

ATLANTIC II

West Atlantic Avenue & Lyons Road | Delray Beach, FL



PEBB ENTERPRISES
SINCE 1973



Zach Feldman | Vice President of Leasing
Zfeldman@pebbent.com | 561-601-4474



PROPERTY 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

1-Mile 2,510
3-Mile 45,447
5-Mile 147,005



Daytime Population

1-Mile 3,671
3-Mile 44,433
5-Mile 135,862



Average HH Income

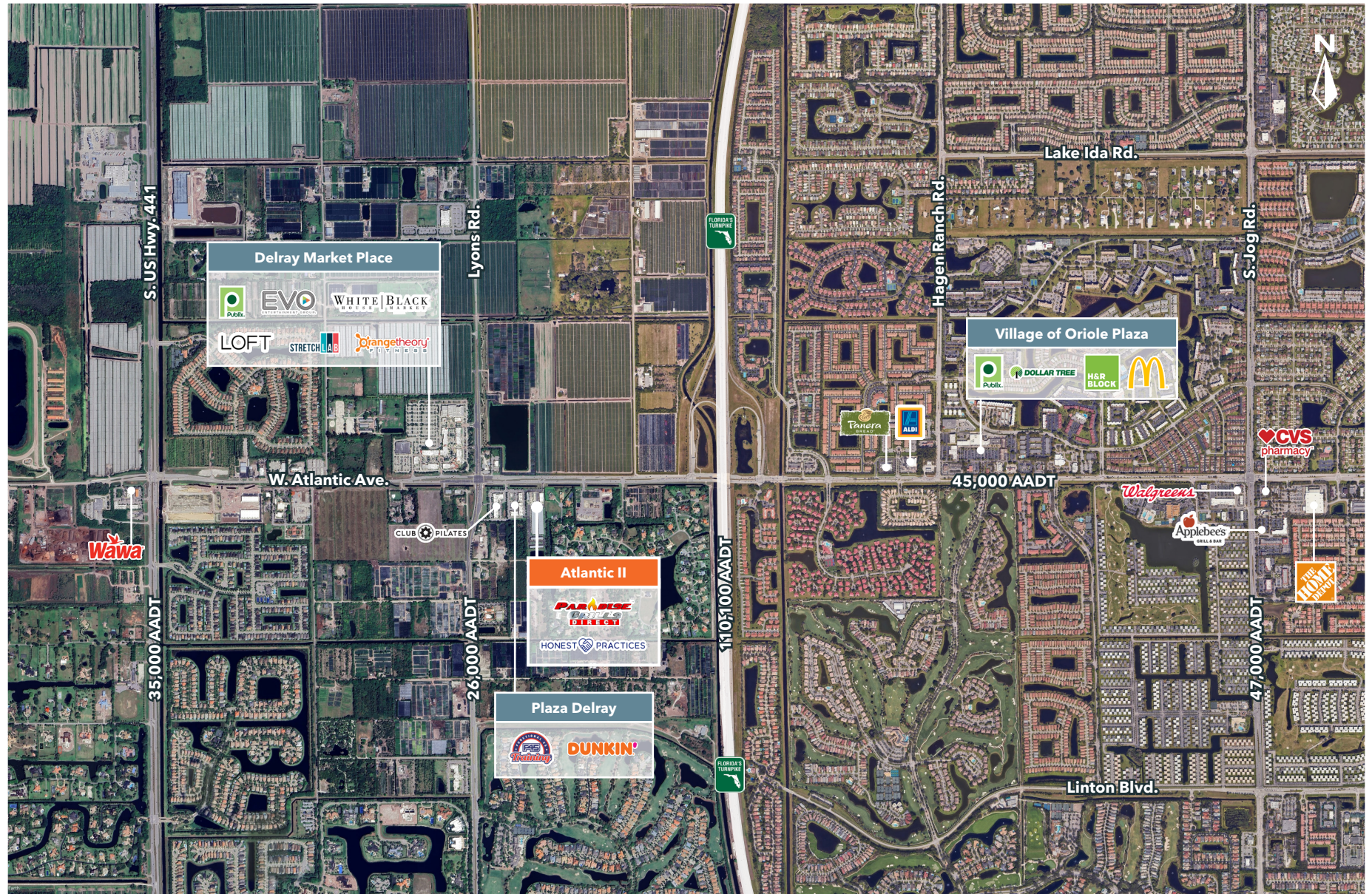
1-Mile \$213,423
3-Mile \$157,107
5-Mile \$144,568



Households

1-Mile 989
3-Mile 23,036
5-Mile 72,106

MARKET AERIAL



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DEVELOPMENT

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