

NEW ±3,655 SF RESTAURANT

50 SE 4TH AVENUE | DELRAY BEACH, FL



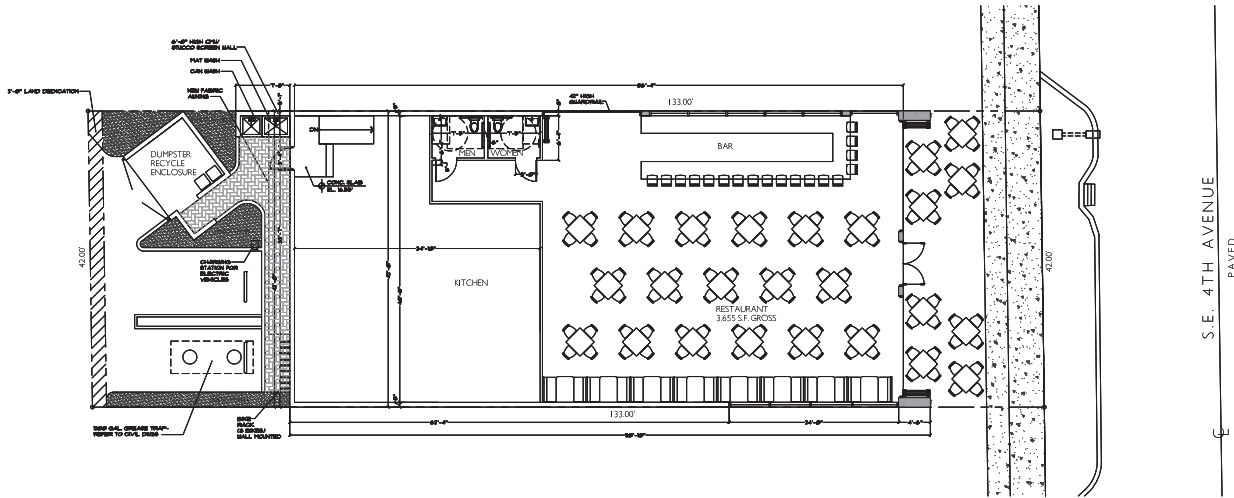
PROPOSED RENDERING

ROXANNE REGISTER

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3,655 SF







HIGHLIGHTS

- New restaurant shell to be delivered to tenant for tenant's fit up, with 35 dedicated parking spaces
- ±3,655 SF
- Delivery 12 months from lease execution
- Parking established for the new restaurant use
- Located across from the new iPic theater, office and retail with 326 space parking garage/90 spaces open to the public
- 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 - 217,000 ADT
- Swinton Avenue at Atlantic Avenue - 14,900 ADT
- 5th Avenue and Atlantic Avenue - 30,500 ADT

KATZ & ASSOCIATES

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.



DELRAY BEACH 

PALM BEACH COUNTY ANNUAL VISITORS **6 MILLION**

DELRAY BEACH ANNUAL VISITORS **600,000**

MARKET HIGHLIGHTS	
POPULATION:	75,383 (3 Mile)
RETAIL SALES:	\$170,000,000
RESTAURANT SALES:	\$51,000,000
AVERAGE HH INCOME:	\$89,033
TOTAL EMPLOYEES:	64,479
TOTAL RESTAURANTS:	120 (DOWNTOWN DELRAY BEACH)
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



★ = SITE



KATZ & ASSOCIATES

IMMEDIATE MARKET DRIVERS

HOTEL/RESORTS:

TOTAL ROOMS 1,131

DOVER HOUSE RESORT



12 ROOMS



154 ROOMS



70 ROOMS



131 ROOMS



82 ROOMS



28 ROOMS



51 ROOMS



134 ROOMS



189 ROOMS



122 ROOMS



115 ROOMS

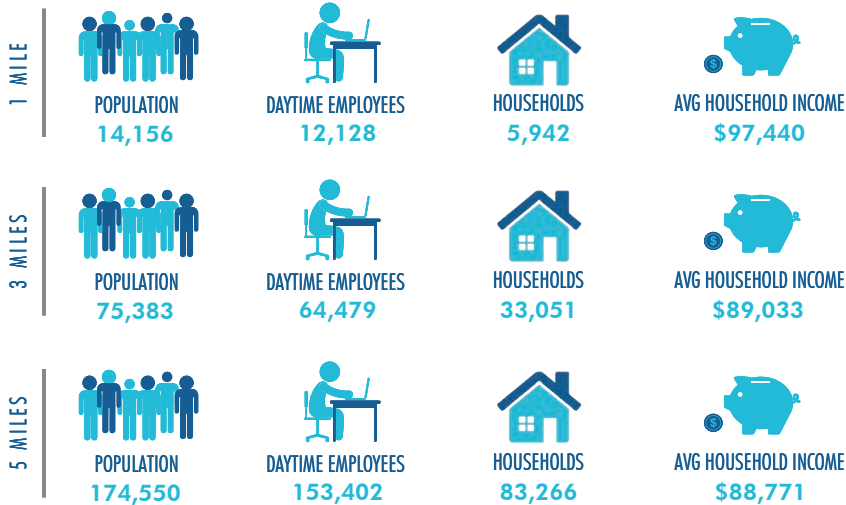


143 ROOMS



150 ROOMS

DEMOGRAPHICS



SALT7 - 32 E. ATLANTIC AVENUE



THE OFFICE - 201 E. ATLANTIC AVENUE



CABANA - 105 E. ATLANTIC AVENUE

MARKET | DRIVERS

50 SE 4TH AVENUE
DELRAY BEACH, FL

KATZ & ASSOCIATES

MIXED-USE PROPOSED PROJECTS & UNDER CONSTRUCTION

6TH ATLANTIC AVENUE



- ±43,300 SF ground floor
- ±21,600 SF professional offices
- ±33,000 SF grocery space
- 744 proposed parking spots

ATLANTIC CROSSING



- 76,000 SF of restaurants and shops
- 83,000 SF of Class A office space
- 82 Luxury condos; 261 high quality apartments
- In development

111 FIRST DELRAY



- 3,500 SF Retail
- 70 Condos

300 E. ATLANTIC AVE.



- 5,500 SF retail
- 11,000 SF office
- Q4 2019 Delivery of Possession

MIDTOWN DELRAY BEACH



- 41,000 SF retail proposed
- 85,000 SF office
- 58 residential units and 108 hotel rooms

DELRAY CITY MARKET (FOOD HALL)



- Florida's largest food hall at 30,000 SF amongst main level, mezzanine and basement level
- 40 individually curated, best-in-class vendors
- Live music, cooking classes, guest chefs, events
- Approximately 220 car, 4 level enclosed parking garage
- Proposed

RAY HOTEL



- Ray Hotel (Hilton): 143 hotel rooms
- Under Construction

MARKET | UNDER CONSTRUCTION/PROPOSED

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DELRAY BEACH, FL