

AVENUE

**217
E ATLANTIC
AVENUE**

217 E Atlantic Ave
Delray Beach, FL 33444

RESTAURANT | RETAIL

FOR LEASE



AVENUEREP.COM





PREMISES

217 E ATLANTIC AVE

GROUND FLOOR: +/- 4,000 SF

2ND : +/- 3,280 SF

3RD FLOOR: +/- 2,466 SF

TOTAL: +/- 9,746 SF

DELIVERY

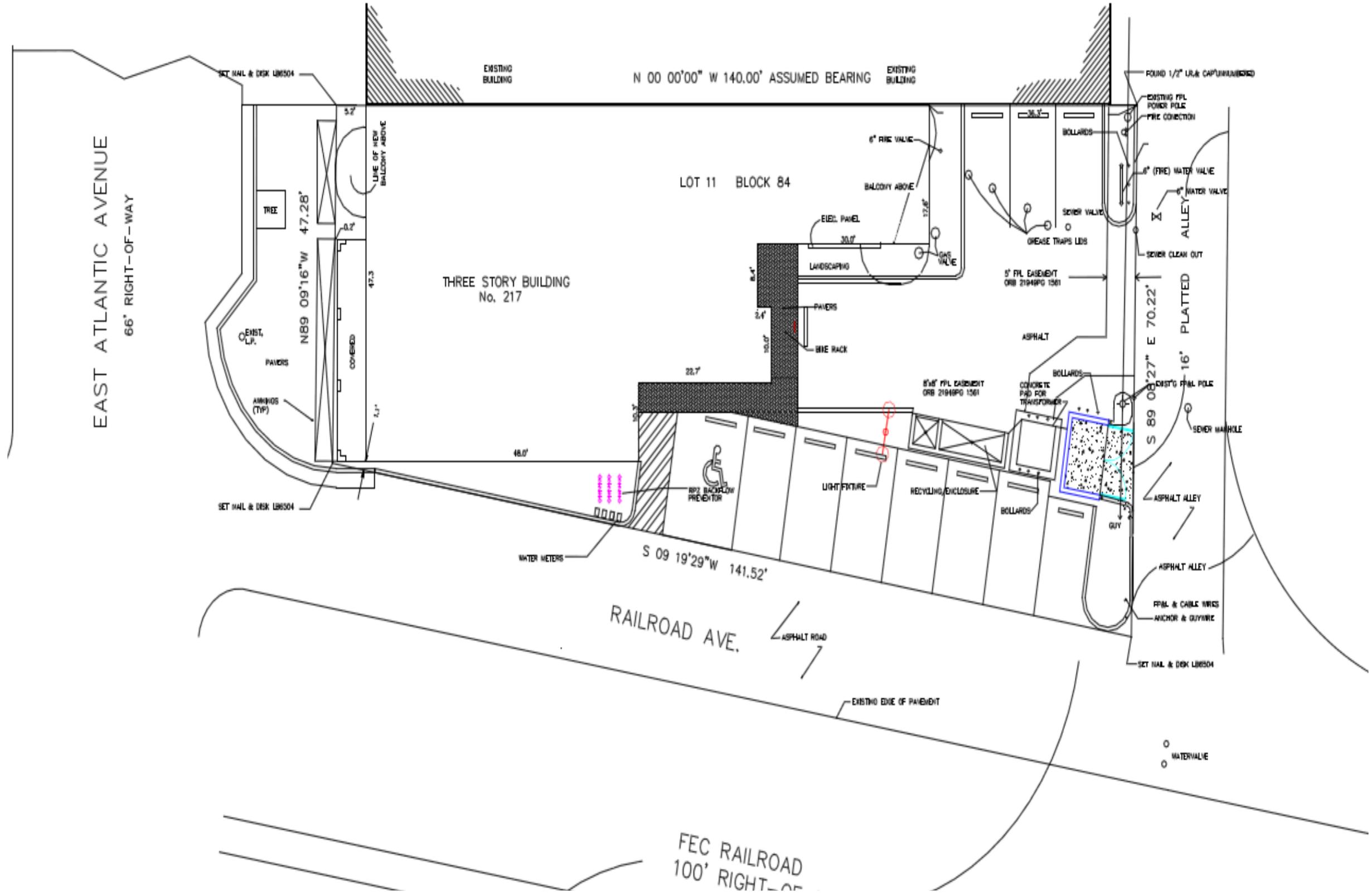
IMMEDIATE

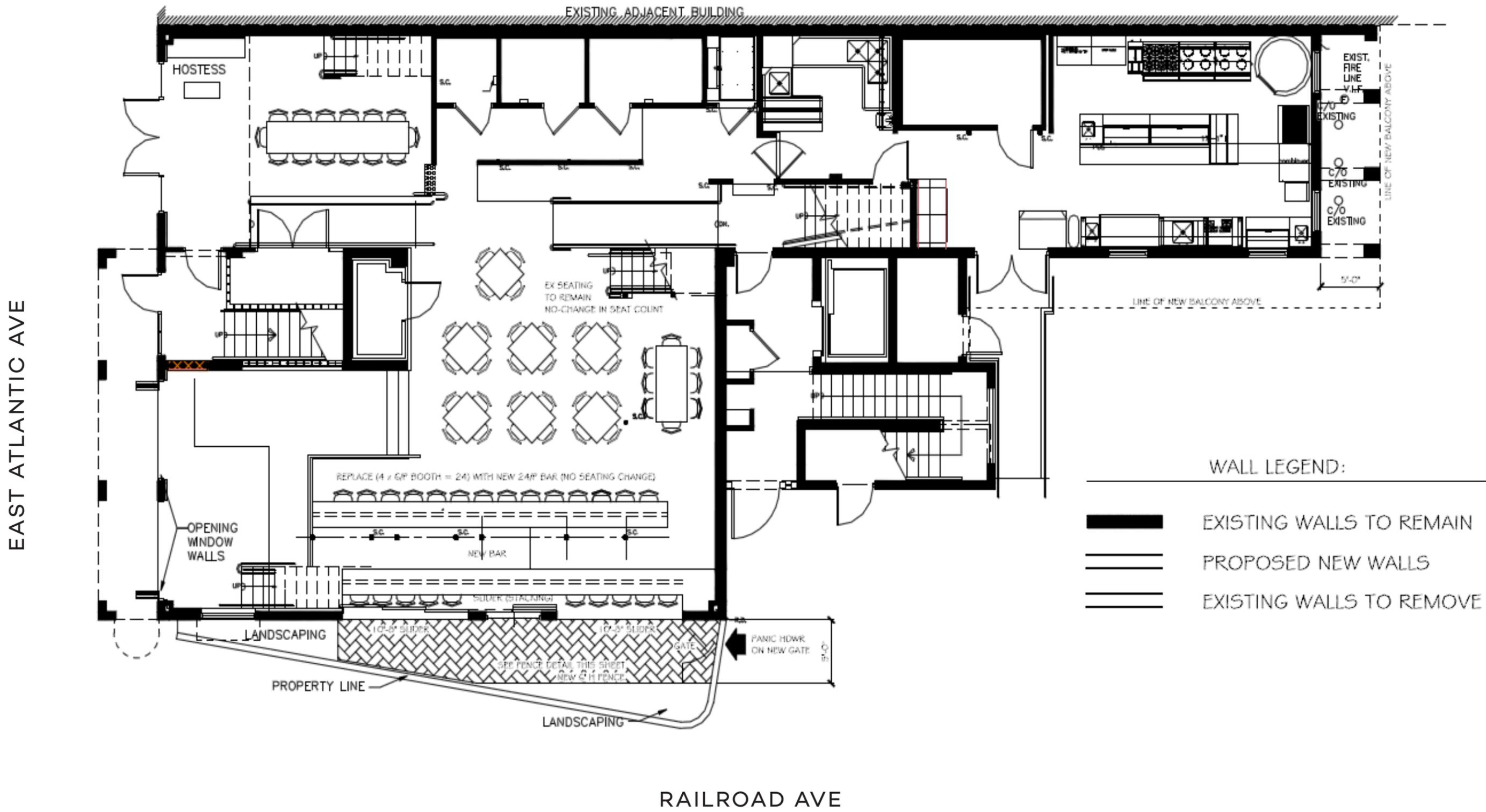
RENT

UPON REQUEST

PROPERTY INFO

- THREE-STORY, ELEVATOR-SERVICED RESTAURANT BUILDING LOCATED ON ATLANTIC AVENUE IN DELRAY BEACH
- CENTRAL HIGH-END RESTAURANT, BAR AND NIGHT CLUB WHICH ATTRACTS LOCALS AND TOURISTS ALIKE
- FIRST FLOOR RESTAURANT HAS A SEATING CAPACITY OF APPROXIMATELY 250 PEOPLE
- FULL LIQUOR LICENSE
- OUTDOOR SEATING AREA APPROVED BY THE TOWN OF DELRAY
- SECOND FLOOR NIGHTCLUB HAS A 123-PERSON CAPACITY AND OFFERS FULL BAR SERVICE
- THIRD FLOOR RESTAURANT HAS A 150-PERSON CAPACITY WITH A FULL BAR AND KITCHEN
- 11 PARKING SPACES ON-SITE AND ADJACENT STREET PARKING AND NEARBY LOTS FOR CUSTOMER CONVENIENCE.
- SURROUNDED BY A MIX OF RETAIL SHOPS, SERVICES, AND OTHER EATERIES, CONTRIBUTING TO A VIBRANT STREET SCENE.





WALL LEGEND:

-  EXISTING WALLS TO REMAIN
-  PROPOSED NEW WALLS
-  EXISTING WALLS TO REMOVE

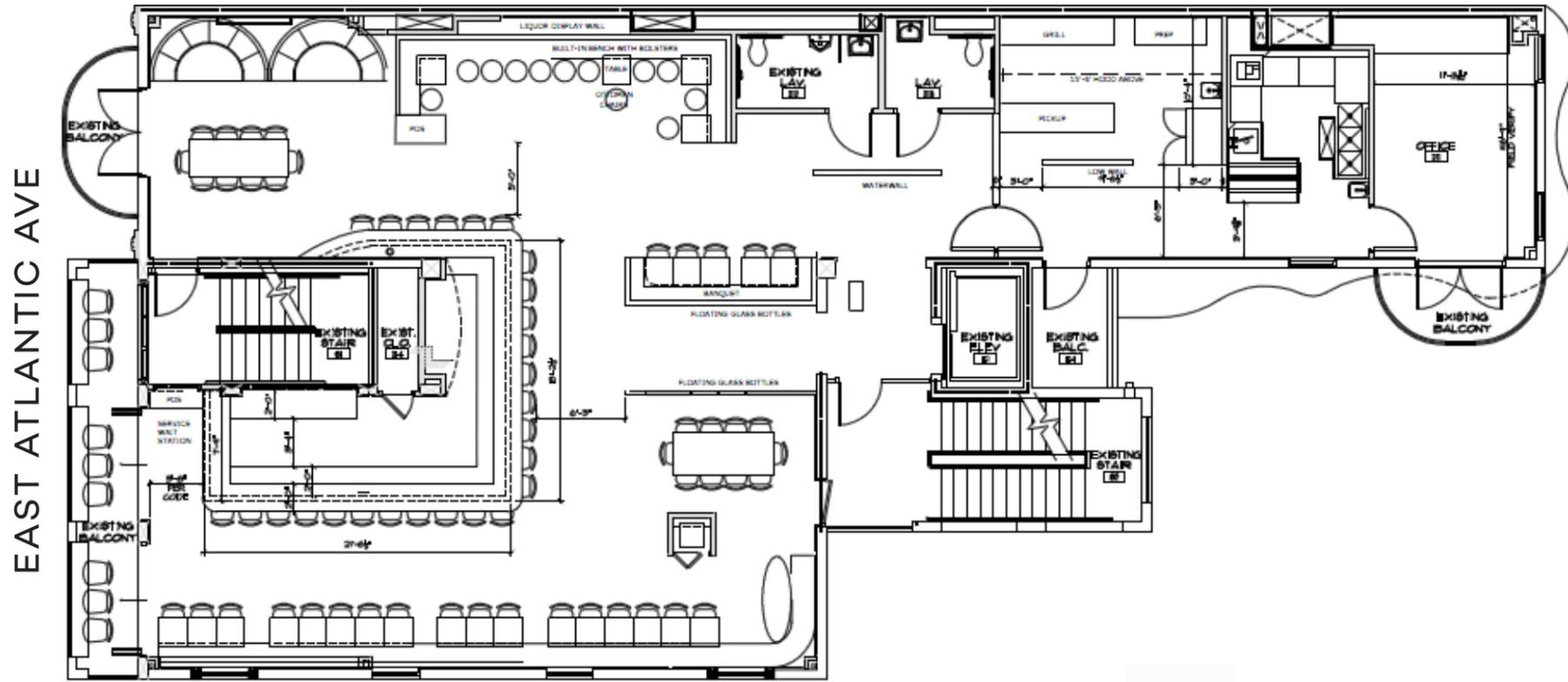
FLOOR PLAN

GROUND FLOOR

TOTAL SQUARE FEET

+/- 4,000

SECOND FLOOR

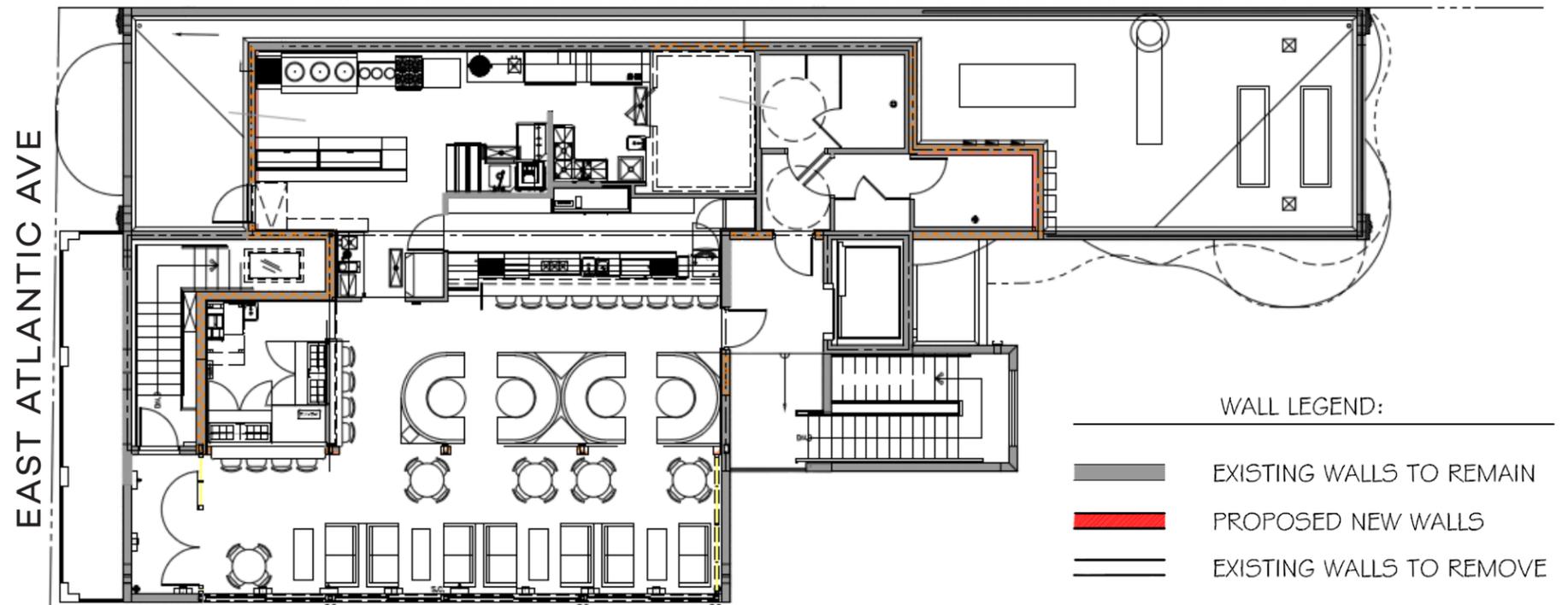


+/- 3,280 SF

THIRD FLOOR

RAILROAD AVE

+/- 2,466 SF



WALL LEGEND:

-  EXISTING WALLS TO REMAIN
-  PROPOSED NEW WALLS
-  EXISTING WALLS TO REMOVE

RAILROAD AVE

FLOOR PLAN

2ND & 3RD FLOOR



**ATLANTIC
CROSSING**
Q4 2020
76,000 SF
Retail/Restaurant Space
343 Units



217 E ATLANTIC AVE

Doc B's SITE
3-Story
Building with
±10,000 SF RETAIL
±20,000 SF
OFFICE
PROPOSED

**MIDTOWN
DELRAY**
±47,000 SF
RETAIL
±92,000 SF
OFFICE
with existing
Sundy House
Hotel.
Project is
approved.

NEW RESIDENTIAL

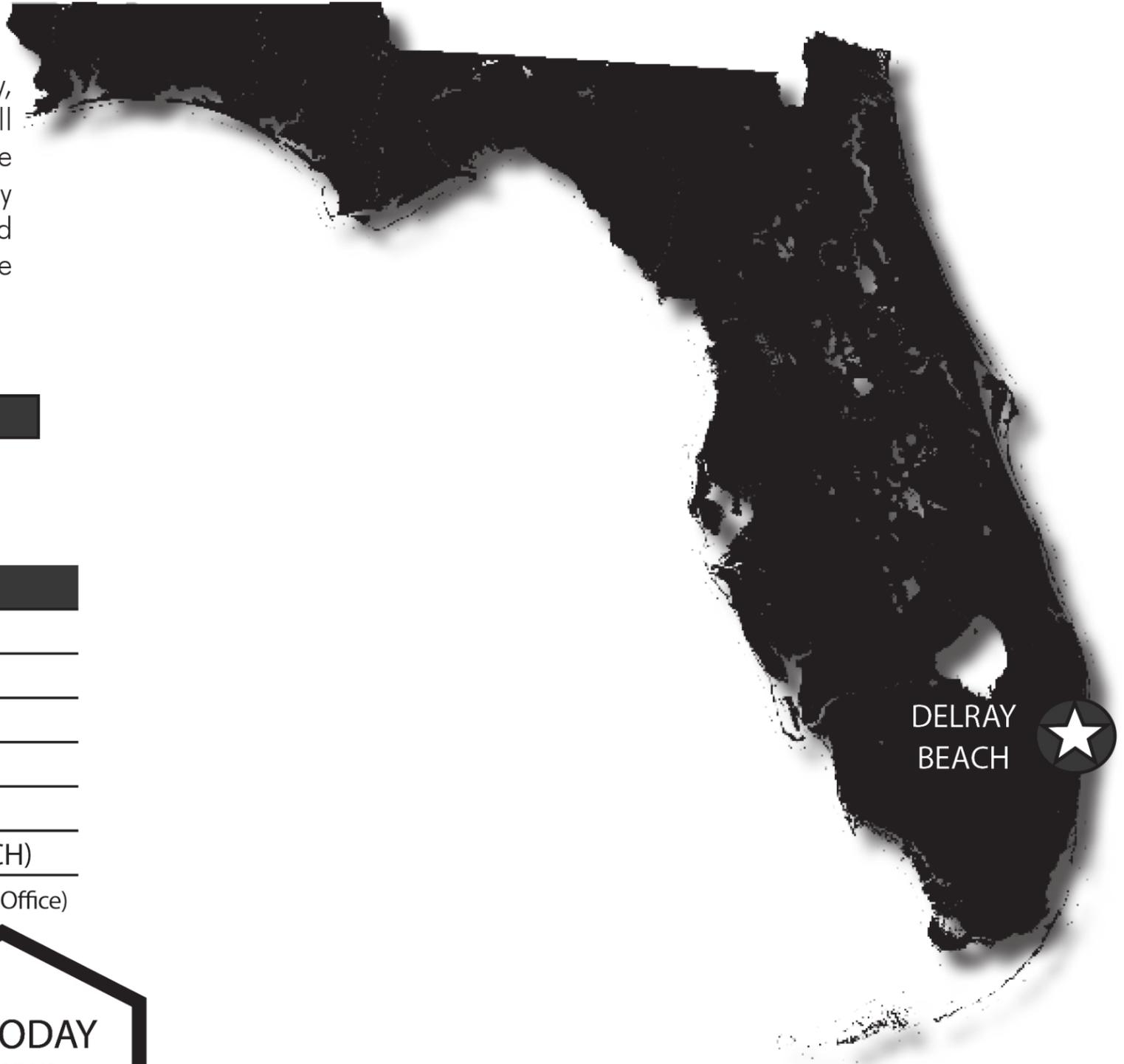
| Color | Category |
|--------|--------------------|
| Blue | EXISTING |
| Green | APPROVED |
| Orange | UNDER CONSTRUCTION |

- 1 Ocean City Lofts: Total Units: 63
- 2 5th Avenue at Delray: Total Units: 47
- 3 Porta Al Mare: Total Units: 20
- 4 SOFA-1: Total Units: 82
- 5 111 First Delray: Total Units: 70
- 6 The Mark: Total Units: 60
- 7 SOFA Lofts: Total Units: 76
- 8 SOFA-2: Total Units: 82
- 9 Caspian: Total Units: 146
- 10 Kolter (Hotel): Total Rooms: 150
- 11 Delray City Market: 30,000 SF
- 12 Aloft: Total Units: 35; Hotel: Total Rooms: 122
- 13 Astor: Total Units: 198
- 14 Worthing Place: Total Units: 217
- 15 The Ray: Total Rooms: 143

AERIAL VIEW

WELCOME TO DELRAY BEACH

- Drawing visitors from all over Palm Beach County, Downtown Delray Beach is a three time recipient of the “All American City Award” in the State of Florida. The walkable downtown area has a spot for everyone to explore and enjoy Delray’s admirable features. From quick service to high-end restaurant dining, locals and tourist rave about the complete dining experiences Delray Beach has to offer.



PALM BEACH COUNTY ANNUAL VISITORS 6 MILLION

DELRAY BEACH ANNUAL VISITORS 600,000

| MARKET HIGHLIGHTS | |
|---------------------------|---|
| POPULATION: | 75,383 (3 Mile) |
| RETAIL SALES: | \$170,000,000 |
| RESTAURANT SALES: | \$51,000,000 |
| AVERAGE HH INCOME: | \$89,033 |
| TOTAL EMPLOYEES: | 64,479 |
| TOTAL RESTAURANTS: | 120 (DOWNTOWN DELRAY BEACH) |
| NEW DEVELOPMENT PROJECTS: | \$950,000,000 (Hotels, Residential, Retail, Office) |

2017
DOWNTOWN
ACHIEVEMENT
OF EXCELLENCE

TOP 10
COASTAL
LIVING
MAGAZINE

USA TODAY
AMERICA'S
GREAT SHOPPING
STREETS (2017)



EXCLUSIVE LISTING AGENTS

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