

# PLAZA DELRAY

West Atlantic Avenue & Lyons Road | Delray Beach, FL



PEBB ENTERPRISES  
SINCE 1973

Jenny Schuemann | VP of Leasing  
jschuemann@pebbent.com | 954.790.1514





# PROPERTY HIGHLIGHTS

- This high profile intersection provides a unique opportunity in a dynamic and affluent trade area experiencing tremendous growth.
- At the Atlantic Avenue intersection, the site is situated diagonally across from the delray marketplace - a lifestyle center with 270,000 sf of GLA and draws from a larger trade area.
- Major residential growth surrounding the property in all directions with over 9,000 new homes being built within a 4 mile radius of the site with prices ranging from \$500,000 to \$4 million.



## AREA DEMOGRAPHICS



### Population

**1-Mile** 2,762

**3-Mile** 47,387

**5-Mile** 150,188



### Daytime Population

**1-Mile** 3,877

**3-Mile** 45,891

**5-Mile** 136,487



### Average HH Income

**1-Mile** \$183,432

**3-Mile** \$143,696

**5-Mile** \$134,460



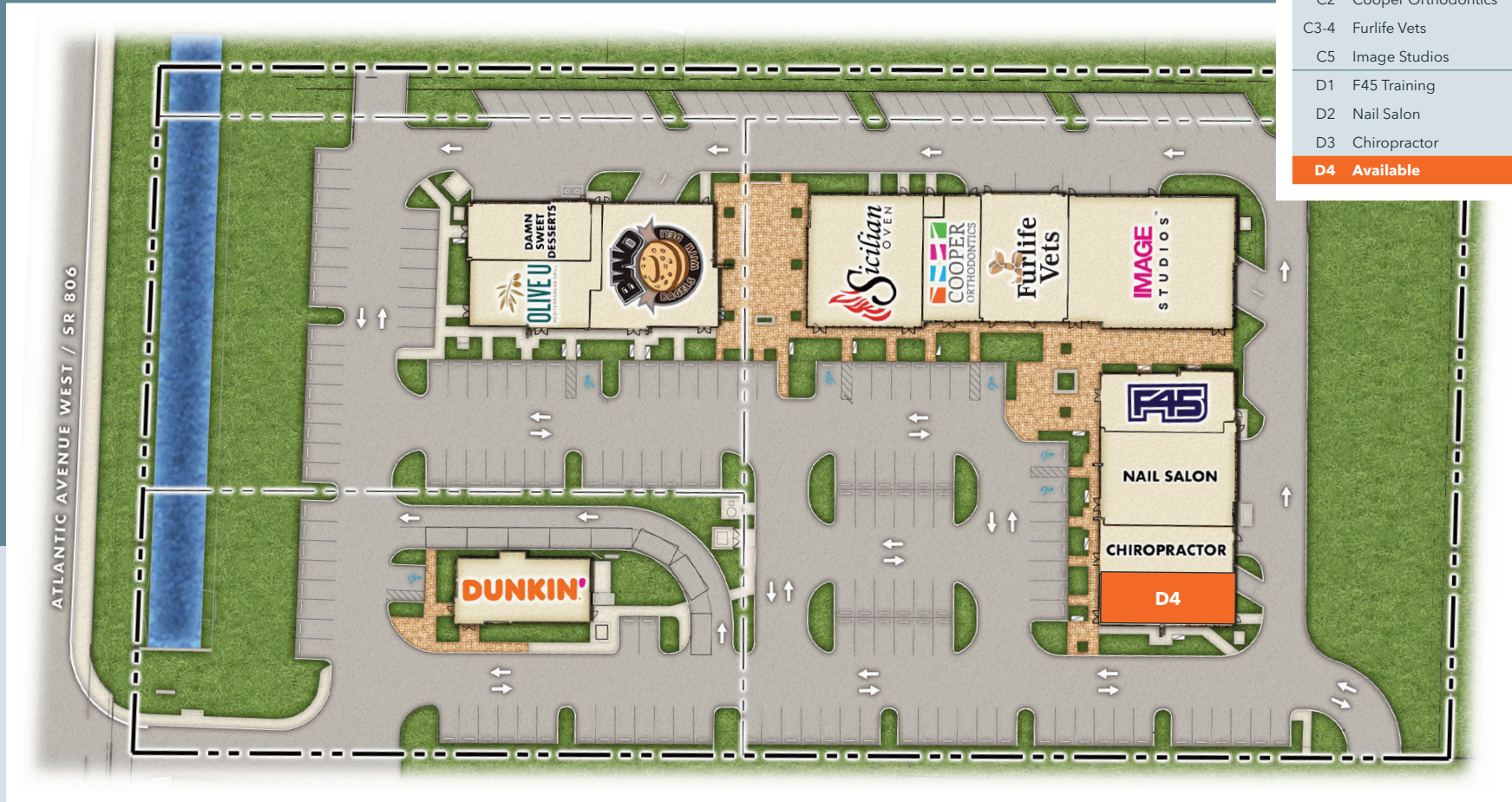
### Households

**1-Mile** 1,177

**3-Mile** 23,999

**5-Mile** 73,178

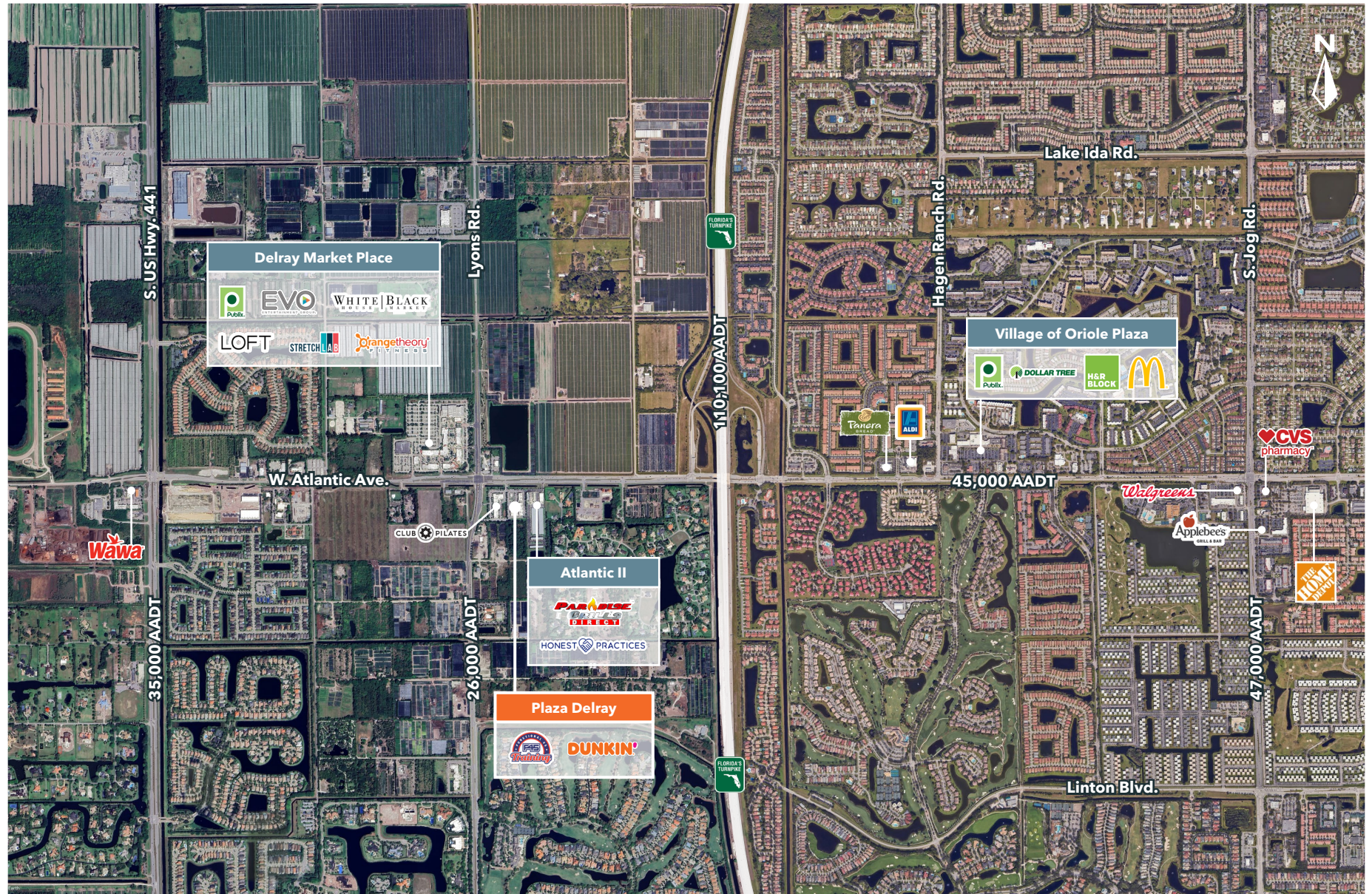
# SITE PLAN



Unit	Tenant	Size
A1	Dunkin'	2,000 SF
B1	Olive U	2,252 SF
B2	Damn Sweet Desserts	1,425 SF
B3-4	Bagels With Deli	3,358 SF
C1	Sicilian Oven	3,610 SF
C2	Cooper Orthodontics	1,592 SF
C3-4	FurLife Vets	2,543 SF
C5	Image Studios	5,321 SF
D1	F45 Training	2,274 SF
D2	Nail Salon	3,042 SF
D3	Chiropractor	1,200 SF
D4	Available	1,588 SF



# MARKET AERIAL





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