# ATLANTIC II



WEST ATLANTIC AVENUE & LYONS ROAD | DELRAY BEACH, FL 33446 Shop Space Available



### 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 3mi/5mi: 39,640/145,528
- Households 3mi/5mi: 20,152/69,663
- Average Household Income 3mi/5mi: \$116,583/\$107,245

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PLAZA DELRAY EAST | WEST ATLANTIC AVENUE & LYONS ROAD | DELRAY BEACH, FL 33446





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# Plaza Delray east | West Atlantic Avenue & Lyons Road | Delray Beach, FL 33446

tlantic Ave. & Lyons Rd		M Boynton Beach Blyd		RESIDENTIAL PI	ROJECTS 1	INVENTOR	Y	_		
Adantic Ave. & Lyons Ru					Approved Units			Built Units		
elray Beach, FL			Map ID Project Name	Status	SF	MF	Total	SF	MF	To
Perray Beach, FL	PRESERVE Canyon Tow		05-21 Indian Springs	Bulltout	897	1,476	2,373	826	1,541	2,3
	Center		05-71 Valencia Lakes	Builtout	696	0	696	696	0	6
	The second se		05-74 Amherst PUD	Builtout	928	0	928	928	0	9
LEGEND	12/10		05-90 Valencia isles	Builtout	793	0	793	793	0	7
LEGEND	13-13 13-12 10	5-130 4	05-111 Tivoli Reserve PUD	Builtout		0	220	220	0	2
Builtout					220		and the second se			
BOULTAN	rate and rest	I REAL PROPERTY AND ADDRESS OF THE OWNER OWNER OF THE OWNER OWNE	05-130 Valencia Pointe	Builtout	690	0	690	690	0	6
A CONTRACTOR OF A CONTRACTOR O			05-138 Greystone	Builtout	488	64	552	488	48	5
Developing	13.22	5-90	06-01 Westchester Country Club	Builtout	1,585	179	1,764	1,582	177	1,7
And the second se	Future		06-06 Coral Lakes	Builtout	450	2,391	2,841	450	2,391	2,8
Unbuilt	1.450	5-21	06-18 The Polo Club	Builtout	1,029	692	1,721	1,017	692	1.
New Party of the State of the S	and the second se		06-24 St. Andrews Country Club	Builtout	733	0	733	733	0	7
Future	Units 13-30	5-74	06-26 Polo Club West, The	Builtout	938	862	1,800	937	862	1,
			Statistics of the statistic statistics of the statistics							
		And and a second se	06-27 Lexington Club	Builtout	0	434	434	0	434	4
PRESERVE			06-29 Emerald Pointe	Builtout	0	330	330	0	330	4
	PRESERVE	6-01	06-30 Hagen Ranch Heights	Builtout	297	0	297	297	0	- 2
	PRESERVE		06-31 Pine Ridge @ Delray Bch	Builtout	224	176	400	224	176	
	13-17		06-32 PoloTrace II	Builtout	389	0	389	389	0	1
			06-33 Village of Oriole	Builtout	0	3,742	3,742	0	3,742	.9
	Future Homes	61	06-35 Huntington Pointe	Builtout	0	1,096	1.096	0	1,096	1
	282 Units		the map is the state which include any particular the state of the		- In Transmission		and the second se	and the second		
			06-36 Delray Villas	Builtout	85	1,229	1,314	85	1,229	- 1
		6-06 Assessments	06-40 Lakes of Delray	Builtout	0	1,408	1,408	0	1,408	1
	and the second se	Alternative and the second sec	06-41 Waterways of Delray	Builtout	0	189	189	0	182	
		6-32 6-43 6-79	06-42 Newport Bay Club	Builtout	225	0	225	225	0	
			06-43 Valencia Grand Isles PUD	Builtout	706	0	706	706	0	
	PRESERVE	and the second s	06-44 King's Point	Builtout	0	7,200	7,200	0	7,200	7
	17 R	a series in the sector of the sector is	A DESEMPTION (MARCE) FAME	Builtout	504	275	779	504	275	
			and the second se		and the second second			and the second sec		-
		6-31 6-56	06-48 Floral Lakes	Builtout	0	589	589	0	589	1
C. Maller	- Difference		06-56 Huntington Walk	Bulltout	558	0	558	558	0	
3 Miles		6-30	06-57 Mizner's Preserve	Builtout	210	0	210	210	0	
	Delray	The second	06-61 Green Cay Village	Developing	286	420	706	0	420	9
	Marketplace	6-29	06-72 Coco Woods Lakes	Builtout	393	0	393	393	0	1
		0-29	06-78 Avalon Estates	Builtout	365	0	365	365	0	
		6-98 6-33					202011	and the second second		
	13-14 12-02-01/	6-96 6-94	06-79 Valencia Palms	Bulltout	625	0	625	612	0	
	13-14 13-03a		06-82 Grand Haven	Builtout	164	0	164	164	0	
			06-94 Villaggio Isles PUD	Developing	102	469	571	53	20	
	The second secon	Atlantic Avenue and and a second	06-98 Atlantic Commons PUD	Developing	458	395	853	8	264	
		And Distances for a subscription of a subscriptin of a subscription of a subscriptin	13-01 Rio Poco	Developing	90	0	90	85	0	
	13-31 13-03	6-48 6-40	13-02 Mizner Falls	Builtout	471	0	471	466	0	
			13-03 Delray Lakes Estates	Developing	96	0	96	85	0	
State Provide State				and the second se						
	A REPORT OF STREET, BUT STORE	A Destroyed the second se	13-03a Montage	Developing	280	0	280	0	0	
13-29	2 12 05	6-44	13-04 The Oaks	Developing	469	0	469	386	0	
	n 13-06	The second of a second se	13-05 Le Rivage	Developing	18	0	18	16	0	
15-10			13-06 Saturnia isles	Builtout	356	0	356	356	0	
13-01	13-02	The second	13-08 Stone Creek	Developing	36	0	36	12	0	
	19-02		13-09 Horseshoe Acres	Developing	47	0	47	39	D	
	13-08 mm/c.	0-20	13-10 Terra Del Rey South	Builtout	26	0	26	26	0	
					0.00					
	THE PARTY OF THE P		13-12 Canyon Lakes	Builtout	500	0	500	500	0	
			13-14 Tivoli Isles	Developing	315	0	315	299	0	
	and the same second sec		13-16 Bridges	Developing	1,008	0	1,008	618	0	
	13-21 13-16		13-17 Valencia Cove	Developing	698	0	698	353	0	
	the second	And a subscription of the	13-19 Lyons West	Developing	1,043	0	1.043	969	0	
			13-21 7 Bridges	Developing	1,340	0	1,340	177	0	
	No. of the local division of the local divis	6-18	the second star plate which are not an and the second star and the	a service of the serv			500	500	0	
	The second second		13-22 Canyon isles	Builtout	500	0				
	The loss our support the of the owner	And a second sec	13-26 Trails at Canyon	Builtout	579	0	579	555	0	
	THE REAL PROPERTY OF A DESCRIPTION OF		13-28 Balmoral at Delray Lakes	Unbuilt	19	0	19	0	0	
	13-04 C 13-09	Contraction of the second seco	13-29 El Paraiso / La Reina	Developing	51	0	51	41	0	
14-16	State of the local division of the local div	Andreas I and a second se	13-30 Canyon Springs	Builtout	500	0	500	500	0	
	13-05		13-31 Dakota	Developing	450	0	450	0	0	
	Clint-Moore Rd-	and the second design of the s		and the second of the	744		7.00			



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### **SUMMARY PROFILE**

2000 - 2010 Census 2019 Estimates with 2024 Projections Lat/Lon: 26.4536/-80.1874

Calculated using Weighted Block Centroid from Block Groups

W Atl	antic Ave & Lyons Rd	1 mi radius	3 mi radius	5 mi radius
	2019 Estimated Population	1,958	39,640	145,528
-	2024 Projected Population	2,049	42,187	153,854
POPULATION	2010 Census Population	1,116	28,416	119,130
	2000 Census Population	329	22,679	100,070
	Projected Annual Growth 2019 to 2024	0.9%	1.3%	1.1%
	Historical Annual Growth 2000 to 2019	26.1%	3.9%	2.4%
	2019 Median Age	45.4	59.5	56.6
	2019 Estimated Households	751	20,152	69,663
HOUSEHOLDS	2024 Projected Households	767	21,089	72,260
	2010 Census Households	389	15,719	59,941
	2000 Census Households	99	12,901	50,762
	Projected Annual Growth 2019 to 2024	0.4%	0.9%	0.7%
	Historical Annual Growth 2000 to 2019	34.8%	3.0%	2.0%
RACE AND ETHNICITY	2019 Estimated White	77.1%	84.9%	83.1%
	2019 Estimated Black or African American	12.2%	9.1%	10.2%
	2019 Estimated Asian or Pacific Islander	5.2%	2.9%	3.5%
	2019 Estimated American Indian or Native Alaskan	0.5%	0.2%	0.1%
	2019 Estimated Other Races	5.2%	3.0%	3.1%
	2019 Estimated Hispanic	17.7%	13.3%	13.9%
INCOME	2019 Estimated Average Household Income	\$194,099	\$116,583	\$107,245
	2019 Estimated Median Household Income	\$139,401	\$81,106	\$77,830
	2019 Estimated Per Capita Income	\$74,487	\$59,295	\$51,373
	2019 Estimated Elementary (Grade Level 0 to 8)	3.2%	2.0%	2.4%
EDUCATION (AGE 25+)	2019 Estimated Some High School (Grade Level 9 to 11)	3.3%	3.3%	3.4%
	2019 Estimated High School Graduate	17.0%	23.3%	22.0%
	2019 Estimated Some College	17.7%	19.5%	19.4%
	2019 Estimated Associates Degree Only	4.1%	5.6%	6.3%
	2019 Estimated Bachelors Degree Only	27.8%	25.5%	25.8%
	2019 Estimated Graduate Degree	27.0%	20.7%	20.7%
Ś	2019 Estimated Total Businesses	167	1,107	4,619
BUSINESS	2019 Estimated Total Employees	1,914	8,920	32,126
IISI	2019 Estimated Employee Population per Business	11.5	8.1	7.0
m	2019 Estimated Residential Population per Business	11.7	35.8	31.5



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