

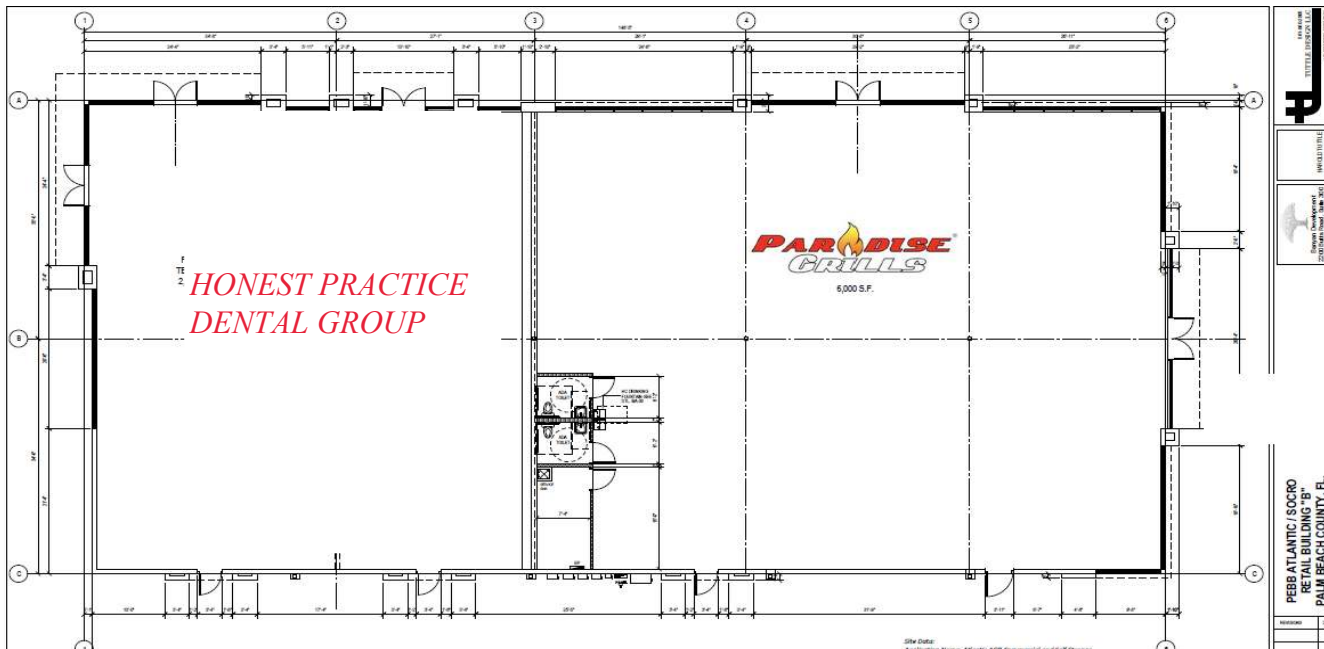


PEBB ENTERPRISES



WEST ATLANTIC AVENUE & LYONS ROAD | DELRAY BEACH, FL 33446
SHOP SPACE AVAILABLE

ATLANTIC II



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.

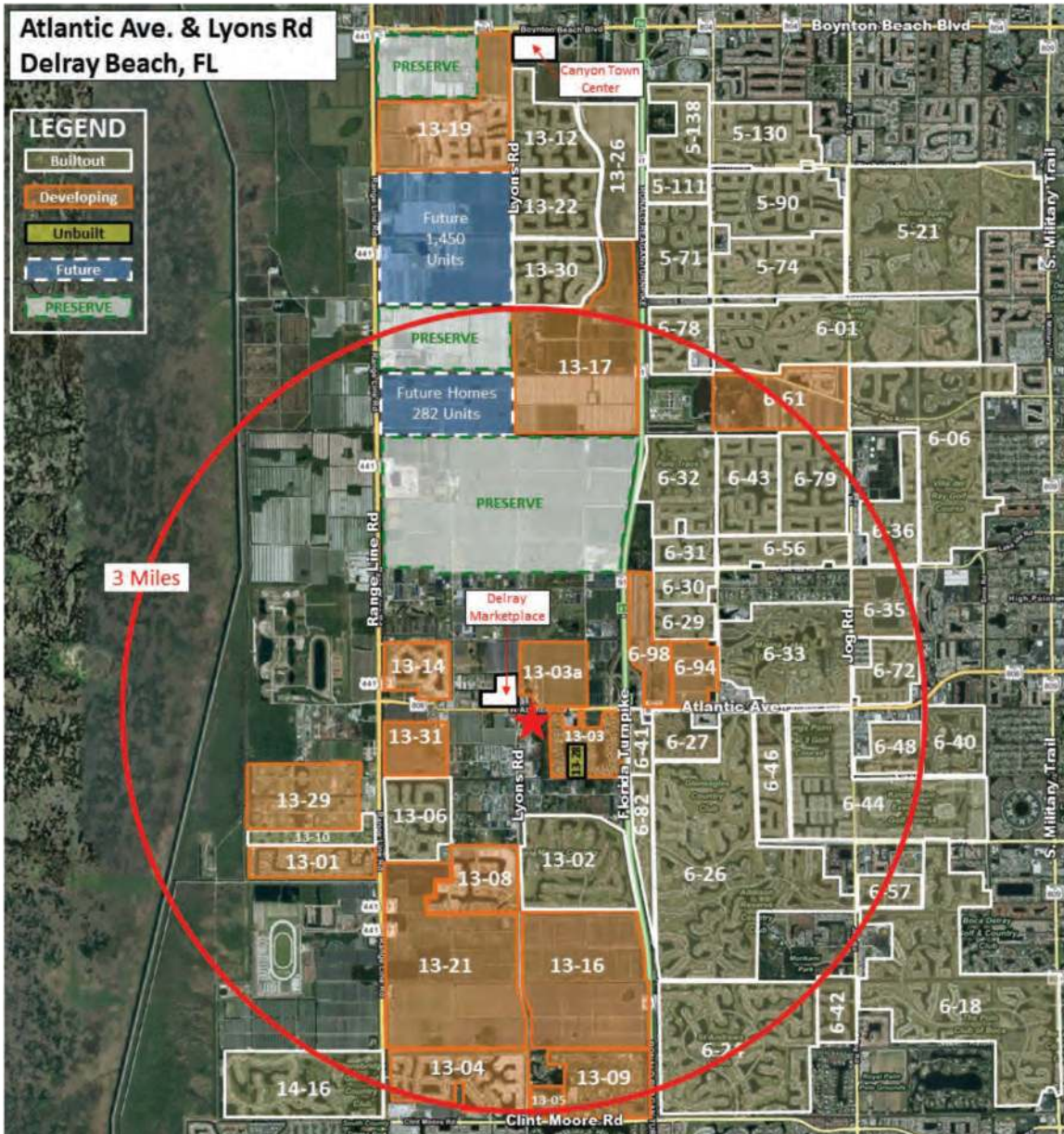
AREA DEMOGRAPHICS

- **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



RESIDENTIAL PROJECTS INVENTORY									
Map ID	Project Name	Status	Approved Units			Built Units			
			SF	MF	Total	SF	MF	Total	
05-21	Indian Springs	Builtout	897	1,476	2,373	826	1,541	2,367	
05-71	Valencia Lakes	Builtout	696	0	696	696	0	696	
05-74	Amherst PUD	Builtout	928	0	928	928	0	928	
05-90	Valencia Isles	Builtout	793	0	793	793	0	793	
05-111	Tivoli Reserve PUD	Builtout	220	0	220	220	0	220	
05-130	Valencia Pointe	Builtout	690	0	690	690	0	690	
05-138	Greystone	Builtout	488	64	552	488	48	536	
06-01	Westchester Country Club	Builtout	1,585	179	1,764	1,582	177	1,759	
06-06	Coral Lakes	Builtout	450	2,391	2,841	450	2,391	2,841	
06-18	The Polo Club	Builtout	1,029	692	1,721	1,017	692	1,709	
06-24	St. Andrews Country Club	Builtout	733	0	733	733	0	733	
06-26	Polo Club West, The	Builtout	938	862	1,800	937	862	1,799	
06-27	Lexington Club	Builtout	0	434	434	0	434	434	
06-29	Emerald Pointe	Builtout	0	330	330	0	330	330	
06-30	Hagen Ranch Heights	Builtout	297	0	297	297	0	297	
06-31	Pine Ridge @ Delray Bch	Builtout	224	176	400	224	176	400	
06-32	Polo Trace II	Builtout	389	0	389	389	0	389	
06-33	Village of Oriole	Builtout	0	3,742	3,742	0	3,742	3,742	
06-35	Huntington Pointe	Builtout	0	1,096	1,096	0	1,096	1,096	
06-36	Delray Villas	Builtout	85	1,229	1,314	85	1,229	1,314	
06-40	Lakes of Delray	Builtout	0	1,408	1,408	0	1,408	1,408	
06-41	Waterways of Delray	Builtout	0	189	189	0	182	182	
06-42	Newport Bay Club	Builtout	225	0	225	225	0	225	
06-43	Valencia Grand Isles PUD	Builtout	706	0	706	706	0	706	
06-44	King's Point	Builtout	0	7,200	7,200	0	7,200	7,200	
06-46	Vizcaya	Builtout	504	275	779	504	275	779	
06-48	Floral Lakes	Builtout	0	589	589	0	589	589	
06-56	Huntington Walk	Builtout	558	0	558	558	0	558	
06-57	Mizner's Preserve	Builtout	210	0	210	210	0	210	
06-61	Green Cay Village	Developing	286	420	706	0	420	420	
06-72	Coco Woods Lakes	Builtout	393	0	393	393	0	393	
06-78	Avalon Estates	Builtout	365	0	365	365	0	365	
06-79	Valencia Palms	Builtout	625	0	625	612	0	612	
06-82	Grand Haven	Builtout	164	0	164	164	0	164	
06-94	Villaggio Isles PUD	Developing	102	469	571	53	20	73	
06-98	Atlantic Commons PUD	Developing	458	395	853	8	264	272	
13-01	Rio POCO	Developing	90	0	90	85	0	85	
13-02	Mizner Falls	Builtout	471	0	471	466	0	466	
13-03	Delray Lakes Estates	Developing	96	0	96	85	0	85	
13-03a	Montage	Developing	280	0	280	0	0	0	
13-04	The Oaks	Developing	469	0	469	386	0	386	
13-05	Le Rivage	Developing	18	0	18	16	0	16	
13-06	Saturnia Isles	Builtout	356	0	356	356	0	356	
13-08	Stone Creek	Developing	36	0	36	12	0	12	
13-09	Horseshoe Acres	Developing	47	0	47	39	0	39	
13-10	Terra Del Rey South	Builtout	26	0	26	26	0	26	
13-12	Canyon Lakes	Builtout	500	0	500	500	0	500	
13-14	Tivoli Isles	Developing	315	0	315	299	0	299	
13-16	Bridges	Developing	1,008	0	1,008	618	0	618	
13-17	Valencia Cove	Developing	698	0	698	353	0	353	
13-19	Lyons West	Developing	1,043	0	1,043	969	0	969	
13-21	7 Bridges	Developing	1,340	0	1,340	177	0	177	
13-22	Canyon Isles	Builtout	500	0	500	500	0	500	
13-26	Trails at Canyon	Builtout	579	0	579	555	0	555	
13-28	Balmoral at Delray Lakes	Unbuilt	19	0	19	0	0	0	
13-29	El Paraiso / La Reina	Developing	51	0	51	41	0	41	
13-30	Canyon Springs	Builtout	500	0	500	500	0	500	
13-31	Dakota	Developing	450	0	450	0	0	450	
14-16	Stonebridge	Builtout	398	0	398	398	0	398	

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 Atlantic Ave & Lyons Rd		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	1,958	39,640	145,528
	2024 Projected Population	2,049	42,187	153,854
	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
HOUSEHOLDS	2019 Estimated Households	751	20,152	69,663
	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
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	3.2%	2.0%	2.4%
	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%
BUSINESS	2019 Estimated Total Businesses	167	1,107	4,619
	2019 Estimated Total Employees	1,914	8,920	32,126
	2019 Estimated Employee Population per Business	11.5	8.1	7.0
	2019 Estimated Residential Population per Business	11.7	35.8	31.5