

# 15020 JOG ROAD DELRAY BEACH, FL

PRIME REDEVELOPMENT OPPORTUNITY

SELLER FINANCING AVAILABLE



**VERO**  
CAPITAL GROUP



# LISTING AGENTS

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# EXECUTIVE SUMMARY



**Vero Capital Group** is pleased to present the exclusive opportunity to acquire a high-profile, vacant single-tenant building located at 15020 S Jog Road in the heart of Delray Beach, Florida. Formerly occupied by Wendy's until the fourth quarter of 2023, the property features a 2,940 square foot building situated on a 1.0-acre (43,347 square foot) parcel. It benefits from a versatile General Commercial (GC) zoning designation, which makes it ideally suited for a wide range of retail or office uses.

## MOVE-IN READY OR REDEVELOPMENT POTENTIAL

This offering includes a free-standing 2,940 square foot building on a full one-acre lot. The site provides generous parking, excellent access, and long-term potential for repositioning or owner-user occupancy. With the building currently vacant, the property presents a rare opportunity for immediate re-tenanting or redevelopment in a highly visible and desirable commercial corridor.

## FLEXIBLE ZONING FOR A VARIETY OF USES

The property's General Commercial (GC) zoning is among the most flexible classifications in Delray Beach. It permits a variety of uses, including retail, medical, professional office, and other service-oriented tenants. This broad zoning enhances the asset's adaptability, making it attractive to a diverse range of users or investors seeking a long-term hold.

## STRATEGICALLY LOCATED AT A MAJOR INTERSECTION

Located at the signalized intersection of West Atlantic Avenue and South Jog Road, the property sits in one of the area's most prominent and heavily traveled commercial hubs. It is a pad site within Atlantic Square Shopping Center, which is anchored by The Home Depot. The site offers exceptional exposure and accessibility, with prominent frontage along Atlantic Avenue. Regional transportation access is excellent, with the property located just 1.7 miles from Florida's Turnpike, 3.6 miles from Interstate 95, and 5 miles from U.S. Route 1.

## SURROUNDED BY NATIONAL BRANDS AND DAILY NEEDS RETAIL

The surrounding area is home to a strong mix of national retailers and essential service providers, including Home Depot, Publix, Planet Fitness, Office Depot, Ross, CVS, Walgreens, Dollar Tree, Firestone, Advance Auto Parts, Applebee's, Chili's, Chipotle, Chick-fil-A, Starbucks, McDonald's, Burger King, KFC, Taco Bell, Pollo Tropical, Dunkin', Wells Fargo, and Bank of America. This concentration of established brands draws consistent customer traffic and enhances the visibility and desirability of the site.

## HIGH TRAFFIC COUNTS DELIVER CONSTANT EXPOSURE

Traffic volume in the immediate area is impressive, with over 40,00 vehicles passing the property daily along Atlantic Avenue. Additionally, more than 71,800 vehicles pass through the intersection of Atlantic Avenue and South Jog Road each day, ensuring steady exposure and high branding potential.

## STRONG DEMOGRAPHICS SUPPORT RETAIL SUCCESS

Demographically, the property benefits from strong local population density and income levels. More than 84,200 residents live within a 3-mile radius, with an average household income of \$110,589. Within a 5-mile radius, the population increases to over 220,700 residents, with an average household income of \$125,661. The area also supports a significant employment base, with over 122,100 employees working within five miles of the site.

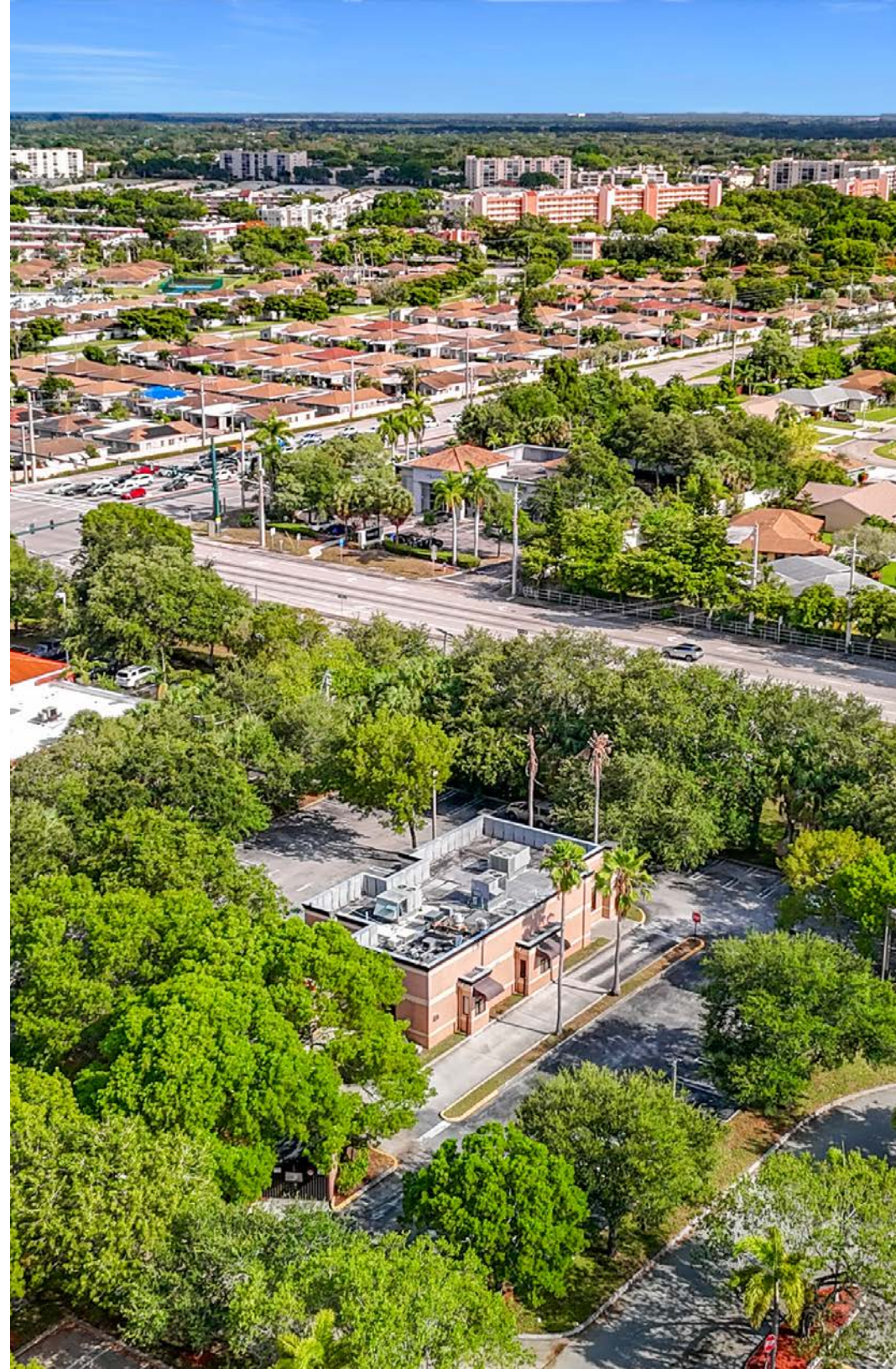


# PROPERTY DATA

Listing Price  
**\$2,300,000**

## ASSET OVERVIEW

ADDRESS	15020 S Jog Road, Delray Beach, FL 33446
PROPERTY TYPE	Vacant Building
FORMER USE	Former Wendy's Restaurant
OWNERSHIP TYPE	Fee Simple
BUILDING SIZE	2,940 SF
PARCEL SIZE	1.00 Acres (43,347 SF)
PROPERTY ZONING	General Commercial (GC) District
YEAR BUILT	2001
FRONTAGE	190 Feet on W Atlantic Avenue





# LOCATION OVERVIEW

## Delray Beach, Florida

Delray Beach is a dynamic coastal city located in southeastern Palm Beach County, Florida, recognized for its thriving economy, high quality of life, and exceptional access to South Florida’s major commercial and transportation corridors. Situated between Boca Raton and West Palm Beach, Delray Beach has evolved into one of the region’s most sought-after destinations for both residents and businesses, blending small-town charm with metropolitan convenience.

With a population of over 70,000 and growing, Delray Beach boasts strong demographic fundamentals, including high household incomes, a highly educated workforce, and a robust daytime population fueled by retail, medical, and professional office sectors. The city is a regional hub for commerce, tourism, and healthcare, drawing residents and visitors from across the region year-round.

Delray Beach is widely known for its vibrant downtown district centered around Atlantic Avenue, which is lined with upscale restaurants, boutiques, art galleries, and nightlife venues. This walkable, amenity-rich corridor plays a vital role in supporting the city’s economic vitality and real estate values. In recent years, Delray Beach has seen consistent investment in new development, including Class A multifamily housing, hotel projects, mixed-use developments, and healthcare facilities, making it a prime market for real estate investors and occupiers alike.

Strategically located with immediate access to I-95 and Florida’s Turnpike, Delray Beach is well-connected to regional transportation infrastructure. It is approximately 30 minutes from both Fort Lauderdale and West Palm Beach airports, and less than an hour from Miami, placing it within reach of over 6 million people in the South Florida metropolitan area.

The city’s pro-business environment, attractive lifestyle, and growing population base have helped fuel consistent demand for retail, office, and service-related uses. With its mix of affluent neighborhoods, strong local economy, and steady tourism traffic, Delray Beach continues to outperform as a highly desirable and resilient commercial real estate market.

# DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2025 Estimate	86,592	225,751	682,300
2028 Projection	89,175	243,432	748,500
2020 Census	81,483	207,560	657,138

Households	3 Mile	5 Mile	10 Mile
2025 Estimate	46,300	108,745	307,496
2028 Projection	49,325	114,283	321,415
2020 Census	43,627	98,812	285,177

Income	3 Mile	5 Mile	10 Mile
\$110,589	\$125,661	\$125,504	\$113,361
\$83,725	\$94,418	\$92,074	\$79,919













# AERIAL OVERVIEW





# REGIONAL MAP

