

**REGIONAL SHOPPING CENTER**

# MARKETPLACE OF DELRAY

Northwest corner of West Atlantic Avenue and South Military Trail

DELRAY BEACH | FLORIDA

**±700 - 8,035 SF**

**FOR LEASE**



**RIPCO**  
REAL ESTATE

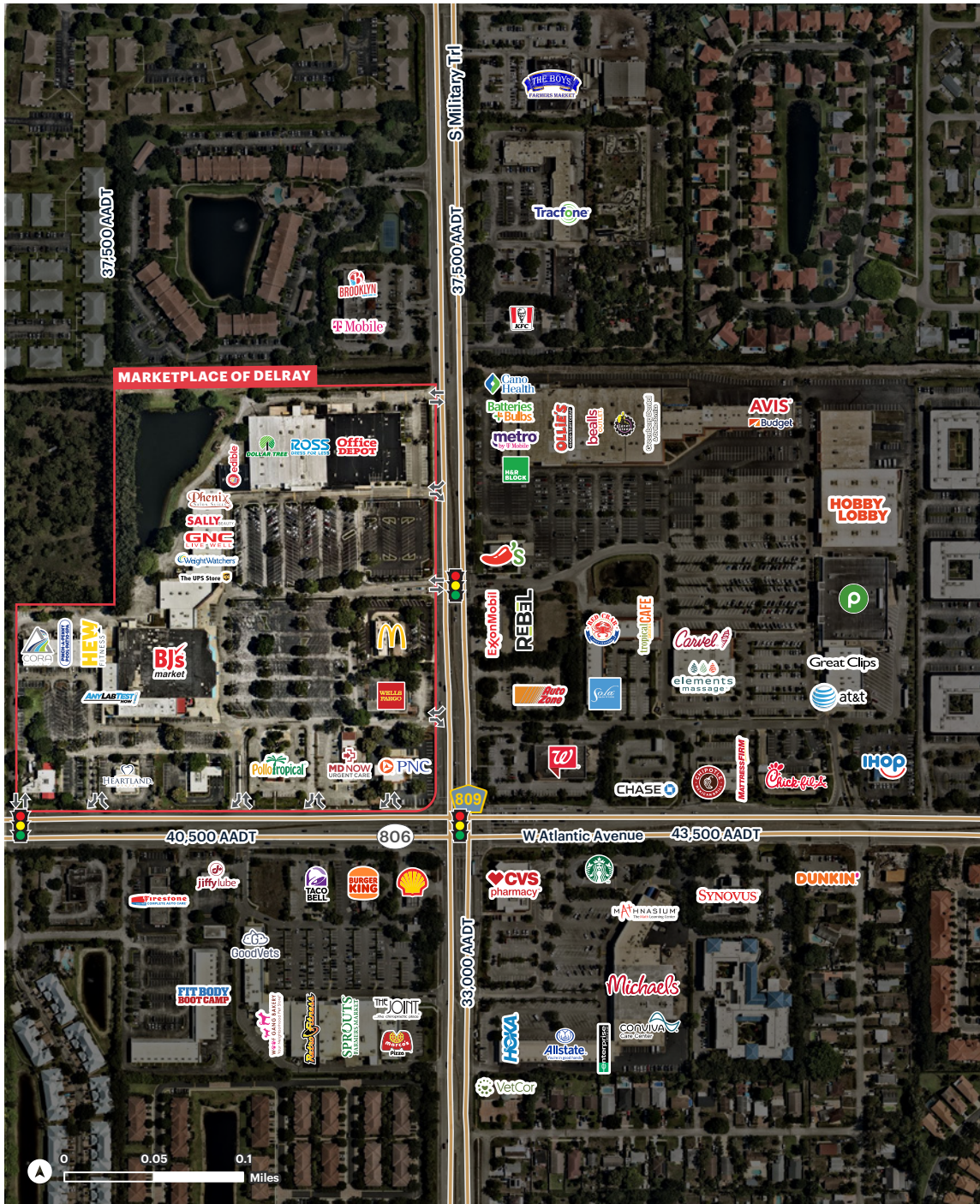
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## PROPERTY DETAILS

### AVAILABLE SPACES

• Space 12:	700 SF	• Space 30:	2,100 SF
• Space 13:	1,800 SF	• Space 34:	2,310 SF
• Space 17:	4,004 SF	• Space 35:	5,725 SF
• Space 27:	1,400 SF	• Spaces 34 & 35*:	8,035 SF
• Space 29:	1,750 SF		

\* Possible to combine Spaces 34 and 35 for one large space.

### PROPERTY GLA

±241,682 SF

### CO-TENANTS

BJ's Market (*Coming Soon*), Ross Dress for Less, Office Depot, PNC Bank, McDonald's, MD Now, Pollo Tropical, Wells Fargo

### NEIGHBORS

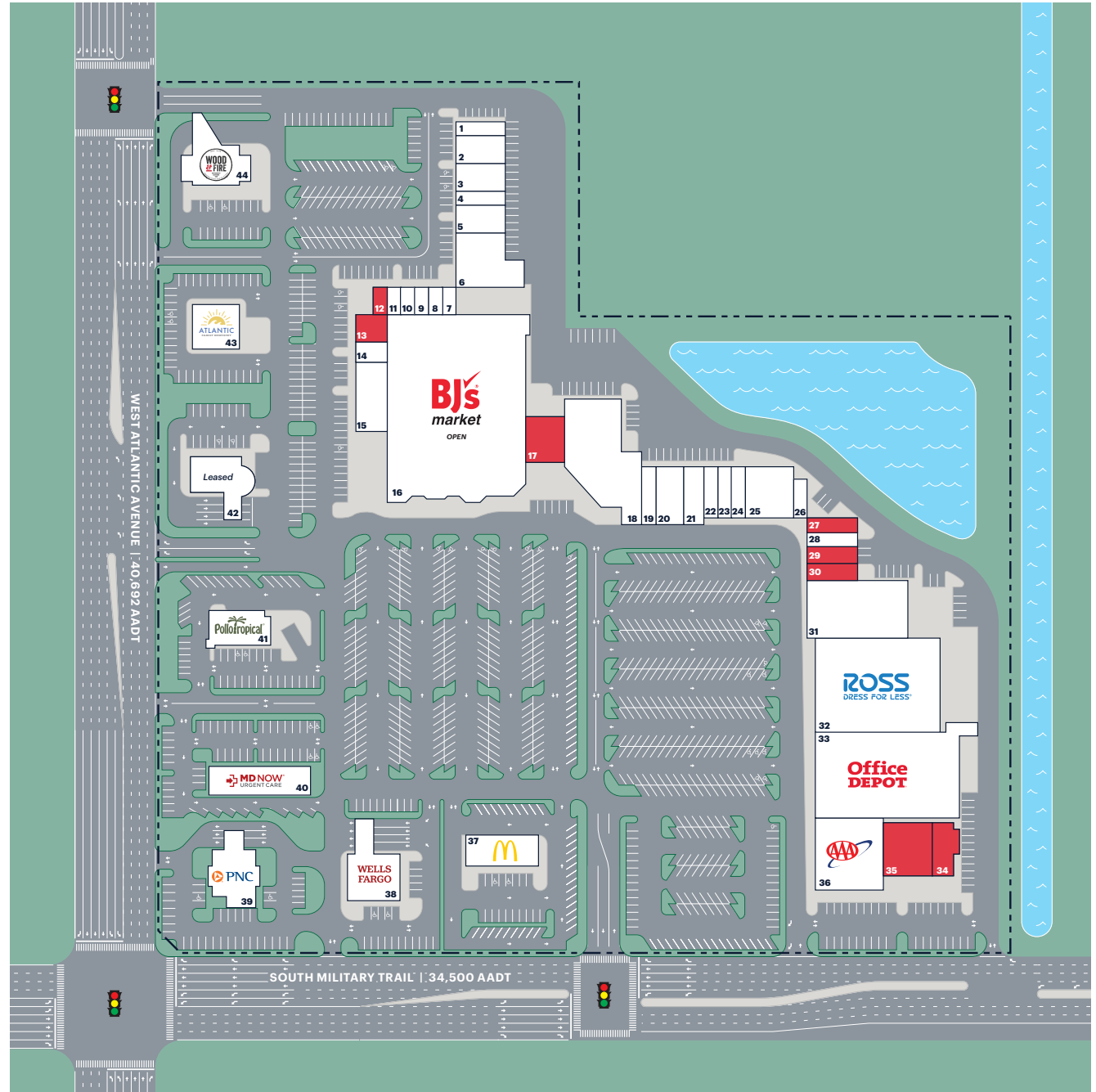
Sprouts Farmers Market, Publix, Michael's, Retro Fitness, Planet Fitness, Chipotle, Starbucks Drive-Thru, Chick-fil-A, Walgreen's, CVS

### COMMENTS

- Anchored by Ross Dress for Less, Dollar Tree, and Office Depot
- Prime location at the northwest corner of Atlantic Avenue and Military Trail, one of Palm Beach County's busiest intersections
- Available space with excellent frontage on Military Trail, directly across from the newly redeveloped Publix
- Convenient access to major highways, including I-95 and the Turnpike Expressway
- Approximately 80% of residences within a 1-mile radius are year-round residents
- Five schools within walking distance of the shopping center

**SITE PLAN** (CLICK ON AVAILABLE SPACES TO VIEW FLOOR PLANS)

UNIT	TENANT	SF
1	Nana Noodles and Sushi Bar	1,400
2	Palm Beach Grill Center	2,800
3	CORA Physical Therapy	2,800
4	Peterson's Flower Market	1,400
5	Pinch A Penny	2,800
6	Hard Exercise Works	6,611
7	Podiatrist	700
8	Furkids Pet Grooming	700
9	Any Lab Test Now	800
10	Angel's Eyes of Beauty	800
11	On Time Locksmith	765
12	<b>AVAILABLE</b>	<b>700</b>
13	<b>AVAILABLE</b>	<b>1,800</b>
14	H&R Block	1,350
15	Lindburgers	4,500
16	BJ's Market	53,065
17	<b>AVAILABLE</b>	<b>4,004</b>
18	True Treasures	14,126
19	The UPS Store	1,600
20	Noire the Nail Bar	3,200
21	Bird Nest Tree Restaurant	2,400
22	Weight Watchers	1,600
23	GNC	1,600
24	Sally Beauty Supply	1,600
25	Phenix Salon Suites	5,465
26	American Hair Designers	1,200
27	<b>AVAILABLE</b>	<b>1,400</b>
28	Edible Arrangements	1,050
29	<b>AVAILABLE</b>	<b>1,750</b>
30	<b>AVAILABLE</b>	<b>2,100</b>
31	Dollar Tree	12,000
32	Ross Dress for Less	27,625
33*	Office Depot	26,500
34*	<b>AVAILABLE</b>	<b>2,310</b>
35*	<b>AVAILABLE</b>	<b>5,725</b>
36	AAA Auto Club	8,470
37	McDonald's	3,868
38	Wells Fargo	4,700
39	PNC Bank	3,850
40	MD Now Urgent Care	5,600
41	Pollo Tropical	3,419
42	Leased	3,047
43	Atlantic Family Dentistry	3,996
44	Wood & Fire Neapolitan Style Pizza	4,486



\*Possible to combine Spaces 34 and 35 for one large space.

# RETAIL AREA MAP

POPULATION	DAYTIME POPULATION	TOTAL HOUSEHOLDS	AVERAGE HH INCOME	MEDIAN AGE	EDUCATION (BACHELOR'S DEGREE)						
1 Mile	14,186	1 Mile	13,006	1 Mile	6,867	1 Mile	\$99,697	1 Mile	58.9	1 Mile	2,965
3 Miles	104,515	3 Miles	100,149	3 Miles	53,607	3 Miles	\$102,950	3 Miles	63.2	3 Miles	22,645
5 Miles	230,816	5 Miles	267,136	5 Miles	113,051	5 Miles	\$131,192	5 Miles	59.7	5 Miles	54,998

