

# FOR LEASE

14451 S. MILITARY TRAIL, DELRAY BEACH FL, 33463

ATLANTIC

Commercial Group, Inc.®

Licensed Real Estate Brokers

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**SUITE 7 | 1,610 SF | \$26/ PSF**

## THE PROPERTY

PORTOFINO PLAZA IS 16,766 SQUARE FOOT NEIGHBORHOOD STRIP CENTER LOCATED IN CENTRAL DELRAY BEACH ON MILITARY TRAIL ON THE WEST SIDE OF THE ROAD CLOSE TO INTERSECTION OF ATLANTIC AVENUE. THE 1,610 SQUARE FEET OF AVAILABLE SPACE BOASTS AN OPEN FLOOR PLAN THAT CAN ACCOMMODATE A WIDE VARIETY OF RETAIL AND OFFICE USES. PORTOFINO PLAZA IS LOCATED IN CLOSE PROXIMITY TO I-95 AND THE TURNPIKE AND WAS CONSTRUCTED IN 2005 INCLUDING HURRICANE IMPACT WINDOWS THROUGHOUT. THE SURROUNDING MARKET AREA TO THIS PROPERTY IS WELL ESTABLISHED AND SERVES A YEAR-ROUND POPULATION.

THIS AREA SERVES AS A THE MAJOR RETAIL CORRIDOR THROUGH CENTRAL DELRAY BEACH WITH HEAVY DAILY TRAFFIC. I-95 & TURNPIKE ATLANTIC AVE OFF RAMPS PROVIDE EASY ACCESS TO THIS CENTER. THIS AREA IS EXTREMELY STABLE AND GROWING WITH MANY SUCCESSFUL BUSINESSES AND CORPORATE OFFICES.

MICHAEL MANDEL | (561) 706-2905 | MICHAEL@ATLANTICCG.COM



## HIGHLIGHTS

- MAJOR RETAIL CORRIDOR WITH HIGH TRAFFIC COUNTS OF 32,000 CARS PER DAY
- CLOSE ACCESS TO I-95 AND TURNPIKE
- PROMINENT OVERHEAD SIGNAGE
- AMPLE PARKING FIELD
- DIVERSE TENANT MIX
- BLOCKS AWAY FROM SOUGHT AFTER ATLANTIC AVENUE
- NC- NEIGHBORHOOD COMMERCIAL ZONING



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