

4<sup>th</sup>  
& 5<sup>th</sup>  
DELRAY

FOR LEASE



DELRAY BEACH, FL

# 25 SE 4TH AVENUE

1,896 SF AVAILABLE | RETAIL/ RESTAURANT OPPORTUNITY





DELRAY BEACH, FLORIDA

# 4TH & 5TH DELRAY

4th & 5th DELRAY is a best-in-class, four-story mixed use retail complex in the heart of Downtown Delray, just south of the famous Atlantic Avenue. Containing approximately 9,000 square feet of prime ground level urban retail space, 46,233 square feet of Class A office space and IPIC, a luxury movie theatre, this complex also features a six-level 326-space parking garage.

Nestled between Boynton Beach and Boca Raton in Palm Beach County, Delray Beach is famous for Atlantic Avenue, its lively main street that features trendy restaurants, bars and clubs, and thriving arts scene. It is notorious for its beautiful beaches and quaint historic hot spots.

Delray Beach is one of South Florida's top tourist destination due to its white sand beaches, luxury hotels and vibrant nightlife. The site benefits from Delray's infill, mature retail destination and abundance of waterfront and golf course communities, which appeal to a more affluent demographic.



1,896 SF  
AVAILABLE



FLEXIBLE  
CONFIGURATION



PRIME, STREET  
FRONTAGE







# PROJECT DETAILS

## 4TH & 5TH DELRAY • RETAIL/ RESTAURANT OPPORTUNITY

- AVAILABLE SPACE** 1,896 SF
- TRAFFIC COUNTS** 250,000 ADT on US Route 1
- PROPERTY HIGHLIGHTS**
- 1,896 SF of prime urban street-front retail/ restaurant space available
  - Just south of the famed Atlantic Avenue in East Delray Beach
  - 20' ceiling heights and expansive floor-to-ceiling windows
  - Strong daytime population with more than 40,000 employees as well as a vibrant nighttime destination
- CO-TENANTS** IPIC luxury movie theatre, Relive Health & Wellness, Yoga Joint, and 46,000 SF of 100% leased Class A office space
- COUNTY** Palm Beach
- MARKET** East Delray Beach



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 POPULATION	12,312	69,882	173,022
 DAYTIME POPULATION	19,762	79,054	209,946
 AVERAGE HH INCOME	\$147,464	\$116,058	\$111,119
 % BACHELOR'S DEGREE OR HIGHER	43.1%	42.6%	43.2%



MARKET AERIAL

HYATT PLACE  
134 ROOMS

gelato-go  
Wine Room  
Love Shack

MORLEY

bluemercury

PINEAPPLE GROVE  
ART DISTRICT

NE 1st St

Kilwins  
LEMON BLOSSOM

mussel beach

COLONY HOTEL  
A CROWN TIE - DELRAY BEACH

ATLANTIC CROSSING

The HAMPTON SOCIAL  
Lilly Pulitzer  
Le Colonial

Residence Inn  
Marriott  
131 ROOMS

JEAN-PIERRE KLIFA  
HAYSTACKS

ATLANTIC PLAZA  
chico's

Tommy Bahama

Starbucks  
El Camine  
City Oyster

BankUnited

TRAMONTI

Atlantic Ave

28,500 ADT



URBAN OUTFITTERS

HAWKERS

BLUE ANCHOR PUB

DECK84

Rocco's Tacos

RACKS

ITALIAN DINING  
Vino & Pasta  
Taverna  
WIT'SUGAR

SE 2nd Ave

SE 4th Ave

SE 5th Ave

11,500 ADT

SE 6th Ave

Patchington

THE BEACHES  
HOTEL & SPA  
154 ROOMS

SE 1st St

3,600 ADT

YOGA

VIRGINIA PHILIP  
HAIR SHOP & ACADEMY

4th & 5th  
DELRAY  
IPIC  
RELIVE  
YOGA JOINT  
WHERE SWEET HAPPENS

COURTYARD  
Marriott



SITE AERIAL



ATLANTIC CROSSING

EST. 2015  
**HAMPTON SOCIAL**  
*Lilly Pulitzer*  
*Le Colonial*

**COLONY HOTEL**  
A KABANA CLUB • DELRAY BEACH

**mussel beach**

**bluemercury**

**MORLEY**

gelato-go  
*Wine Room*  
**Love Shack**

**JEAN-PIERRE KLIFA**  
BY THE SEA  
**HAYSTACKS**

**TIPSY**  
BOUTIQUE

**BankUnited**

**Hallmark**

ATLANTIC PLAZA  
**chico's**

**THE TRAGARI**  
HOTEL & SPA  
154 ROOMS

**DECH84**  
RESTAURANT

**BLUE ANCHOR PUB**  
THE BEER DRINKING PUB

**HAWKERS**

SE 6th Ave

SE 5th Ave

SE 4th Ave

28,500 ADDT

SE 3rd Ave

**CUT**  
A MODERN STEAKHOUSE

**Kilwins**  
THE ORIGINAL FRESH BREAD SHOP

**Big Al's STEAKS**  
Authentic Family Cheesesteaks

**LEMON GRASS**  
RESTAURANT

**4th & 5th DELRAY**  
**IPIC**  
**RELIVE HEALTH**  
**YOGA JOINT**  
WHERE SHIFT HAPPENS

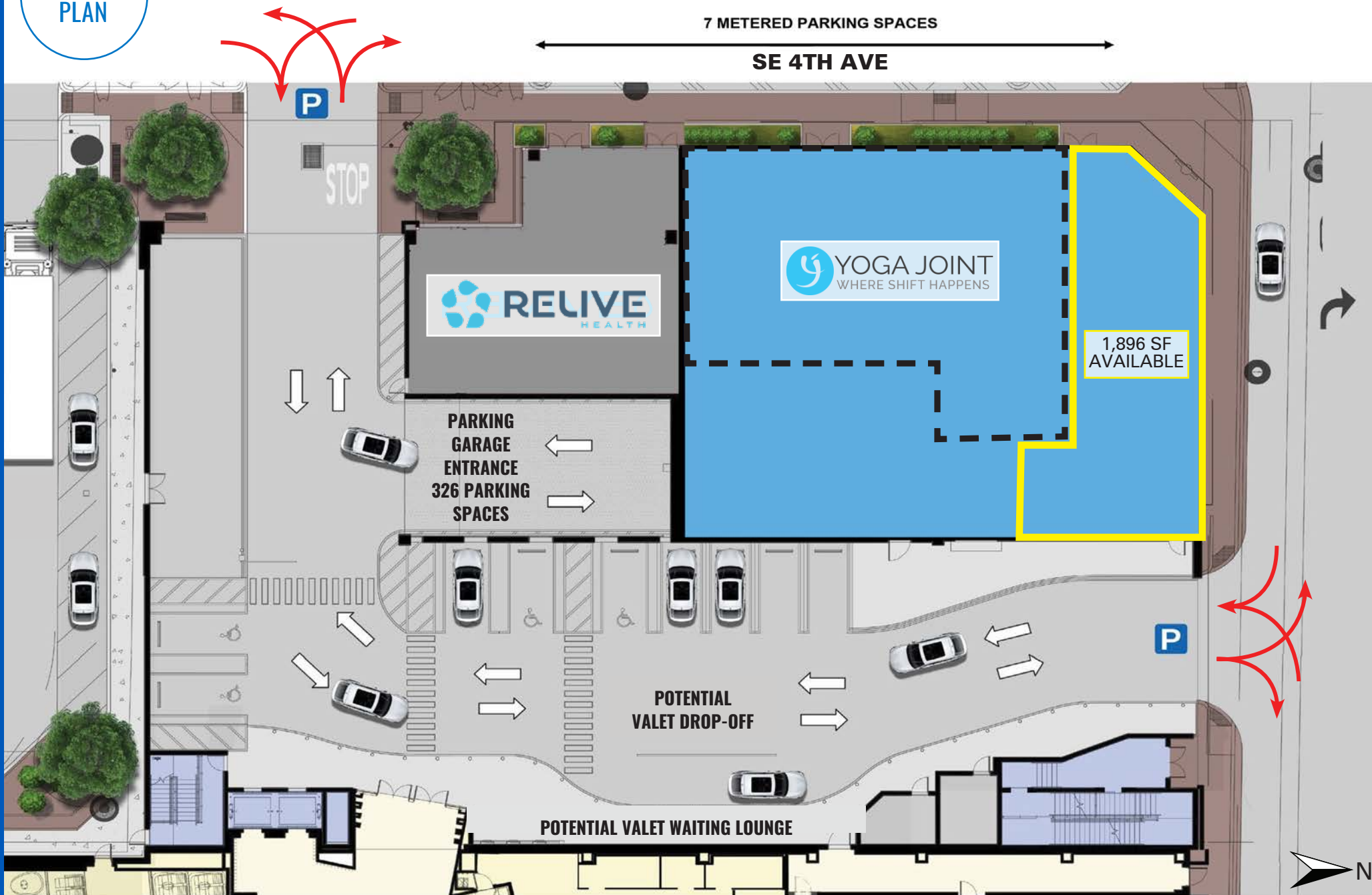
**Capital One cafe**  
**BOLUFE**  
DO YOU HAVE IT?

**TOOTSIES**

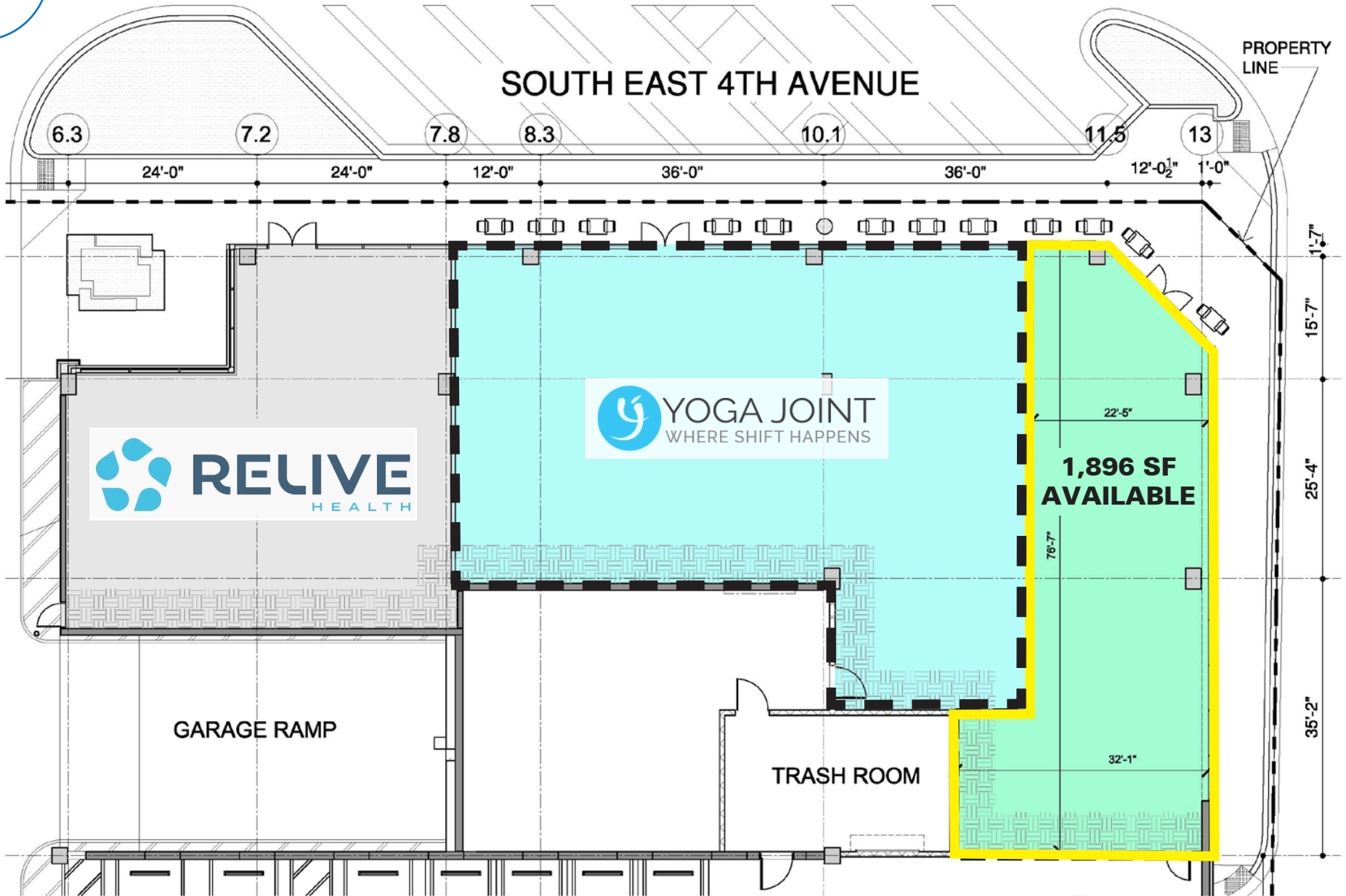
**URBAN OUTFITTERS**

**TRUIST**

SITE PLAN



FLOOR PLAN





PINEAPPLE GROVE ART DISTRICT



ATLANTIC AVENUE



FLORIDA

# DELRAY BEACH

Delray Beach lies within Palm Beach County and is part of the Miami - Ft. Lauderdale - West Palm Beach MSA, the 7th largest MSA in the US with over 6 million residents and the wealthiest MSA in Florida. Over the last decade, Palm Beach County's population has grown at more than double the rate of the overall US and saw a net migration of approximately 12,000 people in 2020 from states like New York and New Jersey. Since 2010, Delray Beach's population has grown on average by roughly 1,000 residents annually and in 2021 Delray Beach's population topped 70,000 for the first time.





DELRAY BEACH, FL

# 25 SE 4TH AVENUE

1,896 SF AVAILABLE | RETAIL/ RESTAURANT OPPORTUNITY

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- LOS ANGELES
- NEW YORK CITY
- ORLANDO
- PITTSBURGH

**WEST PALM BEACH**  
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