Country Club	326
15	Kings Point	7,200	43	Coco Wood Lakes	393
16	Floral Lakes	589	44	Huntington Pointe	1,096
17	Lakes of Delray	1,408	45	Delray Villas	491
18	The Polo Club	1,721	46	Coral Lakes	1,324
19	Mizner's Preserve	210	47	Westchester Country Club	1,764
20	Newport Bay Club	225	48	Indian Springs	2,373
21	St. Andrews Country Club	733	49	Valencia Isles	796
22	Casabella Estate Homes	164	50	The Cascades	928
23	Water Ways At Delray	189	51	Valencia Lakes	696
24	Delray Lakes Estates	96	52	Tivoli Reserve	220
25	Four Season at Delray Beach	315	53	Avalon Estates	365
26	Dakota Delray	450	54	Valencia Cove	823
27	Saturnia Isles	356	55	Valencia Bay	582
28	Seven Bridges	1,340	56	Delray Trails	436
			57	Sherwood Forest	125

4 mi radius





94,400 ADT



103,000 ADT



SITE

39,500 ADT

HAGEN RANCH RD

Publix

DOLLAR TREE

**MOVIES
OF DELRAY**

DUNKIN'

ATLANTIC AVE

