

FOR LEASE

BOCA RAY PLAZA

4900 LINTON BLVD., DELRAY BEACH, FL 33445



PROPERTY DESCRIPTION

Highly trafficked neighborhood strip center serving densely populated residential communities.

PROPERTY HIGHLIGHTS

- Prime retail/office center situated at the corner of Linton Blvd and North Military Trail, offering excellent frontage and accessibility
- Substantial on-site parking that supports high traffic and convenience for visitors and tenants
- Join Poppies Restaurant, Wendy's, 7-11 and more
- Boca Ray Plaza has about 40,500 cars passing daily
- Located in Central Delray Beach close to major amenities

OFFERING SUMMARY

Lease Rate: \$25 SF/yr (NNN)

Building Size: 63,063 SF

DEMOGRAPHICS

3 MILES

5 MILES

Population 98,912 208,387

Avg HH Income \$56,881 \$68,152

Median Age 62.3 61.1

BRYAN COHEN

561.471.0212

info@cohencommercial.com



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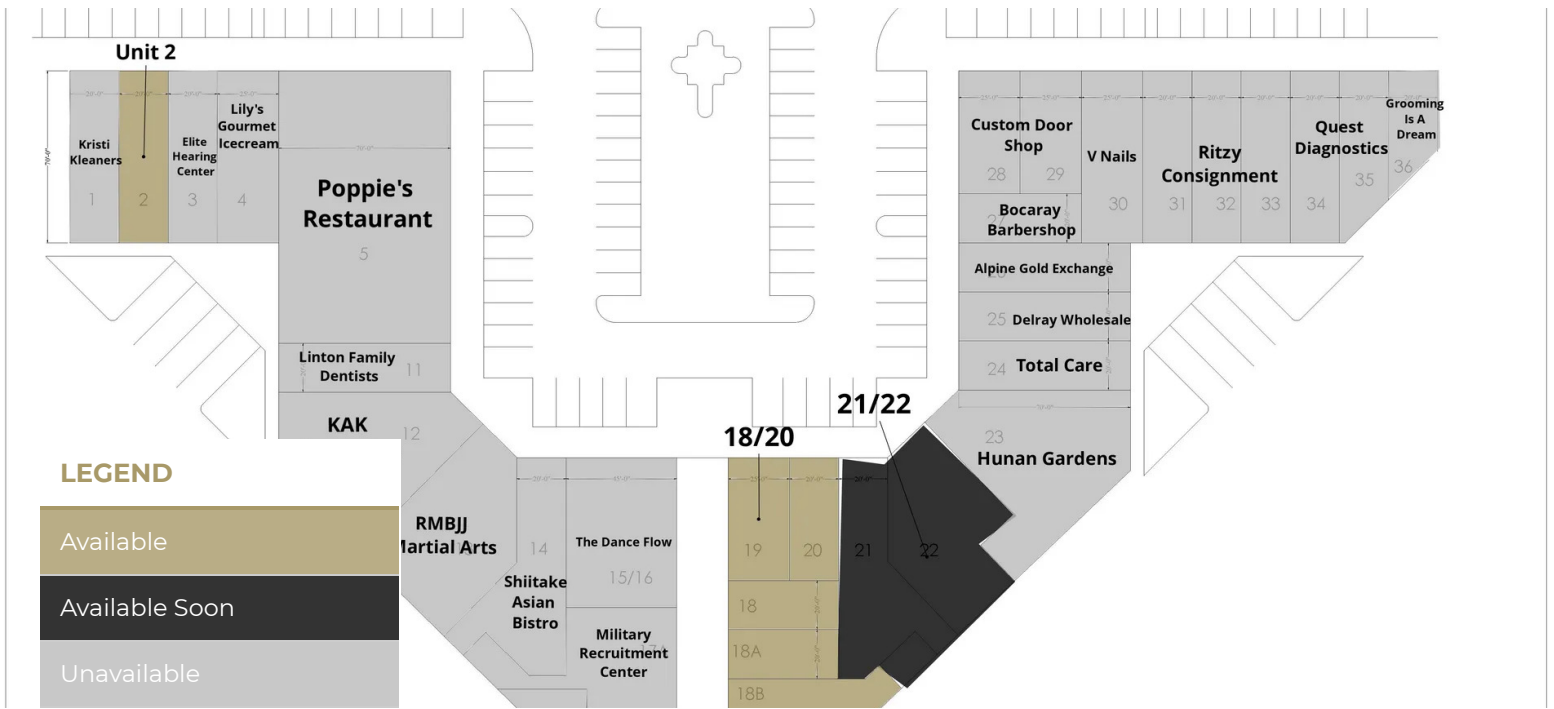


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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	900 - 4,745 SF	Lease Rate:	\$25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
18C	Available	1,240 SF	NNN	Negotiable
Unit 2	Available	1,400 SF	NNN	Negotiable
18B	Available	1,010 SF	NNN	Negotiable
18A	Available	900 SF	NNN	Negotiable
19	Available	1,250 SF	NNN	Negotiable

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SUITE	TENANT	SIZE	TYPE	RATE
18/20	Available	1,900 SF	NNN	Negotiable
21/22	Available Soon	4,745 SF	NNN	\$25.00 SF/yr

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SUITE	TENANT NAME	SIZE SF
1	Kristi Kleaners	1,400 SF
2	AVAILABLE	1,400 SF
3	Elite Hearing Center of AM	1,400 SF
4	Lily's Gourmet Ice Cream LLC	1,400 SF
5	Poppie's Restaurant	7,700 SF
11	Linton Family Dentists LLC	1,910 SF
12	KAK Enterprise INC	2,792 SF
13	RMBJJ Martial Arts	3,073 SF
14	Shiitake Asian Bistro	2,045 SF
15/16	The Dance Flow	2,720 SF
17a	Military Recruitment Center	2,150 SF
17c/d	Kristi Kleaners	1,526 SF
18c	AVAILABLE	1,240 SF
18b	AVAILABLE	1,010 SF
18a	AVAILABLE	900 SF
19	AVAILABLE	1,250 SF
18/20	AVAILABLE	1,900 SF
21/22	Coming Available	4,745 SF
23	Hunan Gardens	3,620 SF
24	Total Care	1,400 SF

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SUITE	TENANT NAME	SIZE SF
25	Delray Wholesale	1,400 SF
26	Alpine Gold Exchange	1,400 SF
27	Bocaray Barber Shop	970 SF
28/29	Custom Door Shop INC	2,300 SF
30	V Nails of West Delray	1,950 SF
31/32/33	Ritzy Consignment	4,200 SF
34/35	Quest Diagnostics Clinical Lab INC	2,680 SF
36	Grooming Is aADream	880 SF
TOTALS		61,361 SF
AVERAGES		2,191 SF

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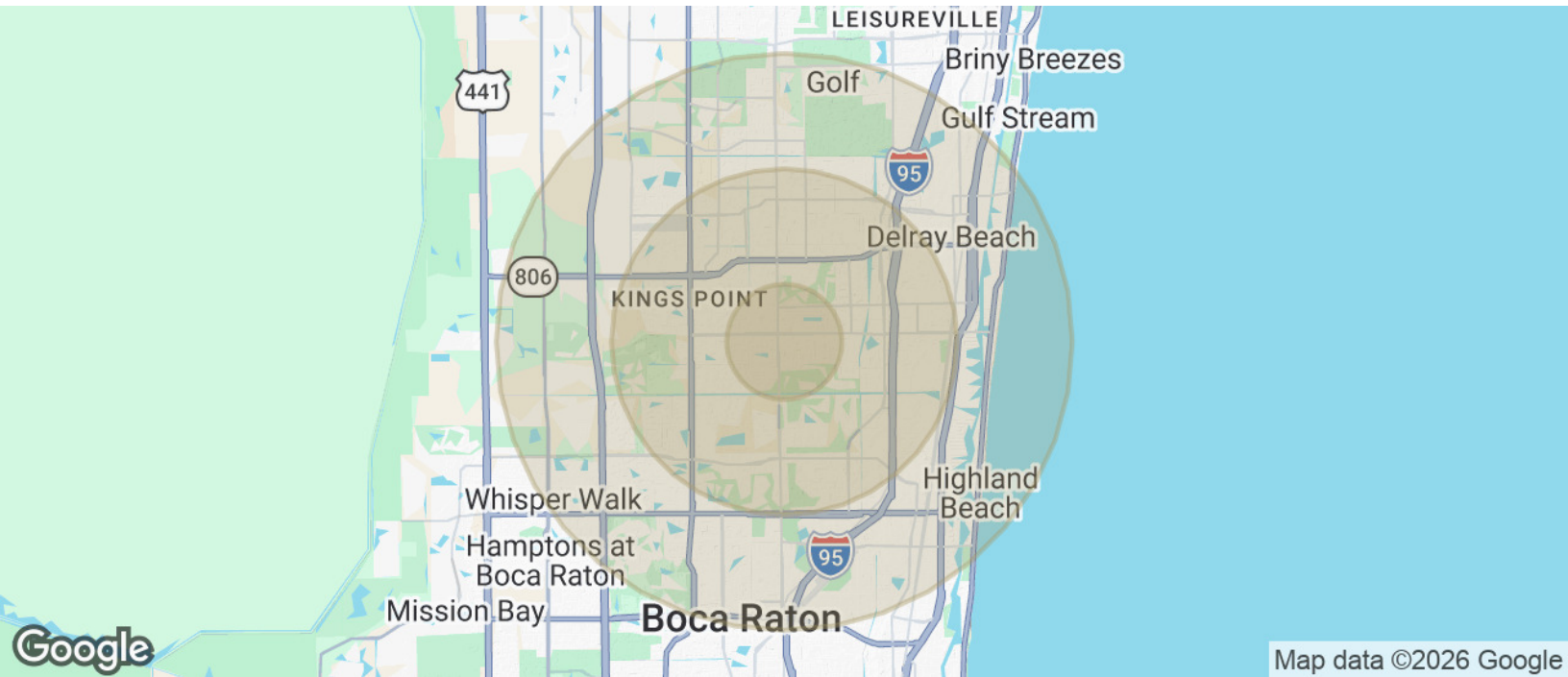
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,720	95,558	210,542
Average Age	53.9	55.4	54.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,844	45,709	97,152
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$104,126	\$108,727	\$135,471
Average House Value	\$395,424	\$412,374	\$581,464

2023 American Community Survey (ACS)

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