

RETAIL SPACE FOR LEASE

SHOP DELRAY

8918 W Atlantic Avenue, Delray Beach, FL 33446



RETAIL SPACE AVAILABLE IN BUSY AFFLUENT WEST DELRAY BEACH

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

Jennifer Houston
SENIOR DIRECTOR
jenniferhouston@katzretail.com
(561) 400-4675

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181



Tenant Roster

100-150	Available	4,123 SF	350-400	Warren's	4,120 SF	650	Endless Summer Pools	1,432 SF
200	Joseph's Classic Market	9,023 SF	450	Available Former Smoothie Bar	1,256 SF	700	Club Pilates	2,194 SF
250	Breakroom Mens Salon	1,506 SF	500	Topsy	2,123 SF	750	Ripe	1,703 SF
275	Go Green Dry Cleaners	990 SF	550	Biostation	1,603 SF			
300	Carmel Coffee	2,000 SF	600	BioSmiles	1,745 SF			

Property Overview

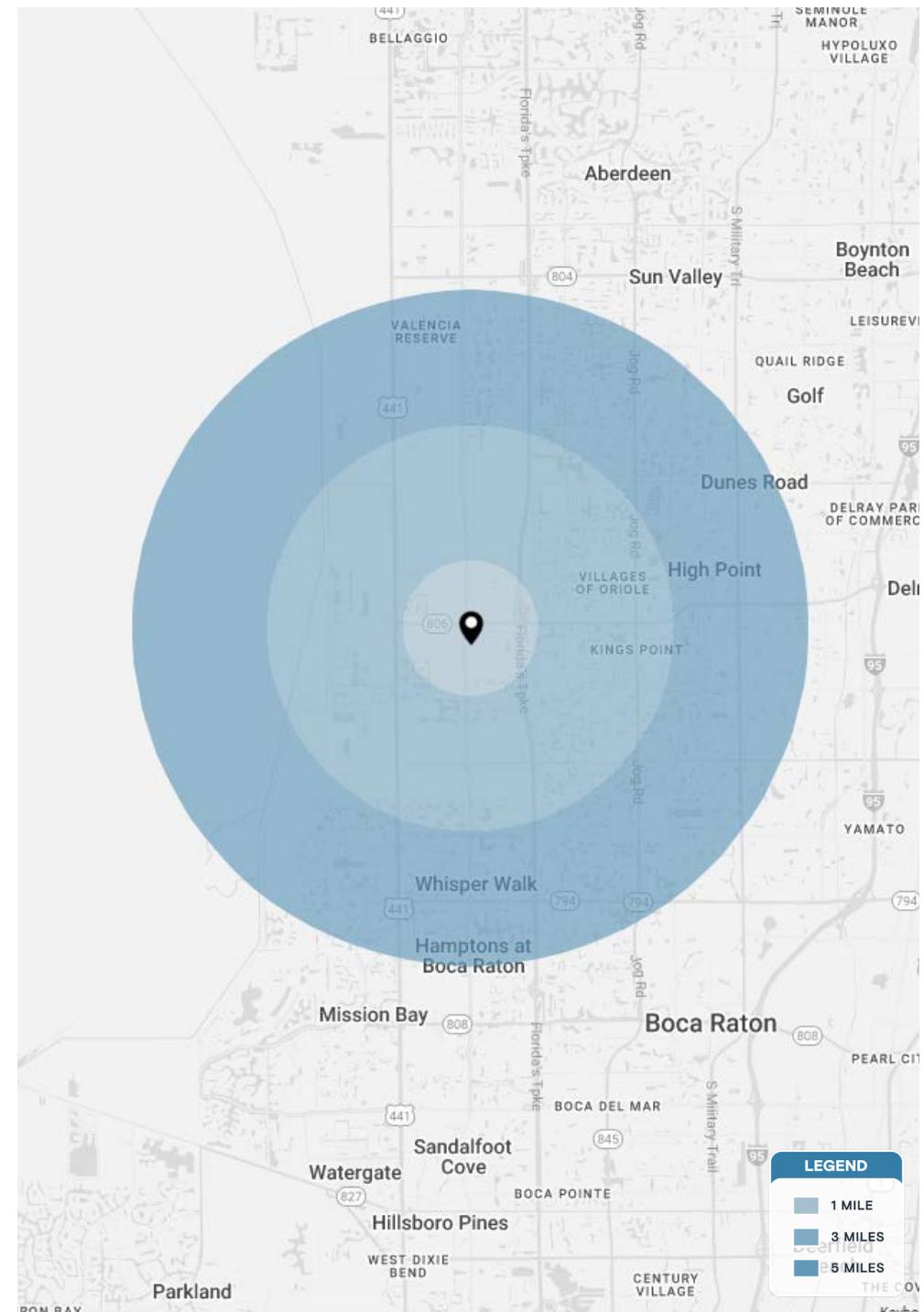
HIGHLIGHTS

- Join: *Joseph's* CLASSIC MARKET, *Warren* CLUB PILATES® and more!
- Located at the signalized intersection at the SEC of Atlantic Avenue and Lyons Road in affluent West Delray Beach
- Over \$250,000 average HH income in a 1 mile radius
- Over 2.3 million visitors to the intersection in 2024
- Surrounded by affluent residents with an average home price of \$1.5 million in a one mile radius
- National retailers and focus on health and wellness in the intersection

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2,889	44,578	151,472
HOUSEHOLDS	1,088	22,784	73,823
EMPLOYEES	2,423	40,601	136,052
AVERAGE HH INCOME	\$252,497	\$158,187	\$137,062

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	15,173	92,301	229,838
HOUSEHOLDS	7,288	45,718	107,285
EMPLOYEES	13,423	82,861	203,612
AVERAGE HH INCOME	\$164,887	\$143,243	\$136,407





W ATLANTIC AVENUE - 37,000 AADT

LYONS ROAD - 25,000 AADT

**±4,123 SF
AVAILABLE**

DUNKIN'

 Sicilian
Cafe

Furlife Vets
Veterinarians, Groomers, Boarders

**±1,256 SF
AVAILABLE
FORMER
SMOOTHIE BAR**

TIPSY
salonbar
the biostation®

BIOSMILES

DR. SIMONE
DENTAL
88

• 8 •

ENDLESS SUMMER POOLS
OF FLORIDA, INC.

CLUB PILATI

100

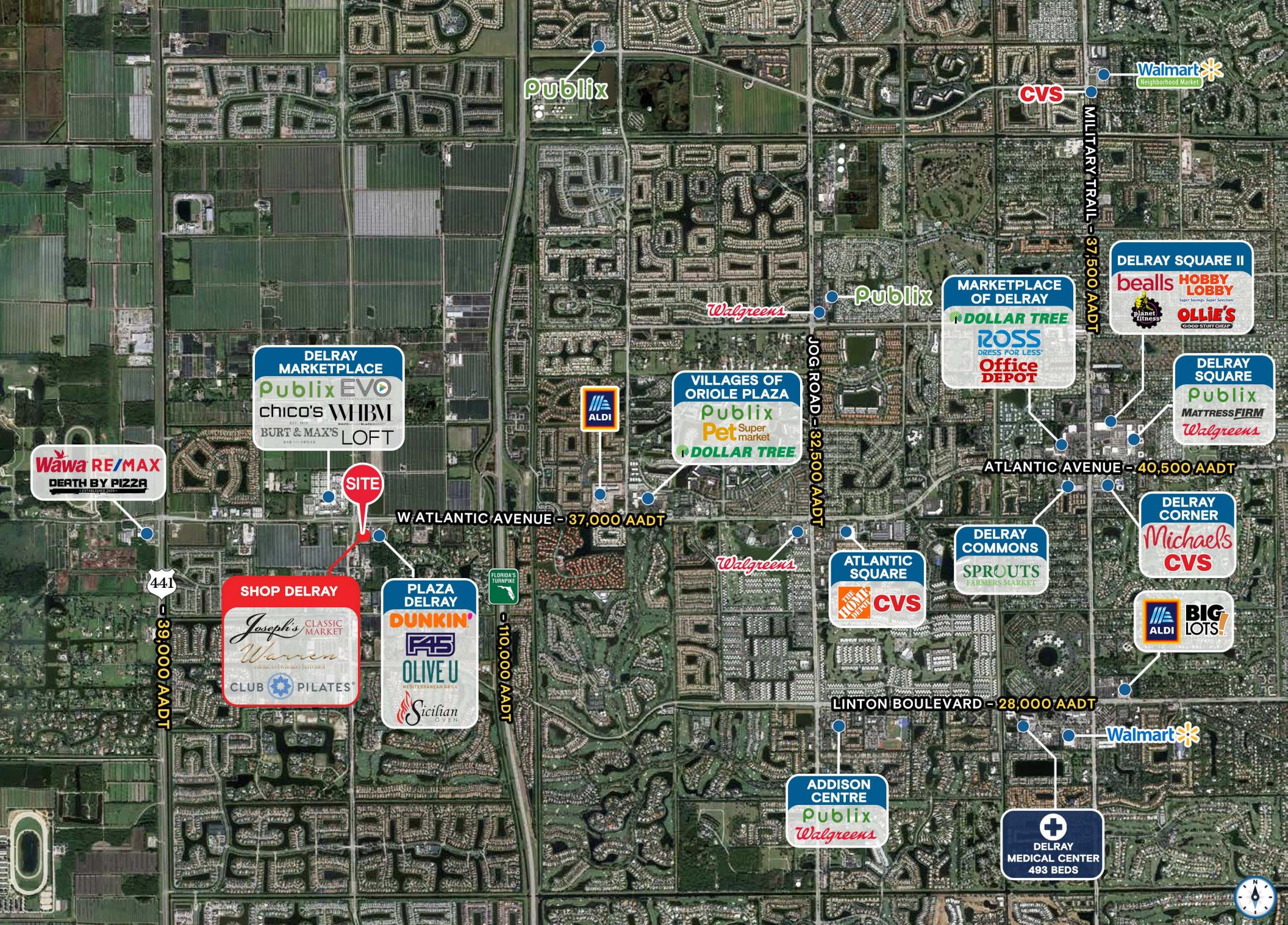
Ride AND READY TO EAT

Types to Eat

1980-1981

1990-1991







Contact Brokers

Jennifer Houston
SENIOR DIRECTOR
jenniferhouston@katzretail.com
(561) 400-4675

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 11.05.25

