

NEW ±3,655 SF RESTAURANT

50 SE 4TH AVENUE | DELRAY BEACH, FL

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LISTING VIDEO



PROPOSED RENDERING

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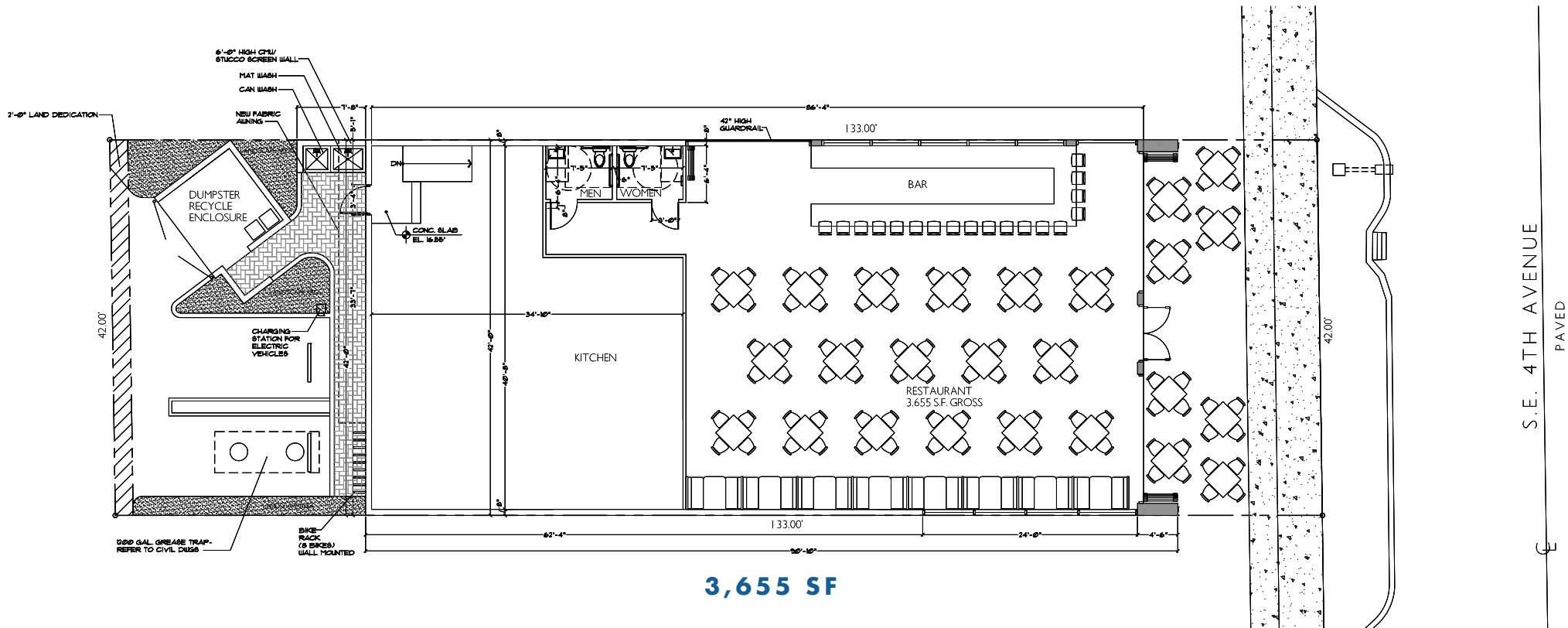


RENDERINGS | PROPOSED

50 SE 4TH AVENUE
DELRAY BEACH, FL

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IPIC



NIGHT LIFE ON ATLANTIC AVENUE



DELRAY BEACH MARKET

HIGHLIGHTS

- New restaurant shell to be delivered to tenant for tenant's fit up, with 35 dedicated parking spaces
- $\pm 3,655$ SF
- Delivery 10 months from lease execution
- Parking established for the new restaurant use
- Located between the new iPic theater, office and retail with 326 space parking garage and the newly opened Delray Beach Market, the largest food hall in Florida with a 220 space parking garage
- 1/2 block south of Atlantic Avenue
- Excellent opportunity for a new restaurant to enter Delray Beach market

TRAFFIC COUNTS

- I-95 at Atlantic Avenue - 227,000 ADT
- Swinton Avenue at Atlantic Avenue - 15,100 ADT
- 5th Avenue and Atlantic Avenue - 13,000 ADT

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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: 75,855 (3 Mile)

RETAIL SALES: \$170,000,000

RESTAURANT SALES: \$51,000,000

AVERAGE HH INCOME: \$106,336 (3 Mile)

TOTAL EMPLOYEES: 44,851 (3 Mile)

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)



MARKET | DOWNTOWN DELRAY

50 SE 4TH AVENUE
DELRAY BEACH, FL



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IMMEDIATE MARKET DRIVERS

HOTEL/RESORTS:

TOTAL ROOMS	1,560
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DOVER HOUSE RESORT  43 ROOMS	sundy house  12 ROOMS	 154 ROOMS	COLONY HOTEL  70 ROOMS	 131 ROOMS	Fairfield  95 ROOMS
 28 ROOMS	 51 ROOMS	 134 ROOMS	 22 ROOMS	 122 ROOMS	 115 ROOMS
 143 ROOMS	 150 ROOMS	 13 ROOMS	OPAL GRAND  277 ROOMS		

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	14,438	72,043	171,830
HOUSEHOLDS	6,081	32,181	83,707
DAYTIME EMPLOYEES	6,715	33,172	72,901
AVERAGE HH INCOME	\$134,674	\$103,950	\$96,801
	5 Minutes	10 Minutes	15 Minutes
POPULATION	33,784	118,539	231,998
HOUSEHOLDS	14,146	55,422	111,605
DAYTIME EMPLOYEES	15,951	53,555	98,391
AVERAGE HH INCOME	\$117,841	\$99,691	\$93,971



SALT7 - 32 E ATLANTIC AVENUE



THE OFFICE - 201 E ATLANTIC AVENUE



ELISABETTA'S - 32 E ATLANTIC AVENUE

MARKET | DRIVERS

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