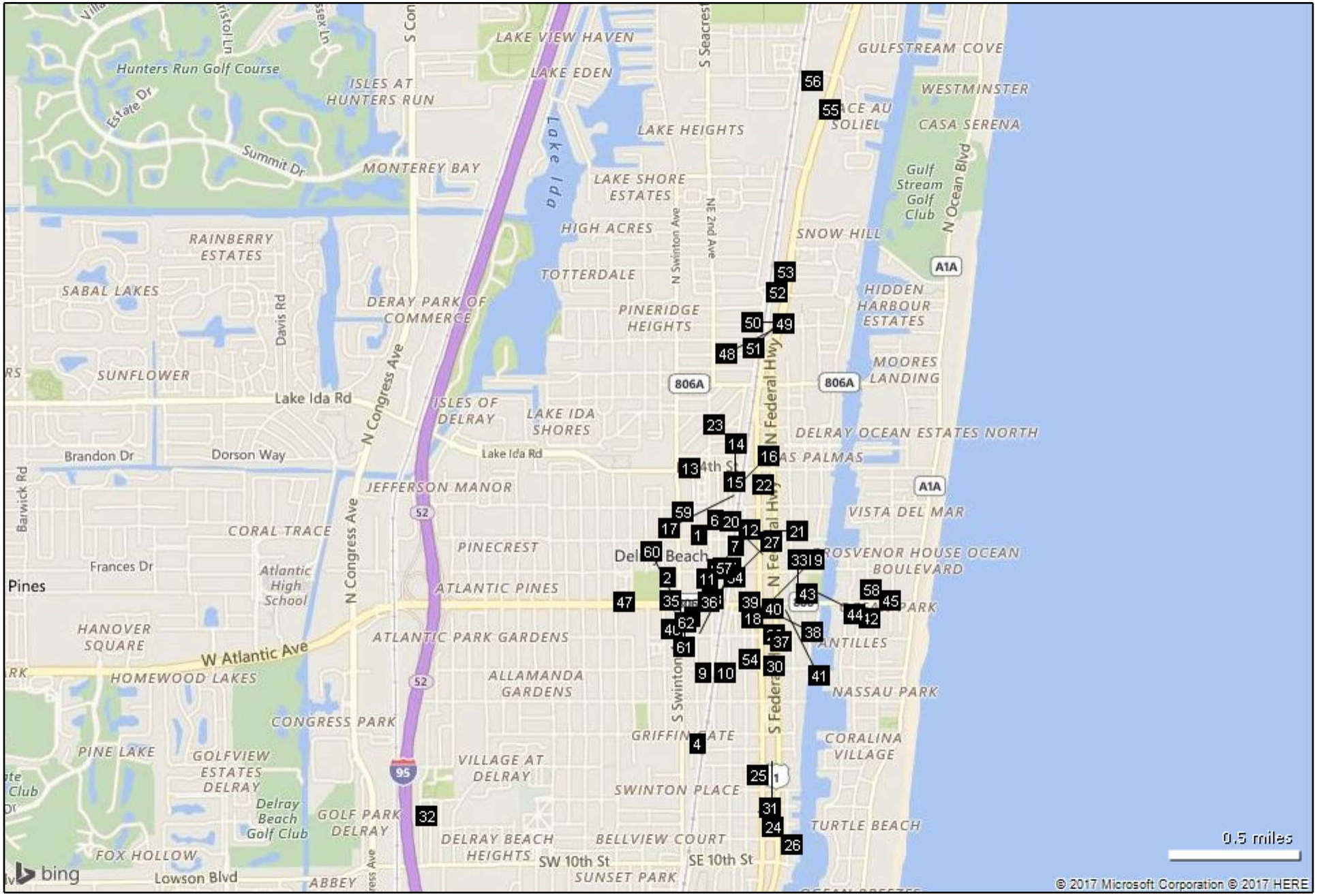
LAKE VIEW HAVEN
LAKE EDEN
GULFSTREAM COVE
WESTMINSTER
Hunters Run Golf Course
ISLES AT HUNTERS RUN
Estate Dr
Summit Dr
MONTEREY BAY
LAKE HEIGHTS
CASA SERENA
Lake Ida
LAKE SHORE ESTATES
Gulf Stream Golf Club
N Ocean Blvd
HIGH ACRES
SNOW HILL
RAINBERRY ESTATES
TOTTERDALE
A1A
SABAL LAKES
DERAY PARK OF COMMERCE
PINERIDGE HEIGHTS
HIDDEN HARBOUR ESTATES
Davis Rd
N Congress Ave
N Swinton Ave
NE 2nd Ave
N Federal Hwy
SUNFLOWER
806A
MOORES LANDING
Lake Ida Rd
ISLES OF DELRAY
LAKE IDA SHORES
DELRAY OCEAN ESTATES NORTH
Brandon Dr
Dorson Way
JEFFERSON MANOR
VISTA DEL MAR
Barwick Rd
CORAL TRACE
PINECREST
Frances Dr
Atlantic High School
ATLANTIC PINES
Pines
HANOVER SQUARE
ATLANTIC PARK GARDENS
W Atlantic Ave
HOMEWOOD LAKES
ALLAMANDA GARDENS
NASSAU PARK
CONGRESS PARK
GRIFFIN GATE
CORALINA VILLAGE
PINE LAKE
GOLFVIEW ESTATES DELRAY
VILLAGE AT DELRAY
SWINTON PLACE
Delray Beach Golf Club
GOLF PARK DELRAY
TURTLE BEACH
DELRAY BEACH HEIGHTS
BELLVIEW COURT
FOX HOLLOW
SW 10th St
SE 10th St
Lowson Blvd
ABBEY
SUNSET PARK
0.5 miles
bing
© 2017 Microsoft Corporation © 2017 HERE

203 NE 1st Ave - Banker's Row

Delray Beach, FL 33444 - Delray Beach Submarket

BUILDING

Type:	**Class C Office**
Tenancy:	**Multiple**
Year Built:	**1937**
RBA:	**1,300 SF**
Floors:	**1**
Typical Floor:	**1,300 SF**
Construction:	**Masonry**

LAND

Land Area:	**0.17 AC**
Zoning:	**OSSHAD**

EXPENSES PER SF

Taxes:	**$6.53 (2015)**

PARCEL

12-43-46-16-01-074-0101

LEASING

Available Spaces:	1,300 SF Available in 1 Space
Availability:	100% Available; 0% Vacant
Leasing Company:	Southdale Properties Inc
Contacts:	Cecelia Boone (561) 302-8978, Laura Allen (561) 350-3103

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Relet	1,300	1,300	1,300	$36.92/MG	30 Days	2 Yrs

Southdale Properties Inc - Cecelia Boone (561) 302-8978, Laura Allen (561) 350-3103

TRANSPORTATION

Parking:	2 Surface Spaces are available; Ratio of 1.53/1,000 SF
Walk Score ®:	Very Walkable (87)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **Saraga Robert**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

75 NW 1st Ave - Old School Square Office Bldg

Delray Beach, FL 33444 - Delray Beach Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Single**
Year Built:	**2002**
RBA:	**9,621 SF**
Floors:	**2**
Typical Floor:	**4,810 SF**
Construction:	**Reinforced Concrete**

LAND

Land Area:	**0.45 AC**
Zoning:	**OSSHAD**

EXPENSES PER SF

Taxes:	**$3.54 (2015)**
Opex:	**$14.84 (2006)**

PARCEL

12-43-46-16-01-060-0010

LEASING

Available Spaces:	4,810 - 9,621 SF Available in 2 Spaces
Availability:	100% Available; 0% Vacant
Leasing Company:	Manimal Land Company
Contacts:	Steve Cohen (954) 491-4990

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Sublet	4,811	4,811	9,621	$20.00/NNN	30 Days	Thru Aug 2020
CBRE - John Jaspert (561) 393-1603								
E 2nd	Office	Sublet	4,810	4,810	9,621	$20.00/NNN	30 Days	Thru Aug 2020
CBRE - John Jaspert (561) 393-1603								

TRANSPORTATION

Parking:	30 Surface Spaces are available; Ratio of 2.92/1,000 SF
Walk Score ®:	Very Walkable (89)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

HealthCare Appraisers Incorporated	9,621 SF

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

CoStar™

75 NW 1st Ave - Old School Square Office Bldg

★★☆☆☆

Delray Beach, FL 33444 - Delray Beach Submarket

PROPERTY CONTACTS

True Owner:	**Manimal Land Company**	Recorded Owner:	**Manimal Land Company**
Developer:	**Maudsley & Associates**		

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

12 SE 1st Ave

Delray Beach, FL 33444 - Delray Beach Submarket

BUILDING

Type:	**Retail Condo**
Subtype:	**Storefront Retail/R…**
Tenancy:	**Multiple**
GLA:	**15,486 SF**
Floors:	**3**
Typical Floor:	**5,162 SF**
Docks:	**None**
Construction:	**Reinforced Concrete**

LAND

Land Area:	**0.28 AC**

EXPENSES PER SF

Taxes:	**$3.67 (2012-Est)**
Opex:	**$1.33 (2012-Est)**
Total Expenses:	**$5.00 (2012-Est)**

LEASING

Available Spaces:	1,220 SF Available in 1 Space
Availability:	7.9% Available; 7.9% Vacant
Leasing Company:	Van Arnem Company
Contacts:	Jon Kinsman (561) 272-2912, Harold L. Van Arnem (561) 272-2912

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	102	Retail	Relet	1,220	1,220	1,220	$48.20/NNN	Vacant	Negotiable

Van Arnem Company - Jon Kinsman (561) 272-2912, Harold L. Van Arnem (561) 272-2912

SALE

Sale Company:	Van Arnem Company
Contacts:	Jon Kinsman (561) 272-2912, Harold Van Arnem (561) 272-2912
Last Sale:	Sold on Mar 31, 2010 for $204,500 ($13.21/SF)

TRAFFIC & FRONTAGE

Traffic Volume:	10,376 on S Swinton Ave & SW 1st St (2015)
	24,964 on W Atlantic Ave & NW 1st Ave (2015)
Frontage:	113' on SE 1st Ave

Made with TrafficMetrix® Products

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

12 SE 1st Ave

Delray Beach, FL 33444 - Delray Beach Submarket

★★☆☆☆

TRANSPORTATION

Parking:	8 free Surface Spaces are available; 14 free Covered Spaces are available; Ratio of 1.42/1,000 SF
Walk Score ®:	Walker's Paradise (92)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner:	**12 Se 1st Ave 101 Llc**	Prior True Owner:	**Van Arnem Company**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

415 SE 1st Ave

Delray Beach, FL 33444 - Delray Beach Ind Submarket

BUILDING

Type:	**Class C Industrial**
Tenancy:	**Multiple**
Year Built:	**1972**
RBA:	**33,000 SF**
Floors:	**1**
Typical Floor:	**33,000 SF**
Ceiling Ht:	**12'**
Construction:	**Masonry**

LAND

Land Area:	**2.00 AC**
Zoning:	**CBD-RC**

EXPENSES PER SF

Taxes:	**$1.13 (2015)**
Opex:	**$1.03 (2015)**
Total Expenses:	**$2.16 (2015)**

PARCEL

12-43-46-21-09-001-0060

LOADING

Docks:	**None**	Drive Ins:	**33 tot./8'w x 10'h**
Cross Docks:	**None**	Cranes:	**None**

LEASING

Available Spaces:	820 SF Available in 1 Space
Availability:	2.5% Available; 2.5% Vacant
Leasing Company:	Mindful Capital Group
Contacts:	Samuel Green (561) 357-0121

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	465 A,B	Flex	Relet	820	820	820	$13.17/NNN	Vacant	Negotiable

Mindful Capital Group - Samuel Green (561) 357-0121

SALE

Last Sale:	Sold on Sep 15, 2016 for $2,960,000 ($89.70/SF) at 4.50% Cap

TRANSPORTATION

Parking:	10 free Surface Spaces are available

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

415 SE 1st Ave

★★☆☆☆

Delray Beach, FL 33444 - Delray Beach Ind Submarket

PROPERTY CONTACTS

True Owner:	**Mindful Capital Group**	Recorded Owner:	**DDDELRAY, LLC**
Prior True Owner:	**RG Realty Holdings, LLC**	Property Manager:	**Mindful Capital Group**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development
CoStar™

101 SE 1st St

Delray Beach, FL 33444 - Delray Beach Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**Under Construction**
RBA:	**24,569 SF**
Floors:	**4**
Typical Floor:	**6,142 SF**

LAND

Land Area:	**0.30 AC**
Zoning:	**CBD**

PARCEL

12-43-46-16-01-077-0112

LEASING

Available Spaces:	1,700 - 7,284 SF Available in 3 Spaces
Availability:	65.9% Available; 0% Vacant
Leasing Company:	Knight Group, LLC
Contacts:	Jim Knight (561) 279-8601 X102

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	New	1,700	1,700	1,700	Withheld	May 2017	Negotiable
Knight Group, LLC - Jim Knight (561) 279-8601 X102									
P 2nd	2	Office	New	7,219	7,219	7,219	Withheld	May 2017	Negotiable
Knight Group, LLC - Jim Knight (561) 279-8601 X102									
P 3rd	3	Office	New	7,284	7,284	7,284	Withheld	May 2017	Negotiable
Knight Group, LLC - Jim Knight (561) 279-8601 X102									

TRANSPORTATION

Commuter Rail:	3 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	25 minute drive to Palm Beach International Airport
Walk Score ®:	Walker's Paradise (91)
Transit Score ®:	Minimal Transit (0)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

233-257 NE 2nd Ave - The Grove - Esplanade in the Grove

Delray Beach, FL 33444 - Delray Beach Submarket

BUILDING

Type:	**Retail**
Subtype:	**Storefront**
Center Type:	**Strip Center**
Tenancy:	**Multiple**
Year Built:	**1954**
GLA:	**31,700 SF**
Floors:	**1**
Typical Floor:	**31,700 SF**
Docks:	**None**

LAND

Land Area:	**1.90 AC**
Zoning:	**CBD, Delray Beach**

EXPENSES PER SF

Taxes:	**$3.81 (2015)**
Opex:	**$0.34 (2012-Est)**

PARCEL

12-43-46-16-01-082-0010

KEY TENANTS

United State of Fitness	3,000 SF	United States Postal Service	3,000 SF
From Roehm With Love	1,500 SF	Oz the Wizard	1,014 SF

AMENITIES

Signage

LEASING

Available Spaces:	2,100 - 2,300 SF Available in 2 Spaces
Availability:	13.9% Available; 0% Vacant
Leasing Company:	Menin Development, Inc.
Contacts:	Marc Yavinsky (561) 282-5000 X216

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	241	Retail	Relet	2,300	2,300	2,300	Withheld	Negotiable	Negotiable
Menin Development, Inc. - Marc Yavinsky (561) 282-5000 X216									
P 1st	247	Retail	Relet	2,100	2,100	2,100	Withheld	Negotiable	Negotiable
Menin Development, Inc. - Marc Yavinsky (561) 282-5000 X216									

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

233-257 NE 2nd Ave - The Grove - Esplanade in the Grove

★★☆☆☆

Delray Beach, FL 33444 - Delray Beach Submarket

SALE

Last Sale:	Sold on Jun 16, 2016 for $25,600,000 ($807.57/SF) at 2.85% Cap

TRAFFIC & FRONTAGE

Traffic Volume:	4,472 on NE 2nd Ave & NE 3rd St (2015)
	10,061 on N Swinton Ave & NE 2nd St (2015)
Frontage:	NE 2nd
	NE 3rd

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	120 free Surface Spaces are available; Ratio of 9.03/1,000 SF
Commuter Rail:	9 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	27 minute drive to Palm Beach International Airport
Walk Score ®:	Very Walkable (87)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	**Menin Development, Inc.**
Prior True Owner:	**Robert Dockerty**
Recorded Owner:	**Grove Rosebud Two LLC**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

306 NE 2nd St - Santa Fe Suites

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Class C Office**
Tenancy:	**Multiple**
Year Built:	**1948; Renov 2006**
RBA:	**7,345 SF**
Floors:	**2**
Typical Floor:	**3,672 SF**
Construction:	**Reinforced Concrete**

LAND

Land Area:	**0.92 AC**
Zoning:	**CBD**

EXPENSES PER SF

Taxes:	**$3.83 (2012)**

PARCEL

12-43-46-16-01-090-0250

LEASING

Available Spaces:	91 - 141 SF Available in 1 Space
Availability:	1.9% Available; 0% Vacant
Leasing Company:	Van Arnem Company
Contacts:	Harold L. Van Arnem (561) 272-2912

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Sublet	91 - 141	141	141	Withheld	30 Days	Negotiable

Van Arnem Company - Jon Kinsman (561) 272-2912, Harold L. Van Arnem (561) 272-2912

SALE

Sale Company:	Van Arnem Company
Contacts:	Jon Kinsman (561) 272-2912, Harold Van Arnem (561) 272-2912

TRANSPORTATION

Parking:	18 Surface Spaces are available; Ratio of 9.53/1,000 SF
Walk Score ®:	Very Walkable (88)
Transit Score ®:	Minimal Transit (0)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

306 NE 2nd St - Santa Fe Suites

Delray Beach, FL 33483 - Delray Beach Submarket

★★☆☆☆

PROPERTY CONTACTS

True Owner:	**HVA Limited Partnership**	Recorded Owner:	**306 NE 2nd Street, LLC.**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

401 NE 2nd St

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Retail**
Subtype:	**Storefront Retail/O…**
Tenancy:	**Multiple**
Year Built:	**1941**
GLA:	**4,400 SF**
Floors:	**2**
Typical Floor:	**2,200 SF**
Docks:	**None**
Construction:	**Masonry**

LAND

Land Area:	**0.34 AC**
Zoning:	**CBD**

EXPENSES PER SF

Taxes:	**$3.65 (2015)**
Opex:	**$2.60 (2012)**

PARCEL

12-43-46-16-47-000-0220

LEASING

Available Spaces:	2,200 SF Available in 1 Space
Availability:	50.0% Available; 50.0% Vacant
Leasing Company:	Van Arnem Company
Contacts:	Jon Kinsman (561) 272-2912

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 2nd	Office	Relet	2,200	2,200	2,200	$27.27/NNN	Vacant	Negotiable

Van Arnem Company - Jon Kinsman (561) 272-2912

SALE

Last Sale:	Sold on Jun 16, 2016 for $1,738,819 ($395.19/SF)

TRAFFIC & FRONTAGE

Traffic Volume:	2,920 on NE 2nd St & NE 4th Ave (2011)
	14,118 on NE 5th Ave & NE 3rd St (2015)
Frontage:	NE 2nd
	35' on NE 2nd St

Made with TrafficMetrix® Products

401 NE 2nd St

★★☆☆☆

Delray Beach, FL 33483 - Delray Beach Submarket

TRAFFIC & FRONTAGE

	NE 4th
	69' on NE 4th Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	15 free Surface Spaces are available; Ratio of 3.41/1,000 SF
Walk Score ®:	Very Walkable (87)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	**Sakor Development**	Recorded Owner:	**Adam Hotel Llc**
Prior True Owner:	**Barney Smith**		

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

110 SE 2nd St - Mark Downtown

Delray Beach, FL 33444 - Delray Beach Submarket

BUILDING

Type:	**Class B Office Co...**
Tenancy:	**Multiple**
Year Built:	**2008**
RBA:	**16,225 SF**
Floors:	**4**
Typical Floor:	**4,056 SF**

LAND

Land Area:	**1.00 AC**
Zoning:	**C**

EXPENSES PER SF

Taxes:	**$0.24 (2015)**

PARCEL

12-43-46-16-L8-002-0004

LEASING

Available Spaces:	250 SF Available in 1 Space
Availability:	1.5% Available; 1.5% Vacant
Leasing Company:	Redfearn Capital
Contacts:	Alex Redfearn (561) 900-3320

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	102	Office	Relet	250	250	250	Withheld	Vacant	Negotiable

Redfearn Capital - Alex Redfearn (561) 900-3320

SALE

Last Sale:	Portfolio of 2 Office Condos in Delray Beach, FL Sold on Mar 30, 2016 for $629,000 ($251.60/SF)

TRANSPORTATION

Parking:	28 Surface Spaces are available; 8 Covered Spaces are available; Ratio of 2.21/1,000 SF
Walk Score ®:	Very Walkable (89)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Redfearn Capital	2,500 SF

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

206-210 SE 2nd St

Delray Beach, FL 33483 - Delray Beach Submarket

★★★☆☆

BUILDING

Type:	**Retail**
Subtype:	**Freestanding**
Tenancy:	**Multiple**
Year Built:	**1970**
GLA:	**4,600 SF**
Floors:	**1**
Typical Floor:	**4,600 SF**
Docks:	**None**
Construction:	**Masonry**

LAND

Land Area:	**0.55 AC**
Zoning:	**RC**

EXPENSES PER SF

Taxes:	**$4.23 (2015)**

PARCEL

12-43-46-16-04-087-0020

AMENITIES

Corner Lot

LEASING

Available Spaces:	700 - 1,500 SF Available in 2 Spaces
Availability:	47.8% Available; 47.8% Vacant
Leasing Company:	Knight Group, LLC
Contacts:	Jim Knight (561) 279-8601 X102, Tyler Knight (561) 866-8530

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	1,500	1,500	1,500	$35.00/NNN	Vacant	Negotiable
Knight Group, LLC - Tyler Knight (561) 866-8530, Jim Knight (561) 279-8601 X102								
P 1st	Retail	Relet	700	700	700	$35.00/NNN	Vacant	Negotiable
Knight Group, LLC - Tyler Knight (561) 866-8530, Jim Knight (561) 279-8601 X102								

SALE

Sale Company:	Knight Group, LLC
Contacts:	Tyler Knight (561) 866-8530, Jim Knight (561) 279-8601 X102
Last Sale:	Sold on Jul 14, 2014 for $890,000 ($193.48/SF)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

206-210 SE 2nd St

Delray Beach, FL 33483 - Delray Beach Submarket

★★★☆☆

TRAFFIC & FRONTAGE

Traffic Volume:	1,843 on SE 2nd St & SE 4th Ave (2015)
	9,721 on S Swinton Ave & SE 2nd St (2015)
Frontage:	120' on SE 2nd St (with 1 curb cut)
	109' on SE 3rd Ave (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	12 free Surface Spaces are available; Ratio of 2.78/1,000 SF
Commuter Rail:	9 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	26 minute drive to Palm Beach International Airport
Walk Score ®:	Walker's Paradise (90)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	**Knight Group, LLC**	Recorded Owner:	**206 Delray Beach Llc**
Prior True Owner:	**Vinice Pierre**	Property Manager:	**Knight Group, LLC**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

80 NE 4th Ave

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Class C Office**
Tenancy:	**Multiple**
Year Built:	**1955**
RBA:	**6,842 SF**
Floors:	**2**
Typical Floor:	**4,317 SF**
Construction:	**Masonry**

LAND

Land Area:	**0.13 AC**
Zoning:	**CBD**

EXPENSES PER SF

Taxes:	**$3.03 (2015)**

PARCEL

12-43-46-16-01-092-0180

LEASING

Available Spaces:	406 SF Available in 1 Space
Availability:	5.9% Available; 0% Vacant
Leasing Company:	Chris Lowry Realty Services
Contacts:	Chris P. Lowry (561) 523-3939

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	12	Office	Relet	406	406	406	Withheld	Vacant	Negotiable

Chris Lowry Realty Services - Chris P. Lowry (561) 523-3939

TRANSPORTATION

Commuter Rail:	2 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	24 minute drive to Palm Beach International Airport
Walk Score ®:	Very Walkable (88)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Arthur J Gallagher & Co	1,500 SF	Chris Lowry	1,000 SF
Maura Taft & Assoc Inc	200 SF		

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

80 NE 4th Ave

★★☆☆☆

Delray Beach, FL 33483 - Delray Beach Submarket

PROPERTY CONTACTS

Recorded Owner: **Whanau Llc**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

217 NE 4th Ave

Delray Beach, FL 33483 - Delray Beach Ind Submarket

BUILDING

Type:	**Class C Flex**
Subtype:	**Light Manufacturing**
Tenancy:	**Multiple**
Year Built:	**1934**
RBA:	**3,930 SF**
Floors:	**1**
Typical Floor:	**3,930 SF**
Construction:	**Masonry**

LAND

Land Area:	**0.23 AC**
Zoning:	**CBD-RC**

EXPENSES PER SF

Taxes:	**$2.63 (2015)**

PARCEL

12-43-46-16-47-000-0200

LOADING

Docks:	**None**	Drive Ins:	**1 tot./8'w x 10'h**
Cross Docks:	**None**	Cranes:	**None**
Rail Spots:	**None**		

LEASING

Available Spaces:	3,930 SF Available in 1 Space
Availability:	100% Available; 100% Vacant
Leasing Company:	Coastal Commercial Group LLC
Contacts:	Ingrid Kennemer (561) 441-0967

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Flex	Relet	3,930	3,930	3,930	$25.00/MG	Vacant	Negotiable

Coastal Commercial Group LLC - Ingrid Kennemer (561) 441-0967

TRANSPORTATION

Parking:	14 free Surface Spaces are available; Ratio of 4.26/1,000 SF
Walk Score ®:	Very Walkable (87)
Transit Score ®:	Minimal Transit (0)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

217 NE 4th Ave

Delray Beach, FL 33483 - Delray Beach Ind Submarket

★★☆☆☆

PROPERTY CONTACTS

True Owner:	**Mitchell Denburg**	Recorded Owner:	**Jrd Holding Corp**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

15 NE 4th St

Delray Beach, FL 33444 - Delray Beach Submarket

★★☆☆☆

BUILDING

Type:	**Class C Office**
Tenancy:	**Multiple**
Year Built:	**1930; Renov 1960**
RBA:	**2,632 SF**
Floors:	**1**
Typical Floor:	**2,632 SF**
Construction:	**Masonry**

LAND

Land Area:	**0.45 AC**
Zoning:	**RO, Gulf Stream**

EXPENSES PER SF

Taxes:	**$6.15 (2009)**

PARCEL

12-43-46-09-29-006-0050

AMENITIES

Signage

LEASING

Available Spaces:	2,632 SF Available in 1 Space
Availability:	100% Available; 0% Vacant
Leasing Company:	Corcoran Group
Contacts:	Jennifer Kilpatrick (561) 573-2573

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Space 1	Office	Relet	2,632	2,632	2,632	$29.00 - 34.00/MG	Negotiable	1 - 5 Yrs

Corcoran Group - Jennifer Kilpatrick (561) 573-2573

SALE

Last Sale:	Sold on Aug 11, 2011 for $695,000 ($264.06/SF)

TRANSPORTATION

Parking:	8 free Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail:	1 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	24 minute drive to Palm Beach International Airport
Walk Score ®:	Very Walkable (85)
Transit Score ®:	Minimal Transit (0)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

15 NE 4th St

★★☆☆☆

Delray Beach, FL 33444 - Delray Beach Submarket

KEY TENANTS

Strategic Profits	2,632 SF

PROPERTY CONTACTS

True Owner:	**Richard and Debbie Schefren A/T/B/E**	Recorded Owner:	**Rds Strategic Holdings Llc**
Prior True Owner:	**Packerkiss Securities**		

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

300-330 NE 4th St

Delray Beach, FL 33444 - Delray Beach Submarket

BUILDING

Type:	**Retail**
Subtype:	**Storefront Retail/O…**
Tenancy:	**Multiple**
Year Built:	**1979**
GLA:	**16,050 SF**
Floors:	**1**
Typical Floor:	**16,050 SF**
Docks:	**None**
Construction:	**Masonry**

LAND

Land Area:	**1.15 AC**
Zoning:	**CBD-RC**

EXPENSES PER SF

Taxes:	**$2.11 (2008)**

PARCEL

12-43-46-16-01-089-0180

KEY TENANTS

Fit Food Express	1,000 SF	Captain Clay & Son Fish Market	500 SF

AMENITIES

Signage

LEASING

Available Spaces:	627 - 720 SF Available in 2 Spaces
Availability:	8.4% Available; 8.4% Vacant
Leasing Company:	Knight Group, LLC
Contacts:	Jim Knight (561) 279-8601 X102

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	306	Retail	Relet	627	627	627	$35.00/NNN	Vacant	Negotiable
Knight Group, LLC - Jim Knight (561) 279-8601 X102									
P 1st	312	Retail	Relet	720	720	720	$35.00/NNN	Vacant	Negotiable
Knight Group, LLC - Jim Knight (561) 279-8601 X102									

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

300-330 NE 4th St

★★☆☆☆

Delray Beach, FL 33444 - Delray Beach Submarket

TRAFFIC & FRONTAGE

Traffic Volume:	7,896 on NE 4th St & NE 3rd Aly (2015)
	15,819 on NE 5th Ave & NE 4th St (2015)
Frontage:	162' on NE 4th St (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	18 Surface Spaces are available; Ratio of 1.12/1,000 SF
Commuter Rail:	2 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	25 minute drive to Palm Beach International Airport
Walk Score ®:	Very Walkable (83)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	**Starwood Property Trust, Inc.**
Recorded Owner:	**Csfb 2005-c1 Storage Props Llc**
Property Manager:	**Stor-Rite**
Recorded Owner:	**Carole Properties & Mgmt Inc**
Prior True Owner:	**Richard Einaugler**

330-340 NE 4th St

Delray Beach, FL 33444 - Delray Beach Ind Submarket

★★☆☆☆

BUILDING

Type:	**Class C Industrial**
Subtype:	**Warehouse**
Tenancy:	**Multiple**
Year Built:	**1979**
RBA:	**10,618 SF**
Floors:	**1**
Typical Floor:	**10,618 SF**
Construction:	**Masonry**

LAND

Land Area:	**1.21 AC**
Zoning:	**CBD-RC**

EXPENSES PER SF

Taxes:	**$3.14 (2009)**

PARCEL

12-43-46-16-01-089-0180

LOADING

Docks:	**None**	Drive Ins:	**12 tot./8'w x 10'h**
Cross Docks:	**None**	Cranes:	**None**
Rail Spots:	**None**		

FEATURES

Signage

LEASING

Available Spaces:	815 - 6,103 SF Available in 5 Spaces
Availability:	100% Available; 42.5% Vacant
Leasing Company:	Knight Group, LLC
Contacts:	Jim Knight (561) 279-8601 X102

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	4D	Retail	Relet	1,192	1,192	1,192	$25.00/NNN	Vacant	1 Year
Knight Group, LLC - Jim Knight (561) 279-8601 X102									
P 1st	5E	Retail	Relet	1,642	1,642	1,642	$25.00/NNN	Vacant	1 Year
Knight Group, LLC - Jim Knight (561) 279-8601 X102									

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

330-340 NE 4th St

★★☆☆☆

Delray Beach, FL 33444 - Delray Beach Ind Submarket

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1A	Industrial	Relet	6,103/300 ofc	6,103	6,103	$25.00/NNN	30 Days	3 Yrs
Knight Group, LLC - Jim Knight (561) 279-8601 X102									
P 1st	11	Retail	Relet	815	815	815	$25.00/NNN	Vacant	1 Year
Knight Group, LLC - Jim Knight (561) 279-8601 X102									
P 1st	12	Retail	Relet	866	866	866	$25.00/NNN	Vacant	1 Year
Knight Group, LLC - Jim Knight (561) 279-8601 X102									

SALE

Last Sale: Portfolio of 3 Industrial Properties in Delray Beach, FL Sold on Jun 25, 2015 for $4,550,000 ($168.76/SF)

TRANSPORTATION

Parking: 24 free Surface Spaces are available; Ratio of 2.66/1,000 SF

PROPERTY CONTACTS

True Owner: **Milberg Weiss Bershad Hynes & Lerach, LLP**

Recorded Owner: **Sw Delray Artist Alley LLC**

Prior True Owner: **Starwood Property Trust, Inc.**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

350-354 NE 4th St

Delray Beach, FL 33444 - Delray Beach Ind Submarket

BUILDING

Type:	**Class C Industrial**
Subtype:	**Warehouse**
Tenancy:	**Multiple**
Year Built:	**1979**
RBA:	**12,478 SF**
Floors:	**1**
Typical Floor:	**12,478 SF**
Construction:	**Masonry**

LAND

Land Area:	**1.50 AC**
Zoning:	**CBD-RC, County**

EXPENSES PER SF

Taxes:	**$1.43 (2015)**

PARCEL

12-43-46-16-01-089-0290

LOADING

Docks:	**None**	Drive Ins:	**12 tot./8'w x 10'h**
Cross Docks:	**None**	Cranes:	**None**
Rail Spots:	**None**		

FEATURES

Signage

LEASING

Available Spaces:	966 - 3,124 SF Available in 4 Spaces
Availability:	58.6% Available; 33.5% Vacant
Leasing Company:	Knight Group, LLC
Contacts:	Jim Knight (561) 279-8601 X102

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1A	Industrial	Relet	3,124	3,124	3,124	$25.00/NNN	30 Days	Negotiable
Knight Group, LLC - Jim Knight (561) 279-8601 X102									
P 1st	5E	Industrial	Relet	2,100	2,100	2,100	$25.00/NNN	Vacant	Negotiable
Knight Group, LLC - Jim Knight (561) 279-8601 X102									

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

350-354 NE 4th St

★★☆☆☆

Delray Beach, FL 33444 - Delray Beach Ind Submarket

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Relet	1,116	1,116	1,116	$20.00/NNN	Vacant	Negotiable
Knight Group, LLC - Jim Knight (561) 279-8601 X102									
P 1st		Industrial	Relet	966	966	966	$20.00/NNN	Vacant	Negotiable
Knight Group, LLC - Jim Knight (561) 279-8601 X102									

SALE

Last Sale: Portfolio of 3 Industrial Properties in Delray Beach, FL Sold on Jun 25, 2015 for $4,550,000 ($168.76/SF)

TRANSPORTATION

Parking: 24 Surface Spaces are available; Ratio of 3.11/1,000 SF

PROPERTY CONTACTS

True Owner: **Milberg Weiss Bershad Hynes & Lerach, LLP**

Recorded Owner: **Sw Delray Artist Alley LLC**

Prior True Owner: **Starwood Property Trust, Inc.**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

358 NE 4th St

Delray Beach, FL 33444 - Delray Beach Ind Submarket

BUILDING

Type:	**Class C Industrial**
Subtype:	**Warehouse**
Tenancy:	**Multiple**
Year Built:	**1980**
RBA:	**3,865 SF**
Floors:	**1**
Typical Floor:	**3,865 SF**
Construction:	**Masonry**

LAND

Land Area:	**0.14 AC**
Zoning:	**CBD-RC**

EXPENSES PER SF

Taxes:	**$2.47 (2015)**

PARCEL

12-43-46-16-01-089-0360

LOADING

Docks:	**None**	Drive Ins:	**6 tot./8'w x 10'h**
Cross Docks:	**None**	Cranes:	**None**
Rail Spots:	**None**		

FEATURES

Signage

LEASING

Available Spaces:	814 SF Available in 1 Space
Availability:	21.1% Available; 21.1% Vacant
Leasing Company:	Knight Group, LLC
Contacts:	Jim Knight (561) 279-8601 X102

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1A	Industrial	Relet	814	814	814	$25.00/NNN	Vacant	Negotiable

Knight Group, LLC - Jim Knight (561) 279-8601 X102

SALE

Last Sale:	Portfolio of 3 Industrial Properties in Delray Beach, FL Sold on Jun 25, 2015 for $4,550,000 ($168.76/SF)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development
CoStar™

358 NE 4th St

★☆☆☆☆

Delray Beach, FL 33444 - Delray Beach Ind Submarket

TRANSPORTATION

Parking: 12 free Surface Spaces are available; Ratio of 3.10/1,000 SF

KEY TENANTS

Dreuro Car	500 SF	Wayne Electric Motor & Pump	500 SF

PROPERTY CONTACTS

True Owner: **Milberg Weiss Bershad Hynes & Lerach, LLP**

Recorded Owner: **Sw Delray Artist Alley LLC**

Prior True Owner: **Starwood Property Trust, Inc.**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

25 SE 4th Ave - 4th & 5th Delray

★★★★☆

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**Proposed**
RBA:	**84,300 SF**
Floors:	**4**
Typical Floor:	**19,982 SF**
Construction:	**Reinforced Concrete**

LAND

Land Area:	**1.82 AC**

EXPENSES PER SF

Taxes:	**$0.06 (2015)**

PARCEL

12-43-46-16-01-101-0070

LEASING

Available Spaces:	24,900 SF Available in 1 Space
Availability:	29.5% Available; 0% Vacant
Leasing Company:	Avison Young
Contacts:	Keith O'Donnell (561) 893-7011, Gary Gottlieb (561) 721-7025

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 3rd	Office	New	24,900	24,900	24,900	$36.00/NNN	Jun 2018	3 - 5 Yrs

Avison Young - Keith O'Donnell (561) 893-7011, Gary Gottlieb (561) 721-7025

TRANSPORTATION

Commuter Rail:	10 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	27 minute drive to Palm Beach International Airport
Walk Score ®:	Walker's Paradise (92)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	**Delray Beach Community Redevelopment Agency**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

59-61 SE 4th Ave

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Retail**
Subtype:	**Storefront Retail/R…**
Tenancy:	**Multiple**
Year Built:	**1950**
GLA:	**3,680 SF**
Floors:	**2**
Typical Floor:	**1,840 SF**
Docks:	**None**
Construction:	**Masonry**

LAND

Land Area:	**0.14 AC**
Zoning:	**CBD**

EXPENSES PER SF

Taxes:	**$3.21 (2015)**

PARCEL

12-43-46-16-01-101-0102

KEY TENANTS

Ingenious Jewelry	500 SF	Locklar J Scott Dc	500 SF
The Art Of Hair	500 SF		

LEASING

Available Spaces:	1,680 - 3,680 SF Available in 2 Spaces
Availability:	100% Available; 100% Vacant
Leasing Company:	Southdale Properties Inc
Contacts:	Cecelia Boone (561) 302-8978

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Relet	2,000	2,000	3,680	$43.00/NNN	Vacant	Negotiable
Southdale Properties Inc - Cecelia Boone (561) 302-8978								
E 2nd	Retail	Relet	1,680	1,680	3,680	$43.00/NNN	Vacant	Negotiable
Southdale Properties Inc - Cecelia Boone (561) 302-8978								

SALE

Sale Company:	Southdale Properties Inc
Contacts:	Cecelia Boone (561) 302-8978
Last Sale:	Sold on Jul 30, 2002 for $570,000 ($154.89/SF)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

59-61 SE 4th Ave

★★☆☆☆

Delray Beach, FL 33483 - Delray Beach Submarket

TRAFFIC & FRONTAGE

Traffic Volume:	2,039 on SE 1st St & SE 4th Ave (2015)
	15,193 on SE 5th Ave & SE 1st St (2012)
Frontage:	45' on SE 4th Ave (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	6 Surface Spaces are available; Ratio of 1.63/1,000 SF
Commuter Rail:	3 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	25 minute drive to Palm Beach International Airport
Walk Score ®:	Walker's Paradise (91)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **Robert & Karen Sywolski**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

151 NE 5th Ave - Fifth Avenue Del Ray

Delray Beach, FL 33483 - Delray Beach Submarket

★★★★☆

BUILDING

Type:	**Retail Condo**
Subtype:	**Storefront Retail/R…**
Tenancy:	**Multiple**
Year Built:	**2010**
GLA:	**65,642 SF**
Floors:	**5**
Typical Floor:	**40,000 SF**
Docks:	**None**
Construction:	**Reinforced Concrete**

LAND

Land Area:	**1.24 AC**
Zoning:	**CBD**

EXPENSES PER SF

Total Expenses:	**$5.76 (2014)**

KEY TENANTS

Nail Salon	1,394 SF	Bennetts Restaurant Guide	500 SF
Clutter Master, Inc.	500 SF	Itu Marine, Llc	500 SF
Nexgen Medical Inc.	500 SF	T Reed Smith Inc	500 SF

AMENITIES

Balcony, Bus Line

LEASING

Available Spaces:	1,242 - 1,877 SF Available in 5 Spaces
Availability:	10.9% Available; 10.9% Vacant
Leasing Company:	Atlantic Commercial Group
Contacts:	Gary Broidis (561) 447-8610 X12

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	C-2	Retail	Relet	1,877	1,877	1,877	$25.00/NNN	Vacant	Negotiable
Atlantic Commercial Group - Gary Broidis (561) 447-8610 X12									
P 1st	C-3	Retail	Relet	1,252	1,252	1,252	$25.00/NNN	Vacant	Negotiable
Atlantic Commercial Group - Gary Broidis (561) 447-8610 X12									
P 1st	C-6	Retail	Relet	1,242	1,242	1,242	$25.00/NNN	Vacant	Negotiable
Atlantic Commercial Group - Gary Broidis (561) 447-8610 X12									

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

151 NE 5th Ave - Fifth Avenue Del Ray

★★★★☆

Delray Beach, FL 33483 - Delray Beach Submarket

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	C-1	Retail	Relet	1,394	1,394	1,394	$25.00/NNN	Vacant	Negotiable
Atlantic Commercial Group - Gary Broidis (561) 447-8610 X12									
P 1st	C-4	Retail	Relet	1,422	1,422	1,422	$25.00/NNN	Vacant	Negotiable
Atlantic Commercial Group - Gary Broidis (561) 447-8610 X12									

TRAFFIC & FRONTAGE

Traffic Volume:	13,998 on NE 6th Ave & NE 2nd St (2015)
	4,217 on NE 1st St & NE 5th Ave (2015)
Frontage:	446' on NE 5th Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	16 free Surface Spaces are available; 36 free Covered Spaces are available
Walk Score ®:	Very Walkable (88)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **5th Avenue At Delray Llc**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

223 NE 5th Ave

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Class C Office**
Tenancy:	**Multiple**
Year Built:	**1984**
RBA:	**4,100 SF**
Floors:	**1**
Typical Floor:	**4,100 SF**
Construction:	**Reinforced Concrete**

LAND

Land Area:	**0.38 AC**
Zoning:	**CBD, Delray Beach**

EXPENSES PER SF

Taxes:	**$4.90 (2015)**
Opex:	**$3.81 (2009-Est)**

PARCEL

12-43-46-16-01-106-0070

LEASING

Available Spaces:	1,650 SF Available in 1 Space
Availability:	40.2% Available; 0% Vacant
Leasing Company:	David & Stephanie Ross Realty
Contacts:	Hilary Ross (561) 278-7916

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Relet	1,650	1,650	1,650	$264.00/NNN	Negotiable	Negotiable

David & Stephanie Ross Realty - Hilary Ross (561) 278-7916

SALE

Last Sale:	Sold on May 26, 2000 for $315,000 ($76.83/SF) at 10.12% Cap

TRANSPORTATION

Parking:	19 Surface Spaces are available; Ratio of 4.64/1,000 SF
Walk Score ®:	Very Walkable (87)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **Delray Investment Partners LLC**

Prior True Owner: **Friesian Capital Inc**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

355 NE 5th Ave - Three Fifty Five Building

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Class C Office Co...**
Tenancy:	**Multiple**
Year Built:	**1982**
RBA:	**12,000 SF**
Floors:	**2**
Typical Floor:	**6,000 SF**
Construction:	**Wood Frame**

LAND

Land Area:	**0.57 AC**

EXPENSES PER SF

Taxes:	**$2.68 (2015)**

PARCEL

12-43-46-16-75-000-0010, 12-43-46-16-75-000-0020, 12-43-46-16-75-000-0040, 12-43-46-16-75-000-0050, 12-43-46-16-75-000-0060, 12-43-46-16-75-000-0070, 12-43-46-16-75-000-0080

AMENITIES

Bus Line, Signage

LEASING

Available Spaces:	1,016 SF Available in 1 Space
Availability:	8.5% Available; 0% Vacant
Leasing Company:	Southdale Properties Inc
Contacts:	Cecelia Boone (561) 302-8978, Laura Allen (561) 350-3103

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	7	Office	Relet	1,016	1,016	1,016	$33.66/MG	30 Days	Negotiable

Southdale Properties Inc - Cecelia Boone (561) 302-8978, Laura Allen (561) 350-3103

SALE

Last Sale:	Sold on Oct 27, 2016

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development
CoStar™

355 NE 5th Ave - Three Fifty Five Building

★★☆☆☆

Delray Beach, FL 33483 - Delray Beach Submarket

TRANSPORTATION

Parking:	20 Surface Spaces are available; 12 Covered Spaces are available; Ratio of 2.67/1,000 SF
Commuter Rail:	10 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	27 minute drive to Palm Beach International Airport
Walk Score ®:	Very Walkable (81)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

National Compliance Service	1,600 SF	Waterfront Properties & Club	1,440 SF
Renaissance Planning Group	1,015 SF	355 Condo Association	600 SF
Scuola Vecchia Pizza E Vino, Inc.	500 SF	Privabox Holdings, Llc	400 SF

PROPERTY CONTACTS

Recorded Owner: **Sumrall H Cassedy Trust**

Prior True Owner: **Clifton Homes**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

205 NE 5th Ter - Independence Plaza

Delray Beach, FL 33444 - Delray Beach Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1930**
RBA:	**5,567 SF**
Floors:	**1**
Typical Floor:	**5,567 SF**
Construction:	**Masonry**

LAND

Land Area:	**0.73 AC**
Zoning:	**OSSHAD**

EXPENSES PER SF

Taxes:	**$4.55 (2015)**

PARCEL

12-43-46-09-29-010-0141

LEASING

Available Spaces:	3,333 SF Available in 1 Space
Availability:	59.9% Available; 0% Vacant
Leasing Company:	Platt Rona D L Trust
Contacts:	Alex Platt (954) 592-2371

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Space 1	Office	Relet	3,333	3,333	3,333	$32.00/MG	Vacant	Negotiable
Platt Rona D L Trust - Alex Platt (954) 592-2371									

SALE

Sale Company:	Platt Rona D L Trust
Contacts:	Alex Platt (954) 592-2371

TRANSPORTATION

Parking:	21 free Surface Spaces are available; Ratio of 3.77/1,000 SF
Walk Score ®:	Very Walkable (79)
Transit Score ®:	Minimal Transit (0)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

205 NE 5th Ter - Independence Plaza

★★☆☆☆

Delray Beach, FL 33444 - Delray Beach Submarket

KEY TENANTS

Independence Title	1,800 SF

PROPERTY CONTACTS

Recorded Owner: **Platt Rona D L Trust**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

530 SE 5th Ave - Building 1

Delray Beach, FL 33483 - Delray Beach Submarket

★★★☆☆

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**Under Construction**
RBA:	**6,500 SF**
Floors:	**1**
Typical Floor:	**6,500 SF**
Construction:	**Reinforced Concrete**

LAND

Land Area:	**0.95 AC**

PARCEL

12-43-46-21-01-001-0050

AMENITIES

Bus Line

LEASING

Available Spaces:	3,000 - 6,500 SF Available in 1 Space
Availability:	100% Available; 0% Vacant
Leasing Company:	Caster Developers
Contacts:	Richard Caster (561) 279-7998, Brian Grossman (561) 279-9998

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Space 1	Off/Med	New	3,000 - 6,500	6,500	6,500	$35.00 - 38.00/NNN	Apr 2017	10 - 20 Yrs

Caster Developers - Richard Caster (561) 279-7998, Brian Grossman (561) 279-9998

TRANSPORTATION

Parking:	66 Surface Spaces are available
Walk Score ®:	Somewhat Walkable (67)
Transit Score ®:	Minimal Transit (0)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

600 SE 5th Ave - Delray Auto

Delray Beach, FL 33483 - Delray Beach Submarket

★★★☆☆

BUILDING

Type:	**Retail**
Subtype:	**Storefront Retail/O…**
Tenancy:	**Single**
Year Built:	**1972**
GLA:	**6,566 SF**
Floors:	**1**
Typical Floor:	**6,566 SF**
Docks:	**None**
Construction:	**Masonry**

LAND

Land Area:	**1.36 AC**
Zoning:	**AC**

EXPENSES PER SF

Taxes:	**$5.39 (2015)**

PARCEL

12-43-46-21-01-011-0190

KEY TENANTS

Hertz Rent A Car	500 SF

AMENITIES

Pylon Sign, Signage

LEASING

Available Spaces:	1,100 - 6,566 SF Available in 1 Space
Availability:	100% Available; 100% Vacant
Leasing Company:	Atlantic Commercial Group
Contacts:	Robert Locke (561) 488-8872

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	New	1,100 - 6,566	6,566	6,566	$30.00/NNN	Negotiable	Negotiable

Atlantic Commercial Group - Robert Locke (561) 488-8872

SALE

Last Sale:	Sold on Sep 30, 2014 for $1,575,000 ($239.87/SF)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

600 SE 5th Ave - Delray Auto

Delray Beach, FL 33483 - Delray Beach Submarket

★★★☆☆

TRAFFIC & FRONTAGE

Traffic Volume:	16,695 on SE 5th Ave & SE 6th St (2015)
	17,216 on SE 6th Ave & SE 9th St (2015)
Frontage:	107' on SE 5th Ave (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	240 free Surface Spaces are available
Walk Score ®:	Somewhat Walkable (69)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	**Purity Wholesale Grocers Inc**	Recorded Owner:	**Paap Llc**
Prior True Owner:	**Dixie Motor Sales Llc**		

766 SE 5th Ave

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Class C Office**
Tenancy:	**Single**
Year Built:	**1953; Renov 2003**
RBA:	**1,690 SF**
Floors:	**1**
Typical Floor:	**1,690 SF**
Construction:	**Masonry**

LAND

Land Area:	**0.29 AC**
Zoning:	**GC**

EXPENSES PER SF

Taxes:	**$5.88 (2015)**

PARCEL

12-43-46-21-01-013-0230

AMENITIES

Bus Line, Conferencing Facility, Signage

LEASING

Available Spaces:	1,628 SF Available in 1 Space
Availability:	96.3% Available; 96.3% Vacant
Leasing Company:	Coastal Commercial Group LLC
Contacts:	Ingrid Kennemer (561) 441-0967

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Relet	1,628	1,628	1,628	$28.00/MG	Vacant	Negotiable

Coastal Commercial Group LLC - Ingrid Kennemer (561) 441-0967

SALE

Last Sale:	Sold on Apr 22, 2014 for $315,000 ($186.39/SF)

TRANSPORTATION

Parking:	11 free Surface Spaces are available; Ratio of 6.70/1,000 SF
Walk Score ®:	Somewhat Walkable (66)
Transit Score ®:	Minimal Transit (0)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development
CoStar™

766 SE 5th Ave

Delray Beach, FL 33483 - Delray Beach Submarket

★★☆☆☆

PROPERTY CONTACTS

Prior True Owner: **766 LLC**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

198 NE 6th Ave

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Class C Office**
Tenancy:	**Multiple**
Year Built:	**1950**
RBA:	**4,200 SF**
Floors:	**1**
Typical Floor:	**4,200 SF**
Construction:	**Reinforced Concrete**

LAND

Land Area:	**0.32 AC**
Zoning:	**CBD**

EXPENSES PER SF

Taxes:	**$5.06 (2008)**

PARCEL

12-43-46-16-01-107-0010

LEASING

Available Spaces:	490 - 1,075 SF Available in 2 Spaces
Availability:	37.3% Available; 0% Vacant
Leasing Company:	CREFDI Realty Advisors , LLC
Contacts:	Matt Gorge (561) 618-8900

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Off/Ret	Relet	1,075	1,075	1,075	Withheld	Feb 2017	Negotiable
CREFDI Realty Advisors , LLC - Matt Gorge (561) 618-8900									
P 1st		Office	Relet	490	490	490	Withheld	Feb 2017	Negotiable
CREFDI Realty Advisors , LLC - Matt Gorge (561) 618-8900									

SALE

Last Sale:	Sold on Jan 15, 2016 for $1,020,000 ($242.86/SF)

TRANSPORTATION

Parking:	44 Surface Spaces are available
Walk Score ®:	Very Walkable (86)
Transit Score ®:	Minimal Transit (0)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

198 NE 6th Ave

★★☆☆☆

Delray Beach, FL 33483 - Delray Beach Submarket

KEY TENANTS

Forrest C & Frances H Lattner	2,000 SF

PROPERTY CONTACTS

True Owner:	**M.D. Gorge & Co.**	Recorded Owner:	**198ne6 Llc**
Prior True Owner:	**David & Stephanie Ross Realty**	Property Manager:	**M.D. Gorge & Co.**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

215 NE 6th Ave

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Retail**
Subtype:	**Freestanding**
Tenancy:	**Single**
Year Built:	**1925**
GLA:	**3,000 SF**
Floors:	**1**
Typical Floor:	**3,000 SF**
Docks:	**None**
Construction:	**Masonry**

LAND

Land Area:	**0.37 AC**
Zoning:	**CBD**

PARCEL

12-43-46-16-01-114-0090

AMENITIES

Bus Line, Signage

LEASING

Available Spaces:	960 SF Available in 1 Space
Availability:	32.0% Available; 0% Vacant
Leasing Company:	Rubin Group Real Estate
Contacts:	Mayan Schwartz (561) 859-9544

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Space 1	Retail	Relet	960	960	960	Withheld	Negotiable	Negotiable

Rubin Group Real Estate - Mayan Schwartz (561) 859-9544

SALE

Sale Company:	Rubin Group Real Estate
Contacts:	Mayan Schwartz (561) 859-9544

TRAFFIC & FRONTAGE

Traffic Volume:	11,140 on NE 6th Ave & NE 2nd St (2011)
	2,920 on NE 2nd St & NE 4th Ave (2011)

Made with TrafficMetrix® Products

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development
CoStar™

215 NE 6th Ave

Delray Beach, FL 33483 - Delray Beach Submarket

★★☆☆☆

TRANSPORTATION

Parking:	6 Surface Spaces are available; Ratio of 2.00/1,000 SF
Commuter Rail:	3 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	26 minute drive to Palm Beach International Airport
Walk Score ®:	Very Walkable (85)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	**Carl Jobson**	Recorded Owner:	**215 Ne 6th Ave Llc**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

98 SE 6th Ave

Delray Beach, FL 33483 - Delray Beach Submarket

★★☆☆☆

BUILDING

Type:	**Class C Office**
Tenancy:	**Multiple**
Year Built:	**1986**
RBA:	**4,301 SF**
Floors:	**1**
Typical Floor:	**4,301 SF**
Construction:	**Masonry**

LAND

Land Area:	**0.50 AC**
Zoning:	**CBD, Delray Beach**

EXPENSES PER SF

Taxes:	**$6.27 (2015)**

PARCEL

12-43-46-16-01-109-0240

AMENITIES

Bus Line

LEASING

Available Spaces:	1,154 SF Available in 1 Space
Availability:	26.8% Available; 26.8% Vacant
Leasing Company:	Atlantic Commercial Group
Contacts:	Gary Broidis (561) 447-8610 X12

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Relet	1,154	1,154	1,154	$35.00/MG	Vacant	Negotiable

Atlantic Commercial Group - Gary Broidis (561) 447-8610 X12

SALE

Last Sale:	Sold on Sep 6, 2013 for $1,245,000 ($289.47/SF)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

98 SE 6th Ave

Delray Beach, FL 33483 - Delray Beach Submarket

★★☆☆☆

TRANSPORTATION

Parking:	11 free Surface Spaces are available; Ratio of 2.56/1,000 SF
Commuter Rail:	9 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	27 minute drive to Palm Beach International Airport
Walk Score ®:	Walker's Paradise (90)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Dg Communications Group	3,147 SF	Gary Broidis	3,000 SF
Atlantic Commercial Group	2,000 SF		

PROPERTY CONTACTS

True Owner:	**d+g communications group**	Recorded Owner:	**G Squared Ventures LLC**
Prior True Owner:	**The Barrett Company**		

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

160 SE 6th Ave

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1986**
RBA:	**3,000 SF**
Floors:	**1**
Typical Floor:	**3,000 SF**
Construction:	**Masonry**

LAND

Land Area:	**0.73 AC**

EXPENSES PER SF

Taxes:	**$4.46 (2012)**

PARCEL

12-43-46-16-89-001-0010, 12-43-46-16-89-002-0010, 12-43-46-16-89-002-0020

AMENITIES

Bus Line

LEASING

Available Spaces:	1,500 SF Available in 1 Space
Availability:	50.0% Available; 50.0% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B-2	Medical	Relet	1,500	1,500	1,500	$25.00/MG	Vacant	Negotiable

Lang Realty - Howard Jendlin (561) 998-0100

TRANSPORTATION

Parking:	20 Surface Spaces are available; Ratio of 6.67/1,000 SF
Walk Score ®:	Very Walkable (88)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	**Interloc Inc.**	Recorded Owner:	**Interloc Inc.**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

551 SE 8th St - Bank of America Building

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1976**
RBA:	**45,000 SF**
Floors:	**6**
Typical Floor:	**7,500 SF**
Core Factor:	**10%**
Construction:	**Masonry**

LAND

Land Area:	**3.16 AC**
Zoning:	**GC**

EXPENSES PER SF

Taxes:	**$3.76 (2015)**

PARCEL

12-43-46-21-01-013-0100

AMENITIES

24 Hour Availability, Banking, Signage

LEASING

Available Spaces:	3,344 - 7,875 SF Available in 2 Spaces
Availability:	24.9% Available; 24.9% Vacant
Leasing Company:	Bank of America
Contacts:	Mark Anderson

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 3rd		Office	Relet	7,253 - 7,875	7,875	7,875	Withheld	Vacant	Negotiable
Bank of America									
P 5th	501	Office	Relet	3,344	3,344	3,344	Withheld	Vacant	Negotiable
Bank of America									

SALE

Last Sale:	Portfolio of 744 Properties Sold on Jul 17, 2013 for $2,025,737,000 ($101.69/SF)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

551 SE 8th St - Bank of America Building

Delray Beach, FL 33483 - Delray Beach Submarket

★★☆☆☆

TRANSPORTATION

Parking:	225 Surface Spaces are available; Ratio of 4.00/1,000 SF
Walk Score ®:	Somewhat Walkable (63)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Bank of America	2,700 SF

PROPERTY CONTACTS

Prior True Owner: **Millstein Industries LLC**

Property Manager: **Fred Poluck**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

715-749 SW 17th Ave

Delray Beach, FL 33444 - Delray Beach Ind Submarket

BUILDING

Type:	**Class C Industrial**
Subtype:	**Warehouse**
Tenancy:	**Multiple**
Year Built:	**1978**
RBA:	**32,000 SF**
Floors:	**1**
Typical Floor:	**32,000 SF**
Ceiling Ht:	**14'**
Construction:	**Masonry**

LAND

Land Area:	**1.78 AC**
Zoning:	**I, Delray Beach**

EXPENSES PER SF

Taxes:	**$1.19 (2012)**

PARCEL

12-43-46-20-25-001-0010

LOADING

Docks:	**None**	Drive Ins:	**68 tot./10'w x 10'h**
Cross Docks:	**None**	Cranes:	**None**
Rail Spots:	**None**		

FEATURES

Fenced Lot

LEASING

Available Spaces:	300 - 10,000 SF Available in 1 Space
Availability:	31.3% Available; 31.3% Vacant
Leasing Company:	HRA Properties, Inc.
Contacts:	Hass Swaid (561) 757-0682

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Relet	300 - 10,000	10,000	10,000	$11.00 - 14.00/IG	Vacant	Negotiable

HRA Properties, Inc. - Hass Swaid (561) 757-0682

SALE

Last Sale:	Sold on Dec 9, 2013 for $1,000,000 ($31.25/SF)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

715-749 SW 17th Ave

Delray Beach, FL 33444 - Delray Beach Ind Submarket

★★☆☆☆

TRANSPORTATION

Parking:	20 free Surface Spaces are available; Ratio of 0.63/1,000 SF
Commuter Rail:	7 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	24 minute drive to Palm Beach International Airport

KEY TENANTS

Samica Tires & Repairs LLC	500 SF

PROPERTY CONTACTS

True Owner:	**HRA Properties, Inc.**	Recorded Owner:	**HRA Properties, Inc.**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

E Atlantic Ave @ SE 7th Ave. - Atlantic Crossing

Delray Beach, FL 33483 - Delray Beach Submarket

★★★★☆

BUILDING

Type:	**Retail**
Subtype:	**Storefront Retail/R…**
Tenancy:	**Multiple**
Year Built:	**Proposed**
GLA:	**70,000 SF**
Floors:	**1**
Typical Floor:	**70,000 SF**

LAND

Land Area:	**10.79 AC**
Zoning:	**Commercial**

EXPENSES PER SF

Taxes:	**$3.67 (2015)**

PARCEL

12-43-46-16-M8-003-0000

LEASING

Available Spaces:	800 - 22,000 SF Available in 9 Spaces
Availability:	61.3% Available; 0% Vacant
Leasing Company:	Strategic Retail Advisors, Inc.
Contacts:	Drew Barkett (954) 683-5234, Steve Friedman (954) 614-0641

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Bldg 1	Retail	New	5,000	5,000	5,000	$60.00/NNN	Sep 2017	Negotiable
Strategic Retail Advisors, Inc. - Drew Barkett (954) 683-5234, Steve Friedman (954) 614-0641									
P 1st	Bldg 3	Retail	New	22,000	22,000	22,000	$60.00/NNN	Sep 2017	Negotiable
Strategic Retail Advisors, Inc. - Steve Friedman (954) 614-0641, Drew Barkett (954) 683-5234									
P 1st		Retail	New	1,566	1,566	1,566	$60.00/NNN	Sep 2017	Negotiable
Strategic Retail Advisors, Inc. - Drew Barkett (954) 683-5234, Steve Friedman (954) 614-0641									
P 1st		Retail	New	2,800	2,800	2,800	$60.00/NNN	Sep 2017	Negotiable
Strategic Retail Advisors, Inc. - Drew Barkett (954) 683-5234, Steve Friedman (954) 614-0641									
P 1st		Retail	New	800	800	800	$60.00/NNN	Sep 2017	Negotiable
Strategic Retail Advisors, Inc. - Drew Barkett (954) 683-5234, Steve Friedman (954) 614-0641									
P 1st		Retail	New	1,000	1,000	1,000	$60.00/NNN	Sep 2017	Negotiable
Strategic Retail Advisors, Inc. - Drew Barkett (954) 683-5234, Steve Friedman (954) 614-0641									

E Atlantic Ave @ SE 7th Ave. - Atlantic Crossing

★★★★☆

Delray Beach, FL 33483 - Delray Beach Submarket

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	New	3,187	3,187	3,187	$60.00/NNN	Sep 2017	Negotiable
Strategic Retail Advisors, Inc. - Drew Barkett (954) 683-5234, Steve Friedman (954) 614-0641									
P 1st		Retail	New	1,500	1,500	1,500	$60.00/NNN	Sep 2017	Negotiable
Strategic Retail Advisors, Inc. - Drew Barkett (954) 683-5234, Steve Friedman (954) 614-0641									
P 1st		Retail	New	5,056	5,056	5,056	$60.00/NNN	Sep 2017	Negotiable
Strategic Retail Advisors, Inc. - Drew Barkett (954) 683-5234, Steve Friedman (954) 614-0641									

TRAFFIC & FRONTAGE

Traffic Volume:	2,540 on NE 7th Ave & E Atlantic Ave (2010)
	19,577 on E Atlantic Ave & Palm Sq (2015)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	1,000 Surface Spaces are available
Commuter Rail:	4 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	26 minute drive to Palm Beach International Airport
Walk Score ®:	Very Walkable (82)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	**William Milmoe**	Recorded Owner:	**Cdr Atlantic Plaza Ltd**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

110 E Atlantic Ave - Sopra Centre

Delray Beach, FL 33444 - Delray Beach Submarket

★★☆☆☆

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1976**
RBA:	**42,047 SF**
Floors:	**4**
Typical Floor:	**10,511 SF**
Core Factor:	**15%**
Construction:	**Reinforced Concrete**

LAND

Land Area:	**0.46 AC**
Zoning:	**CBD, Delray Beach**

EXPENSES PER SF

Taxes:	**$3.54 (2012-Est)**
Opex:	**$5.76 (2012)**
Total Expenses:	**$9.30 (2012-Est)**

PARCEL

12-43-46-16-01-077-0010

AMENITIES

Banking, Signage

LEASING

Available Spaces:	1,400 - 3,361 SF Available in 7 Spaces
Availability:	32.9% Available; 32.9% Vacant
Leasing Company:	One Investment Group
Contacts:	Joseph Scarfone (954) 366-5233

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1	Retail	Relet	1,818	1,818	1,818	$75.00/NNN	Vacant	3 - 5 Yrs
One Investment Group - Joseph Scarfone (954) 366-5233									
P 1st	110	Retail	Relet	3,361	3,361	3,361	$100.00/NNN	Vacant	3 - 5 Yrs
One Investment Group - Joseph Scarfone (954) 366-5233									
P 2nd	235	Office	Relet	1,400	2,800	2,800	$35.00/NNN	Vacant	1 Year
One Investment Group - Joseph Scarfone (954) 366-5233									
P 2nd	240	Office	Relet	1,400	2,800	2,800	$35.00/NNN	Vacant	1 Year
One Investment Group - Joseph Scarfone (954) 366-5233									

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

110 E Atlantic Ave - Sopra Centre

★★☆☆☆

Delray Beach, FL 33444 - Delray Beach Submarket

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	230	Office	Relet	1,580	1,580	1,580	$35.00/NNN	Vacant	1 Year
One Investment Group - Joseph Scarfone (954) 366-5233									
P 3rd	300	Office	Relet	1,400	1,400	1,400	$35.00/NNN	Vacant	1 Year
One Investment Group - Joseph Scarfone (954) 366-5233									
P 4th	410	Office	Relet	2,878	2,878	2,878	$35.00/NNN	Vacant	1 Year
One Investment Group - Joseph Scarfone (954) 366-5233									

SALE

Last Sale:	Portfolio of 2 Properties in Delray Beach, FL Sold on Mar 7, 2014 for $8,500,000 ($176.91/SF)

TRANSPORTATION

Parking:	80 free Covered Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail:	7 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	25 minute drive to Palm Beach International Airport
Walk Score ®:	Walker's Paradise (92)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Weiss	1,550 SF	Cafe De France	900 SF
Nutritional Products International	900 SF	Bell Rock Capital	400 SF
Red Carnation Hotel	400 SF	Spam Fighter	400 SF

PROPERTY CONTACTS

True Owner:	**RMS Properties**	Recorded Owner:	**RMS Properties IX LLC**
Prior True Owner:	**Sun Atlantic Properties, LLC**		

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

111 E Atlantic Ave

Delray Beach, FL 33444 - Delray Beach Submarket

BUILDING

Type:	**Retail**
Subtype:	**Health Club**
Tenancy:	**Multiple**
Year Built:	**1952; Renov 2003**
GLA:	**14,274 SF**
Floors:	**2**
Typical Floor:	**7,137 SF**
Docks:	**None**
Construction:	**Reinforced Concrete**

LAND

Land Area:	**0.23 AC**
Zoning:	**CBD**

EXPENSES PER SF

Taxes:	**$3.69 (2016)**
Opex:	**$5.31 (2016)**
Total Expenses:	**$9.00 (2016)**

PARCEL

12-43-46-16-L3-002-0000

KEY TENANTS

Gym 111	500 SF

LEASING

Available Spaces:	7,000 SF Available in 1 Space
Availability:	49.0% Available; 49.0% Vacant
Leasing Company:	Cushman & Wakefield
Contacts:	Tara England (561) 227-2017, Michael Osiecki (561) 227-2020

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 2nd	Office	Relet	7,000	7,000	7,000	$25.00/NNN	Vacant	Negotiable

Cushman & Wakefield - Tara England (561) 227-2017, Michael Osiecki (561) 227-2020

TRAFFIC & FRONTAGE

Traffic Volume:	15,808 on E Atlantic Ave & SE 1st Ave (2015)
	16,534 on E Atlantic Ave & Railroad Ave (2012)
Frontage:	69' on E Atlantic Ave

Made with TrafficMetrix® Products

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

111 E Atlantic Ave

★★☆☆☆

Delray Beach, FL 33444 - Delray Beach Submarket

TRANSPORTATION

Commuter Rail:	7 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	25 minute drive to Palm Beach International Airport
Walk Score ®:	Walker's Paradise (92)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	**Old School Holdings Llc**	Recorded Owner:	**60 1 & 2 Llc**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

131-137 E Atlantic Ave

Delray Beach, FL 33444 - Delray Beach Submarket

BUILDING

Type:	**Retail**
Subtype:	**Storefront Retail/O…**
Tenancy:	**Multiple**
Year Built:	**1912; Renov 1980**
GLA:	**15,994 SF**
Floors:	**2**
Typical Floor:	**7,997 SF**
Docks:	**None**
Construction:	**Masonry**

LAND

Land Area:	**0.31 AC**
Zoning:	**CBD, County**

EXPENSES PER SF

Taxes:	**$3.18 (2015)**

PARCEL

12-43-46-16-01-076-0170

KEY TENANTS

Sazio	500 SF

AMENITIES

Bus Line, Restaurant, Signalized Intersection

LEASING

Available Spaces:	4,934 SF Available in 1 Space
Availability:	30.8% Available; 30.8% Vacant
Leasing Company:	One Investment Group
Contacts:	Joseph Scarfone (954) 366-5233

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Relet	4,934	4,934	4,934	$100.00/NNN	Vacant	Negotiable

One Investment Group - Joseph Scarfone (954) 366-5233

SALE

Last Sale:	Sold on Feb 2, 2001 for $2,150,000 ($134.43/SF)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

131-137 E Atlantic Ave

Delray Beach, FL 33444 - Delray Beach Submarket

TRAFFIC & FRONTAGE

Traffic Volume:	15,808 on E Atlantic Ave & SE 1st Ave (2015)
	16,534 on E Atlantic Ave & Railroad Ave (2012)
Frontage:	90' on E Atlantic Ave
	88' on NE 2nd Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	6 free Surface Spaces are available
Commuter Rail:	8 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	25 minute drive to Palm Beach International Airport
Walk Score ®:	Walker's Paradise (92)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **Liberty Warehouse Assoc**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

400 E Atlantic Ave - George Building

Delray Beach, FL 33483 - Delray Beach Submarket

★★☆☆☆

BUILDING

Type:	**Retail**
Subtype:	**Storefront Retail/O…**
Tenancy:	**Multiple**
Year Built:	**1959**
GLA:	**12,500 SF**
Floors:	**2**
Typical Floor:	**6,250 SF**
Docks:	**None**
Construction:	**Reinforced Concrete**

LAND

Land Area:	**0.31 AC**
Zoning:	**CBD**

EXPENSES PER SF

Taxes:	**$5.96 (2015)**

PARCEL

12-43-46-16-01-101-0010

KEY TENANTS

Kilwin's	1,500 SF	Huber Healthmart Drugs	1,309 SF
NOOTIE.COM	500 SF	Thida Thai	500 SF
Senior Concierge Providers	475 SF	Delia Weiss Md Llc	240 SF

AMENITIES

Bus Line

LEASING

Available Spaces:	127 - 595 SF Available in 7 Spaces
Availability:	25.5% Available; 25.5% Vacant
Leasing Company:	Menin Development, Inc.
Contacts:	Marc Yavinsky (561) 282-5000 X216

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	201	Office	Relet	216	216	216	Withheld	Vacant	Negotiable
Menin Development, Inc. - Marc Yavinsky (561) 282-5000 X216									
P 2nd	206&20	Office	Relet	595	595	595	Withheld	Vacant	Negotiable
Menin Development, Inc. - Marc Yavinsky (561) 282-5000 X216									

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

400 E Atlantic Ave - George Building

★★☆☆☆

Delray Beach, FL 33483 - Delray Beach Submarket

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	212	Office	Relet	592	592	592	Withheld	Vacant	Negotiable
Menin Development, Inc. - Marc Yavinsky (561) 282-5000 X216									
P 2nd	209 & 2	Office	Relet	575	575	575	Withheld	Vacant	Negotiable
Menin Development, Inc. - Marc Yavinsky (561) 282-5000 X216									
P 2nd	202	Office	Relet	127	127	127	Withheld	Vacant	Negotiable
Menin Development, Inc. - Marc Yavinsky (561) 282-5000 X216									
P 2nd	203	Office	Relet	567	567	567	Withheld	Vacant	Negotiable
Menin Development, Inc. - Marc Yavinsky (561) 282-5000 X216									
P 2nd	211	Office	Relet	512	512	512	Withheld	Vacant	Negotiable
Menin Development, Inc. - Marc Yavinsky (561) 282-5000 X216									

SALE

Last Sale: Portfolio of 2 Retail Properties in Delray Beach, FL Sold on Apr 2, 2015 for $19,500,000 ($975.00/SF)

TRAFFIC & FRONTAGE

Traffic Volume: 9,119 on E Atlantic Ave & SE 5th Ave (2015)

10,245 on SE 5th Ave & E Atlantic Ave (2015)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 12 free Surface Spaces are available; Ratio of 0.82/1,000 SF

Walk Score ®: Walker's Paradise (92)

Transit Score ®: Minimal Transit (0)

PROPERTY CONTACTS

True Owner: **Menin Development, Inc.**

Prior True Owner: **Abeleina Properties Inc.**

Recorded Owner: **Rosebud George One, LLC**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

401 E Atlantic Ave - Mercor Wenzel

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Retail Condo**
Subtype:	**Storefront**
Tenancy:	**Multiple**
Year Built:	**1930**
GLA:	**12,340 SF**
Floors:	**2**
Typical Floor:	**6,170 SF**
Docks:	**None**
Construction:	**Masonry**

LAND

Land Area:	**0.15 AC**
Zoning:	**CBD**

EXPENSES PER SF

Taxes:	**$9.48 (2015)**

PARCEL

12-43-46-16-01-100-0010

KEY TENANTS

Fresh Produce Sportswear	500 SF

AMENITIES

Bus Line, Signage

LEASING

Available Spaces:	2,100 - 6,350 SF Available in 2 Spaces
Availability:	68.5% Available; 68.5% Vacant
Leasing Company:	Coastal Commercial Group LLC
Contacts:	Ingrid Kennemer (561) 441-0967

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Relet	2,100	2,100	2,100	Withheld	Vacant	Negotiable
Coastal Commercial Group LLC - Ingrid Kennemer (561) 441-0967									
E 2nd	O-12	Office	Relet	6,350	6,350	6,350	$23.00/NNN	Vacant	3 Yrs
Coastal Commercial Group LLC - Ingrid Kennemer (561) 441-0967									

SALE

Last Sale:	Sold on Nov 10, 2014 for $7,250,000 ($587.52/SF)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

401 E Atlantic Ave - Mercor Wenzel

Delray Beach, FL 33483 - Delray Beach Submarket

★★☆☆☆

TRAFFIC & FRONTAGE

Traffic Volume:	1,793 on NE 4th Ave & NE 1st St (2015)
	15,470 on NE 5th Ave & NE 1st St (2015)
Frontage:	47' on E Atlantic Ave
	129' on NE 4th Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	8 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	26 minute drive to Palm Beach International Airport
Walk Score ®:	Walker's Paradise (92)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **104-106 Delancey Realty, LLC**

Prior True Owner: **Mercer Wenzel Inc**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

407-411 E Atlantic Ave - Martier Plaza

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Retail Condo**
Subtype:	**Restaurant**
Tenancy:	**Multiple**
Year Built:	**1926**
GLA:	**16,000 SF**
Floors:	**2**
Typical Floor:	**8,000 SF**
Docks:	**None**
Construction:	**Masonry**

LAND

Land Area:	**0.31 AC**
Zoning:	**CBD, County**

EXPENSES PER SF

Taxes:	**$4.32 (2015)**

PARCEL

12-43-46-16-01-100-0020

KEY TENANTS

Cafe Martier	500 SF	Martier	500 SF

LEASING

Available Spaces:	1,710 - 6,780 SF Available in 2 Spaces
Availability:	53.1% Available; 42.4% Vacant
Leasing Company:	One Investment Group
Contacts:	Alex Rich (954) 366-5233

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Space 1	Retail	Relet	6,780	6,780	6,780	$48.00/MG	Vacant	9 Yrs
One Investment Group - Alex Rich (954) 366-5233									
P 2nd	200W	Office	Sublet	1,710	1,710	1,710	Withheld	30 Days	Thru Feb 2020
Chris Lowry Realty Services - Chris P. Lowry (561) 523-3939									

SALE

Last Sale:	Sold on Sep 9, 1999 for $1,000,000 ($108.97/SF)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

407-411 E Atlantic Ave - Martier Plaza

Delray Beach, FL 33483 - Delray Beach Submarket

TRAFFIC & FRONTAGE

Traffic Volume:	9,119 on E Atlantic Ave & SE 5th Ave (2015)
	7,330 on E Atlantic Ave & SE 3rd Ave (2010)
Frontage:	93' on E Atlantic Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Walk Score ®:	Walker's Paradise (92)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	**Burton Handelsman**	Recorded Owner:	**Love 411 Llc**

522-524 E Atlantic Ave - Atlantic Avenue Promenade

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Retail**
Tenancy:	**Multiple**
Year Built:	**1938**
GLA:	**7,401 SF**
Floors:	**1**
Typical Floor:	**7,401 SF**
Docks:	**None**
Construction:	**Masonry**

LAND

Land Area:	**0.29 AC**
Zoning:	**CBD**

EXPENSES PER SF

Taxes:	**$8.61 (2015)**

PARCEL

12-43-46-16-01-109-0050

KEY TENANTS

Wiglesworth Rindom Insurance	3,000 SF	Karma Delray Beach	500 SF

LEASING

Available Spaces:	1,542 SF Available in 1 Space
Availability:	20.8% Available; 0% Vacant
Leasing Company:	Southdale Properties Inc
Contacts:	Cecelia Boone (561) 302-8978, Laura Allen (561) 350-3103

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	1,542	1,542	1,542	$46.69/MG	Feb 2017	Negotiable

Southdale Properties Inc - Cecelia Boone (561) 302-8978, Laura Allen (561) 350-3103

TRAFFIC & FRONTAGE

Traffic Volume:	14,587 on E Atlantic Ave & NE 6th Ave (2015)
	16,409 on SE 6th Ave & SE 1st St (2015)
Frontage:	95' on E Atlantic Ave
	94' on SE 6th Ave

Made with TrafficMetrix® Products

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

522-524 E Atlantic Ave - Atlantic Avenue Promenade

★★☆☆☆

Delray Beach, FL 33483 - Delray Beach Submarket

TRANSPORTATION

Commuter Rail:	3 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	25 minute drive to Palm Beach International Airport
Walk Score ®:	Walker's Paradise (91)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner:	**Atlantic Avenue Promonade Llc**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

630-638 E Atlantic Ave - Northwood Building

Delray Beach, FL 33483 - Delray Beach Submarket

★★★☆☆

BUILDING

Type:	**Retail**
Subtype:	**Storefront Retail/O…**
Tenancy:	**Multiple**
Year Built:	**1970**
GLA:	**9,819 SF**
Floors:	**2**
Typical Floor:	**4,909 SF**
Docks:	**None**

LAND

Land Area:	**0.13 AC**
Zoning:	**CBD**

EXPENSES PER SF

Taxes:	**$3.69 (2015)**

PARCEL

12-43-46-16-01-117-0151

KEY TENANTS

J & J Seafood Bar & Grill	4,909 SF	Howard Capital Llc	327 SF

LEASING

Available Spaces:	226 - 327 SF Available in 2 Spaces
Availability:	5.6% Available; 0% Vacant
Leasing Company:	The Keyes Company
Contacts:	Carol Bernton (561) 405-4960

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	207	Office	Relet	327	327	327	Withheld	Vacant	Negotiable
Atlantic Commercial Group - Gary Broidis (561) 447-8610 X12									
P 2nd	206	Office	Relet	226	226	226	Withheld	Vacant	Negotiable
Atlantic Commercial Group - Gary Broidis (561) 447-8610 X12									

SALE

Last Sale:	Sold on Jul 14, 2015 for $4,100,000 ($417.56/SF)

TRAFFIC & FRONTAGE

Traffic Volume:	10,008 on E Atlantic Ave & NE 7th Ave (2015)

Made with TrafficMetrix® Products

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

630-638 E Atlantic Ave - Northwood Building

Delray Beach, FL 33483 - Delray Beach Submarket

★★★☆☆

TRAFFIC & FRONTAGE

	19,577 on E Atlantic Ave & Palm Sq (2015)
Frontage:	69' on E Atlantic Ave (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	65 Surface Spaces are available; Ratio of 6.61/1,000 SF
Walk Score ®:	Walker's Paradise (91)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	**Thor Properties LLC**	Recorded Owner:	**Thor Equities LLC**
Prior True Owner:	**David Sanderson**		

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

777 E Atlantic Ave

Delray Beach, FL 33483 - Delray Beach Submarket

★★★☆☆

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1985**
RBA:	**46,762 SF**
Floors:	**4**
Typical Floor:	**10,000 SF**
Core Factor:	**14%**
Construction:	**Reinforced Concrete**

LAND

Land Area:	**2.23 AC**
Zoning:	**CBD**

EXPENSES PER SF

Taxes:	**$3.71 (2015-Est)**
Opex:	**$8.47 (2010)**

PARCEL

12-43-46-16-M8-003-0000

AMENITIES

Balcony, Bus Line, Restaurant, Signage

LEASING

Available Spaces:	1,111 - 4,942 SF Available in 2 Spaces
Availability:	12.9% Available; 12.9% Vacant
Leasing Company:	CREC
Contacts:	Katie Fernandez-Espinosa (305) 854-7342

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B3	Retail	Relet	1,111	1,111	1,111	Withheld	Vacant	Negotiable
CREC - Katie Fernandez-Espinosa (305) 854-7342									
P 1st	CQ	Retail	Relet	4,942	4,942	4,942	Withheld	Vacant	Negotiable
CREC - Katie Fernandez-Espinosa (305) 854-7342									

SALE

Last Sale:	Portfolio of 6 Properties in Delray Beach, FL Sold on Jun 14, 2016 for $38,500,000

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

777 E Atlantic Ave

★★★☆☆

Delray Beach, FL 33483 - Delray Beach Submarket

TRANSPORTATION

Parking:	192 free Surface Spaces are available; 18 Covered Spaces are available; Ratio of 4.80/1,000 SF
Walk Score ®:	Very Walkable (82)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Merrill Lynch & Co.	6,449 SF	Auburn Development Llc	5,000 SF
Beach House Management Llc	1,400 SF	Keating Investment Counselors, Inc.	1,320 SF
The Arts Arena Gallery Llc	1,111 SF	Park View Realty	708 SF

PROPERTY CONTACTS

True Owner:	**Edwards Companies**	Recorded Owner:	**Edwards Intracoastal Llc**
Developer:	**Alexander Simon**		

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

777 E Atlantic Ave - Atlantic Plaza

Delray Beach, FL 33483 - Delray Beach Submarket

★★★☆☆

BUILDING

Type:	**Retail**
Center Type:	**Neighborhood Ce…**
Tenancy:	**Multiple**
Year Built:	**1985**
GLA:	**75,598 SF**
Floors:	**1**
Typical Floor:	**75,598 SF**
Construction:	**Masonry**

LAND

Land Area:	**0.52 AC**
Zoning:	**CBD**

EXPENSES PER SF

Taxes:	**$0.54 (2015-Est)**

PARCEL

12-43-46-16-M8-003-0000

KEY TENANTS

Chico's	2,500 SF	Patchington	1,500 SF
Blast from the Past	1,200 SF	The Arts Arena Llc	1,111 SF

AMENITIES

Restaurant, Signage

LEASING

Available Spaces:	1,152 - 5,993 SF Available in 3 Spaces
Availability:	16.0% Available; 8.1% Vacant
Leasing Company:	CREC
Contacts:	Katie Fernandez-Espinosa (305) 854-7342

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	QCA	Retail	Relet	1,152	1,152	1,152	Withheld	Vacant	3 - 5 Yrs
CREC - Katie Fernandez-Espinosa (305) 854-7342									
P 1st	B5	Retail	Relet	5,993	5,993	5,993	Withheld	30 Days	1 - 5 Yrs
CREC - Katie Fernandez-Espinosa (305) 854-7342									
P 1st	Q89	Retail	Relet	4,942	4,942	4,942	Withheld	Vacant	3 - 5 Yrs
CREC - Katie Fernandez-Espinosa (305) 854-7342									

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

777 E Atlantic Ave - Atlantic Plaza

★★★☆☆

Delray Beach, FL 33483 - Delray Beach Submarket

SALE

Last Sale:	Portfolio of 6 Properties in Delray Beach, FL Sold on Jun 14, 2016 for $38,500,000

TRAFFIC & FRONTAGE

Traffic Volume:	19,577 on E Atlantic Ave & Palm Sq (2015)
	14,188 on NE 6th Ave & E Atlantic Ave (2015)
Frontage:	73' on Atlantic Ave (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	200 Surface Spaces are available; Ratio of 7.74/1,000 SF
Walk Score ®:	Very Walkable (82)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	**Edwards Companies**	Recorded Owner:	**Edwards Intracoastal, LLC**
Property Manager:	**CREC**		

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

900 E Atlantic Ave - Waterway East

Delray Beach, FL 33483 - Delray Beach Submarket

★★★☆☆

BUILDING

Type:	**Retail Condo**
Subtype:	**Storefront Retail/O…**
Tenancy:	**Multiple**
Year Built:	**1979**
GLA:	**62,591 SF**
Floors:	**2**
Typical Floor:	**31,295 SF**
Construction:	**Reinforced Concrete**

LAND

Land Area:	**3.29 AC**
Zoning:	**CBD**

EXPENSES PER SF

Taxes:	**$0.26 (2015)**
Opex:	**$2.19 (2012-Est)**

PARCEL

12-43-46-16-62-000-0070, 12-43-46-16-62-000-0110

KEY TENANTS

Hudson's	7,333 SF	REMAX Advantage Plus	1,336 SF
Debt Be Gone, LLC	1,200 SF	Professional Psychological Services, Inc.	1,200 SF
Med First Wellness and Thin 4 Life- MD	800 SF	Compass Ls Fla Llc	500 SF

LEASING

Available Spaces:	1,200 - 1,812 SF Available in 2 Spaces
Availability:	6.9% Available; 4.0% Vacant
Leasing Company:	Coastal Commercial Group LLC
Contacts:	Ingrid Kennemer (561) 441-0967

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Relet	1,316	1,316	1,316	$45.00/MG	Vacant	Negotiable
Coastal Commercial Group LLC - Ingrid Kennemer (561) 441-0967									
P 1st	5	Retail	Relet	1,200	1,200	1,200	$32.50/NNN	Vacant	3 - 5 Yrs
RE/MAX Advantage Plus - Mark Dreyer (561) 394-7800, Daniel M. Casey, CCIM (561) 394-7800									

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

900 E Atlantic Ave - Waterway East

Delray Beach, FL 33483 - Delray Beach Submarket

★★★☆☆

SALE

Sale Company:	Investments Limited
Contacts:	Davor Lebinac (561) 392-8920
Last Sale:	Condo Unit 5 Sold on Aug 15, 2016 for $525,000 ($437.50/SF)

TRAFFIC & FRONTAGE

Traffic Volume:	2,112 on Venetian Dr & E Atlantic Ave (2015)
	14,044 on E Atlantic Ave & East Rd (2015)
Frontage:	551' on East Atlantic Ave
	285' on Venetian Dr.

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	Ratio of 10.00/1,000 SF
Commuter Rail:	11 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	29 minute drive to Palm Beach International Airport
Walk Score ®:	Very Walkable (81)
Transit Score ®:	Minimal Transit (0)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

1161-1185 E Atlantic Ave

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Retail**
Subtype:	**Storefront**
Year Built:	**1955**
GLA:	**6,785 SF**
Floors:	**2**
Typical Floor:	**3,393 SF**

LAND

Land Area:	**0.29 AC**
Zoning:	**CBD**

EXPENSES PER SF

Taxes:	**$5.55 (2015)**

PARCEL

12-43-46-16-30-164-0040

KEY TENANTS

Coldwell Banker Residential	1,500 SF	Beach Club Apparel	500 SF
Les Antiques Gallerie	500 SF		

LEASING

Available Spaces:	1,000 SF Available in 1 Space
Availability:	14.7% Available; 14.7% Vacant
Leasing Company:	Coastal Commercial Group LLC
Contacts:	Ingrid Kennemer (561) 441-0967

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Space A	Office	Relet	1,000	1,000	1,000	$30.00/MG	Vacant	Negotiable

Coastal Commercial Group LLC - Ingrid Kennemer (561) 441-0967

TRAFFIC & FRONTAGE

Traffic Volume:	7,490 on E Atlantic Ave & Palm Ave (2010)
	14,854 on E Atlantic Ave & Salina Ave (2015)
Frontage:	100' on Atlantic Ave
	135' on Andrews Ave

Made with TrafficMetrix® Products

1161-1185 E Atlantic Ave

★★★☆☆

Delray Beach, FL 33483 - Delray Beach Submarket

TRANSPORTATION

Parking:	22 Surface Spaces are available; Ratio of 3.24/1,000 SF
Commuter Rail:	11 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	29 minute drive to Palm Beach International Airport
Walk Score ®:	Somewhat Walkable (65)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner:	**1165 Of Delray Calm Realty Corp**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

22 W Atlantic Ave

★★★★★

Delray Beach, FL 33444 - Delray Beach Submarket

BUILDING

Type:	**Retail**
Year Built:	**Proposed**
GLA:	**112,000 SF**

LEASING

Available Spaces:	2,743 - 16,338 SF Available in 1 Space
Availability:	14.6% Available; 0% Vacant
Leasing Company:	Robert K Futterman & Associates LLC
Contacts:	Drew Schaul (305) 372-6202, John Ellis (305) 372-6204, Benjamin Mandell (305) 372-6200

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	2,743 - 16,338	16,338	16,338	Withheld	Negotiable	Negotiable

Robert K Futterman & Associates LLC - John Ellis (305) 372-6204, Benjamin Mandell (305) 372-6200

TRAFFIC & FRONTAGE

Traffic Volume:	2,300 on SW 1st St & SW 1st Ave (2012)
	24,964 on W Atlantic Ave & NW 1st Ave (2015)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	1 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	25 minute drive to Palm Beach International Airport
Walk Score ®:	Walker's Paradise (91)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	**Southcoast Partners, Inc.**

301 W Atlantic Ave - Atlantic Grove Condominium

Delray Beach, FL 33444 - Delray Beach Submarket

★★★☆☆

BUILDING

Type:	**Class B Office Co...**
Tenancy:	**Multiple**
Year Built:	**2004**
RBA:	**36,000 SF**
Floors:	**3**
Typical Floor:	**15,000 SF**
Construction:	**Reinforced Concrete**

LAND

Land Area:	**1.16 AC**
Zoning:	**GC, Delray Beach**

EXPENSES PER SF

Taxes:	**$0.14 (2015)**

PARCEL

12-43-46-17-61-015-0060

AMENITIES

Bus Line

LEASING

Available Spaces:	906 SF Available in 1 Space
Availability:	2.5% Available; 2.5% Vacant
Leasing Company:	Michael Falk & Company LLC
Contacts:	Ben Bruner (561) 478-6400

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	R3A	Retail	Relet	906	906	906	$46.36/MG	Vacant	Negotiable

Coastal Commercial Group LLC - Ingrid Kennemer (561) 441-0967

SALE

Last Sale:	Condo Unit O-8 Sold on Jul 6, 2016 for $770,000 ($366.67/SF)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

301 W Atlantic Ave - Atlantic Grove Condominium

★★★☆☆

Delray Beach, FL 33444 - Delray Beach Submarket

TRANSPORTATION

Parking:	110 Surface Spaces are available; Covered Spaces @ $0.00/mo; Ratio of 3.05/1,000 SF
Commuter Rail:	6 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	24 minute drive to Palm Beach International Airport
Walk Score ®:	Very Walkable (88)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Subway	1,250 SF	Gwynn, William Cpa	1,000 SF
Tony's Market Deli	1,000 SF	Roadhouse Station	600 SF
All Dolled Up Salon	400 SF	Esave.Net, Llc	400 SF

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

705 Bond Way

Delray Beach, FL 33483 - Delray Beach Ind Submarket

BUILDING

Type:	**Class B Industrial**
Subtype:	**Warehouse**
Tenancy:	**Multiple**
Year Built:	**1975**
RBA:	**3,000 SF**
Floors:	**1**
Typical Floor:	**3,000 SF**
Ceiling Ht:	**10'**
Construction:	**Masonry**

LAND

Land Area:	**0.18 AC**
Zoning:	**GC**

EXPENSES PER SF

Taxes:	**$2.53 (2009)**

PARCEL

12-43-46-09-08-001-0080

LOADING

Docks:	**None**	Drive Ins:	**3 tot./8'w x 10'h**
Cross Docks:	**None**	Cranes:	**None**
Rail Spots:	**None**		

FEATURES

Fenced Lot

LEASING

Available Spaces:	1,200 - 2,970 SF Available in 1 Space
Availability:	99.0% Available; 0% Vacant
Leasing Company:	Southdale Properties Inc
Contacts:	Laura Allen (561) 350-3103, Cecelia Boone (561) 302-8978

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Space 1	Industrial	Relet	1,200 - 2,970	2,970	2,970	$28.00/MG	Feb 2017	Negotiable

Southdale Properties Inc - Laura Allen (561) 350-3103, Cecelia Boone (561) 302-8978

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

705 Bond Way

★★★☆☆

Delray Beach, FL 33483 - Delray Beach Ind Submarket

TRANSPORTATION

Parking:	10 free Surface Spaces are available; Ratio of 3.33/1,000 SF
Commuter Rail:	6 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	25 minute drive to Palm Beach International Airport

PROPERTY CONTACTS

True Owner:	**William R Sellers**	Recorded Owner:	**William R Sellers**
Property Manager:	**William R Sellers**		

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

1201 N Federal Hwy - Delray Oasis Business Park

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Retail**
Subtype:	**Freestanding**
Center Type:	**Strip Center**
Tenancy:	**Multiple**
Year Built:	**1955**
GLA:	**2,471 SF**
Floors:	**1**
Typical Floor:	**2,471 SF**
Docks:	**None**
Construction:	**Masonry**

LAND

Land Area:	**0.15 AC**
Zoning:	**GC**

EXPENSES PER SF

Taxes:	**$3.37 (2015)**

PARCEL

12-43-46-09-08-001-0060

KEY TENANTS

Beachway Therapy Center - Meeting House	2,471 SF

AMENITIES

Bus Line

LEASING

Available Spaces:	1,000 - 2,471 SF Available in 1 Space
Availability:	100% Available; 0% Vacant
Leasing Company:	DNA Properties
Contacts:	David Marulli (561) 906-0074

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	1201	Off/Ret	Relet	1,000 - 2,471	2,471	2,471	$35.00/MG	30 Days	5 Yrs
DNA Properties - David Marulli (561) 906-0074									

SALE

Last Sale:	Portfolio of 5 Retail Properties in Delray Beach, FL Sold on Mar 31, 2016 for $1,590,000 ($223.85/SF)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

1201 N Federal Hwy - Delray Oasis Business Park

Delray Beach, FL 33483 - Delray Beach Submarket

TRAFFIC & FRONTAGE

Traffic Volume:	13,634 on NE 3rd Ave & NE 13th St (2015)
	13,688 on Old Dixie Hwy & NE 14th St (2015)
Frontage:	45' on N Federal Hwy
	69' on Bond Way (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	11 free Surface Spaces are available; Ratio of 4.63/1,000 SF
Commuter Rail:	5 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	24 minute drive to Palm Beach International Airport
Walk Score ®:	Somewhat Walkable (67)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

Prior True Owner:	**Asteria Properties, LLC**

1205 N Federal Hwy - Delray Oasis Business Park

Delray Beach, FL 33483 - Delray Beach Submarket

★★☆☆☆

BUILDING

Type:	**Retail**
Subtype:	**Storefront Retail/R…**
Center Type:	**Strip Center**
Tenancy:	**Multiple**
Year Built:	**1930**
GLA:	**2,250 SF**
Floors:	**2**
Typical Floor:	**1,025 SF**
Docks:	**None**
Construction:	**Masonry**

LAND

Land Area:	**0.36 AC**
Zoning:	**GC, Delray Beach**

EXPENSES PER SF

Taxes:	**$4.01 (2015)**

PARCEL

12-43-46-09-08-001-0010

KEY TENANTS

DNA Properties	1,150 SF	David Marulli	1,100 SF
DNA Properties	900 SF		

AMENITIES

Bus Line

LEASING

Available Spaces:	1,100 - 2,250 SF Available in 2 Spaces
Availability:	100% Available; 0% Vacant
Leasing Company:	DNA Properties
Contacts:	David Marulli (561) 906-0074

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	100	Off/Ret	Relet	1,100	1,100	2,250	$35.00/MG	30 Days	5 Yrs
DNA Properties - David Marulli (561) 906-0074									
E 2nd	200	Off/Ret	Relet	1,150	1,150	2,250	$35.00/MG	30 Days	3 Yrs
DNA Properties - David Marulli (561) 906-0074									

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

1205 N Federal Hwy - Delray Oasis Business Park

★★☆☆☆

Delray Beach, FL 33483 - Delray Beach Submarket

SALE

Last Sale:	Portfolio of 5 Retail Properties in Delray Beach, FL Sold on Mar 31, 2016 for $1,590,000 ($223.85/SF)

TRAFFIC & FRONTAGE

Traffic Volume:	13,634 on NE 3rd Ave & NE 13th St (2015)
	13,688 on Old Dixie Hwy & NE 14th St (2015)
Frontage:	25' on N Federal Hwy (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	9 free Surface Spaces are available; Ratio of 2.78/1,000 SF
Walk Score ®:	Somewhat Walkable (67)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

Prior True Owner:	**Asteria Properties, LLC**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

1235 N Federal Hwy - Delray Oasis Business Park

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Retail**
Subtype:	**Freestanding**
Center Type:	**Strip Center**
Tenancy:	**Multiple**
Year Built:	**1940**
GLA:	**1,680 SF**
Floors:	**1**
Typical Floor:	**1,680 SF**
Docks:	**None**
Construction:	**Masonry**

LAND

Land Area:	**0.34 AC**
Zoning:	**GC**

EXPENSES PER SF

Taxes:	**$5.05 (2015)**

PARCEL

12-43-46-09-12-000-0051

KEY TENANTS

Beachway Therapy Center	1,680 SF

AMENITIES

Bus Line

LEASING

Available Spaces:	1,680 SF Available in 1 Space
Availability:	100% Available; 0% Vacant
Leasing Company:	DNA Properties
Contacts:	David Marulli (561) 906-0074

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	1235	Off/Ret	Relet	1,680	1,680	1,680	$35.00/NNN	Mar 2017	3 Yrs
DNA Properties - David Marulli (561) 906-0074									

SALE

Last Sale:	Portfolio of 5 Retail Properties in Delray Beach, FL Sold on Mar 31, 2016 for $1,590,000 ($223.85/SF)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

1235 N Federal Hwy - Delray Oasis Business Park

Delray Beach, FL 33483 - Delray Beach Submarket

★★☆☆☆

TRAFFIC & FRONTAGE

Traffic Volume:	13,634 on NE 3rd Ave & NE 13th St (2015)
	13,688 on Old Dixie Hwy & NE 14th St (2015)
Frontage:	33' on N Federal Hwy (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	4 free Surface Spaces are available; Ratio of 2.40/1,000 SF
Walk Score ®:	Somewhat Walkable (67)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

Prior True Owner:	**Asteria Properties, LLC**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

1310-1350 N Federal Hwy - Delray Shopping Center

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Retail**
Center Type:	**Strip Center**
Tenancy:	**Multiple**
Year Built:	**1965**
GLA:	**29,603 SF**
Floors:	**1**
Typical Floor:	**29,603 SF**
Docks:	**None**
Construction:	**Masonry**

LAND

Land Area:	**1.93 AC**
Zoning:	**GC**

EXPENSES PER SF

Taxes:	**$1.30 (2015)**
Opex:	**$2.69 (2012)**

PARCEL

12-43-46-09-11-002-0010

KEY TENANTS

Dollar Tree	11,000 SF	Advance Auto Parts	4,000 SF

AMENITIES

Pylon Sign, Signage

LEASING

Available Spaces:	5,660 SF Available in 1 Space
Availability:	19.1% Available; 19.1% Vacant
Leasing Company:	Dacar Management, LLC
Contacts:	Elizabeth Thalmann (954) 927-4885

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1350A	Retail	Relet	5,660	5,660	5,660	$9.00/NNN	Vacant	Negotiable

Dacar Management, LLC - Elizabeth Thalmann (954) 927-4885

TRAFFIC & FRONTAGE

Traffic Volume:	13,634 on NE 3rd Ave & NE 13th St (2015)
	16,581 on N Federal Hwy & Allen Ave (2015)
Frontage:	326' on N Federal Hwy (with 2 curb cuts)

Made with TrafficMetrix® Products

1310-1350 N Federal Hwy - Delray Shopping Center

Delray Beach, FL 33483 - Delray Beach Submarket

★★☆☆☆

TRANSPORTATION

Parking:	80 free Surface Spaces are available; Ratio of 2.70/1,000 SF
Walk Score ®:	Somewhat Walkable (65)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **Anaza Inc**

Property Manager: **Dacar Management, LLC**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

1440 N Federal Hwy

Delray Beach, FL 33483 - Delray Beach Submarket

★★☆☆☆

BUILDING

Type:	**Retail**
Subtype:	**Freestanding**
Tenancy:	**Single**
Year Built:	**1962**
GLA:	**10,000 SF**
Floors:	**1**
Typical Floor:	**10,000 SF**
Docks:	**None**
Construction:	**Masonry**

LAND

Land Area:	**1.32 AC**
Zoning:	**GC, Delray Beach**

EXPENSES PER SF

Taxes:	**$3.64 (2015)**

PARCEL

12-43-46-09-11-001-0010

KEY TENANTS

Eleven Spa	10,000 SF

AMENITIES

Pylon Sign

LEASING

Available Spaces:	10,000 SF Available in 1 Space
Availability:	100% Available; 0% Vacant
Leasing Company:	David & Stephanie Ross Realty
Contacts:	Hilary Ross (561) 278-7916

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Relet	10,000	10,000	10,000	$17.88/N	Negotiable	Negotiable

David & Stephanie Ross Realty - Hilary Ross (561) 278-7916

SALE

Last Sale:	Sold on Sep 20, 2011 for $950,000 ($95.00/SF)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

1440 N Federal Hwy

Delray Beach, FL 33483 - Delray Beach Submarket

★★☆☆☆

TRAFFIC & FRONTAGE

Traffic Volume:	16,581 on N Federal Hwy & Allen Ave (2015)
	13,634 on NE 3rd Ave & NE 13th St (2015)
Frontage:	150' on N Federal
	99' on N Federal Hwy (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	70 Surface Spaces are available; Ratio of 7.00/1,000 SF
Commuter Rail:	4 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	25 minute drive to Palm Beach International Airport
Walk Score ®:	Somewhat Walkable (62)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	**PQRST INC**
Prior True Owner:	**Zions First National Bank**
Recorded Owner:	**Sparkler Property Invs Inc**

Caspian Delray - 190 S Federal Hwy

Delray Beach, FL 33483 - Outer Delray Beach MF Submarket

★★★★☆

BUILDING

Type:	**Mid-Rise Apartme…**
Year Built:	**Under Construction**
Units:	**146**
GBA:	**338,000 SF**
Floors:	**5**
Construction:	**Masonry**
Rent Type:	**Market**
Market Segment:	**All**

EXPENSES PER UNIT

Taxes:	**$154.78 (2013)**

PARCEL

12-43-46-16-01-102-0040

SITE AMENITIES

Business Center, Clubhouse, Coffee Bar, Fitness Programs, On-Site Retail, Pet Washing Station, Pool, Zen Garden

UNIT AMENITIES

Air Conditioning, Range, Refrigerator

COMMERCIAL LEASING

Available Spaces:	795 - 3,478 SF Available in 4 Spaces
Leasing Company:	Katz & Associates Corporation
Contacts:	Roxanne Register (561) 869-4346

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Retail	New	795	3,478	3,478	$48.00/FS	Vacant	Negotiable
Katz & Associates Corporation - Roxanne Register (561) 869-4346									
P 1st	B	Retail	New	928	3,478	3,478	$48.00/FS	Vacant	Negotiable
Katz & Associates Corporation - Roxanne Register (561) 869-4346									
P 1st	C	Retail	New	930	3,478	3,478	$48.00/FS	Vacant	Negotiable
Katz & Associates Corporation - Roxanne Register (561) 869-4346									
P 1st	D	Retail	New	825	3,478	3,478	$48.00/FS	Vacant	Negotiable
Katz & Associates Corporation - Roxanne Register (561) 869-4346									

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

Caspian Delray - 190 S Federal Hwy

★★★★☆

Delray Beach, FL 33483 - Outer Delray Beach MF Submarket

TRANSPORTATION

Walk Score ®:	Very Walkable (89)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	**Monogram Residential Trust**	Recorded Owner:	**Monogram Residl Delray Ii Pro**
Developer:	**Monogram Residential Trust**	Architect:	**Slattery & Associates**
Property Manager:	**Monogram - UPtown Delray**		

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

2645 N Federal Hwy - Delray Professional Building

★★★★☆

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**2016**
RBA:	**10,000 SF**
Floors:	**2**
Typical Floor:	**5,000 SF**
Construction:	**Masonry**

LAND

Land Area:	**0.38 AC**

PARCEL

12-43-46-04-08-000-0280

AMENITIES

Bus Line

LEASING

Available Spaces:	650 - 1,200 SF Available in 2 Spaces
Availability:	18.5% Available; 31.5% Vacant
Leasing Company:	131 Property Llc
Contacts:	Brian Dudley (561) 665-1321

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	2	Office	Relet	650	650	650	$24.00/MG	Vacant	Negotiable
131 Property Llc - Brian Dudley (561) 665-1321									
P 2nd		Office	New	1,100 - 1,200	1,200	1,200	$24.00/NNN	Vacant	5 Yrs
131 Property Llc - Brian Dudley (561) 665-1321									

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

2645 N Federal Hwy - Delray Professional Building

★★★★☆

Delray Beach, FL 33483 - Delray Beach Submarket

TRANSPORTATION

Parking:	Ratio of 4.00/1,000 SF
Commuter Rail:	7 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	22 minute drive to Palm Beach International Airport
Walk Score ®:	Car-Dependent (48)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

True Owner:	**Robert H Dudley**	Recorded Owner:	**Jm Todo Llc**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

500 Gulfstream Blvd - Gulfstream Professional Bld

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1982**
RBA:	**24,904 SF**
Floors:	**2**
Typical Floor:	**12,452 SF**
Core Factor:	**10%**
Construction:	**Reinforced Concrete**

LAND

Land Area:	**1.43 AC**
Zoning:	**C-3**

EXPENSES PER SF

Total Expenses:	**$7.00 (2015)**

PARCEL

08-43-46-04-08-000-0202

AMENITIES

24 Hour Availability, Signage

LEASING

Available Spaces:	3,434 SF Available in 1 Space
Availability:	13.8% Available; 10.0% Vacant
Leasing Company:	Berger Commercial Realty Corp/TCN Worldwide
Contacts:	Robert Dabrowski (561) 430-2302

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	111	Office	Relet	3,434	3,434	3,434	$13.00/NNN	30 Days	3 Yrs

Berger Commercial Realty Corp/TCN Worldwide - Robert Dabrowski (561) 430-2302

SALE

Sale Company:	Berger Commercial Realty Corp/TCN Worldwide
Contacts:	Robert Dabrowski (561) 430-2302, Joseph Byrnes (954) 652-2048
Last Sale:	Portfolio of 7 Office Properties Sold on Sep 26, 2014 for $24,000,000 ($80.18/SF)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

500 Gulfstream Blvd - Gulfstream Professional Bld

★★★☆☆

Delray Beach, FL 33483 - Delray Beach Submarket

TRANSPORTATION

Parking:	123 free Surface Spaces are available; Ratio of 5.00/1,000 SF
Commuter Rail:	13 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	25 minute drive to Palm Beach International Airport
Walk Score ®:	Somewhat Walkable (51)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Aion Recovery Center	8,726 SF	North Star Recovery Center	5,919 SF
Med Pro	2,200 SF	Healing Hand Ministries, Inc	1,776 SF
Real Solutions	1,050 SF	Focus Financial	400 SF

PROPERTY CONTACTS

True Owner:	**Kendall Properties**	Recorded Owner:	**Gulfstream Chiropractic Center**
Prior True Owner:	**Louja Realty, Inc.**	Property Manager:	**Louja Realty, Inc.**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

101 Pugliese Way

★★★☆☆

Delray Beach, FL 33444 - Delray Beach Submarket

BUILDING

Type:	**Class B Office Co...**
Tenancy:	**Multiple**
Year Built:	**2001**
RBA:	**20,512 SF**
Floors:	**2**
Typical Floor:	**10,256 SF**
Construction:	**Reinforced Concrete**

LAND

Land Area:	**0.31 AC**
Zoning:	**CBD**

PARCEL

12-43-46-16-J2-002-0000, 12-43-46-16-J2-003-0000

LEASING

Available Spaces:	10,261 SF Available in 1 Space
Availability:	50.0% Available; 50.0% Vacant
Leasing Company:	Posh Properties
Contacts:	Robert T. Kelley (561) 330-4731

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Relet	10,261	10,261	10,261	$35.08/NNN	Vacant	5 - 10 Yrs

Posh Properties - Robert T. Kelley (561) 330-4731

SALE

Sale Company:	Posh Properties
Contacts:	Robert Kelley (561) 330-4731

TRANSPORTATION

Parking:	35 Covered Spaces are available; Ratio of 1.70/1,000 SF
Walk Score ®:	Very Walkable (88)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Creations Interior Showcase, Inc	1,000 SF	The Pugiliese Company	400 SF

PROPERTY CONTACTS

True Owner:	**The Law Offices of Kanner & Pintaluga**	Recorded Owner:	**ZGS Delray ILC**
Prior True Owner:	**The Pugliese Corporation**		

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

25 Seabreeze Ave - The Seabreeze Bldg

Delray Beach, FL 33483 - Delray Beach Submarket

BUILDING

Type:	**Class C Office**
Tenancy:	**Multiple**
Year Built:	**1988**
RBA:	**11,616 SF**
Floors:	**4**
Typical Floor:	**2,904 SF**
Core Factor:	**10%**

LAND

Land Area:	**0.38 AC**
Zoning:	**CBD**

EXPENSES PER SF

Taxes:	**$3.20 (2015)**

PARCEL

12-43-46-16-20-156-0241

AMENITIES

Air Conditioning, Concierge, Conferencing Facility, On Site Management, Property Manager on Site

LEASING

Available Spaces:	2,560 SF Available in 1 Space
Availability:	22.0% Available; 22.0% Vacant
Leasing Company:	Seabreeze Executives, LLC.
Contacts:	Imre Paulovits (561) 450-8236, Christina Miranda (561) 243-6330

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	300	Office	Relet	2,560	2,560	2,560	$19.00/NNN	Vacant	Negotiable

Seabreeze Executives, LLC. - Christina Miranda (561) 243-6330

TRANSPORTATION

Parking:	Ratio of 3.00/1,000 SF
Commuter Rail:	5 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	27 minute drive to Palm Beach International Airport
Walk Score ®:	Somewhat Walkable (66)
Transit Score ®:	Minimal Transit (0)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

25 Seabreeze Ave - The Seabreeze Bldg

★★★☆☆

Delray Beach, FL 33483 - Delray Beach Submarket

KEY TENANTS

J Howard Design Inc	900 SF	G Sky Plant System Inc	200 SF

PROPERTY CONTACTS

Recorded Owner: **Seabreeze Executives Llc**	Property Manager: **Seabreeze Executives Llc**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

275 N Swinton Ave

Delray Beach, FL 33444 - Delray Beach Submarket

BUILDING

Type:	**Class C Office**
Tenancy:	**Single**
Year Built:	**1926; Renov 1976**
RBA:	**1,386 SF**
Floors:	**2**
Typical Floor:	**693 SF**
Construction:	**Masonry**

LAND

Land Area:	**0.25 AC**
Zoning:	**OSSHAD, Delray B…**

EXPENSES PER SF

Taxes:	**$8.18 (2015)**

PARCEL

12-43-46-16-01-066-0190, 12-43-46-16-D9-001-0000

LEASING

Available Spaces:	1,386 SF Available in 1 Space
Availability:	100% Available; 100% Vacant
Leasing Company:	Coastal Commercial Group LLC
Contacts:	Ingrid Kennemer (561) 441-0967

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Space 1	Office	Relet	1,386	1,386	1,386	$32.90/MG	Vacant	Negotiable

Coastal Commercial Group LLC - Ingrid Kennemer (561) 441-0967

SALE

Sale Company:	Coastal Commercial Group LLC
Contacts:	Ingrid Kennemer (561) 441-0967
Last Sale:	Sold on May 15, 2006 for $899,000 ($648.63/SF)

TRANSPORTATION

Parking:	12 free Surface Spaces are available; Ratio of 8.66/1,000 SF
Commuter Rail:	1 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	23 minute drive to Palm Beach International Airport
Walk Score ®:	Very Walkable (87)
Transit Score ®:	Minimal Transit (0)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

275 N Swinton Ave

Delray Beach, FL 33444 - Delray Beach Submarket

★☆☆☆☆

PROPERTY CONTACTS

True Owner:	**Paulin Blanchet**	Recorded Owner:	**Paulin Blanchet**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

11 S Swinton Ave - Jason Building

Delray Beach, FL 33444 - Delray Beach Submarket

BUILDING

Type:	**Retail**
Center Type:	**Strip Center**
Tenancy:	**Multiple**
Year Built:	**1998**
GLA:	**3,120 SF**
Floors:	**1**
Typical Floor:	**3,120 SF**
Construction:	**Masonry**

LAND

Land Area:	**0.29 AC**
Zoning:	**OSSHAD**

EXPENSES PER SF

Taxes:	**$6.66 (2015)**

PARCEL

12-43-46-16-01-069-0070

LEASING

Available Spaces:	960 - 3,100 SF Available in 1 Space
Availability:	99.4% Available; 99.4% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Relet	960 - 3,100	3,100	3,100	$20.00/NNN	Vacant	Negotiable

Southdale Properties Inc - Cecelia Boone (561) 302-8978, Laura Allen (561) 350-3103

TRAFFIC & FRONTAGE

Traffic Volume:	10,376 on S Swinton Ave & SW 1st St (2015)
	24,964 on W Atlantic Ave & NW 1st Ave (2015)
Frontage:	61' on S Swinton Ave

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	10 free Surface Spaces are available; Ratio of 3.21/1,000 SF
Commuter Rail:	1 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	23 minute drive to Palm Beach International Airport
Walk Score ®:	Walker's Paradise (92)
Transit Score ®:	Minimal Transit (0)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

11 S Swinton Ave - Jason Building

Delray Beach, FL 33444 - Delray Beach Submarket

★★★☆☆

PROPERTY CONTACTS

True Owner:	**Leviathan Land Group**	Recorded Owner:	**Leviathan Land Group**

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

113 S Swinton Ave

Delray Beach, FL 33444 - Delray Beach Submarket

BUILDING

Type:	**Class C Office**
Tenancy:	**Single**
RBA:	**1,800 SF**
Floors:	**1**
Typical Floor:	**1,800 SF**
Construction:	**Masonry**

LAND

Land Area:	**0.16 AC**

PARCEL

12-43-46-16-B4-070-0010

AMENITIES

Bus Line

LEASING

Available Spaces:	1,800 SF Available in 1 Space
Availability:	100% Available; 100% Vacant
Leasing Company:	Van Arnem Company
Contacts:	Jon Kinsman (561) 272-2912, Harold L. Van Arnem (561) 272-2912

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Off/Ret	Relet	1,800	1,800	1,800	$31.79/NNN	Vacant	Negotiable

Van Arnem Company - Jon Kinsman (561) 272-2912, Harold L. Van Arnem (561) 272-2912

SALE

Sale Company:	Van Arnem Company
Contacts:	Jon Kinsman (561) 272-2912, Harold Van Arnem (561) 272-2912

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

113 S Swinton Ave

Delray Beach, FL 33444 - Delray Beach Submarket

★★☆☆☆

TRANSPORTATION

Parking:	3 Surface Spaces are available; Ratio of 1.66/1,000 SF
Commuter Rail:	2 minute drive to Delray Beach Commuter Rail (Tri-County Commuter)
Airport:	23 minute drive to Palm Beach International Airport
Walk Score ®:	Walker's Paradise (91)
Transit Score ®:	Minimal Transit (0)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

125 S Swinton Ave

Delray Beach, FL 33444 - Delray Beach Submarket

BUILDING

Type:	**Class C Office**
Tenancy:	**Single**
Year Built:	**1931**
RBA:	**1,460 SF**
Floors:	**1**
Typical Floor:	**1,460 SF**
Construction:	**Wood Frame**

LAND

Land Area:	**0.15 AC**
Zoning:	**OSSHAD**

EXPENSES PER SF

Taxes:	**$4.82 (2015)**

PARCEL

12-43-46-16-B4-070-0040

AMENITIES

Bus Line

LEASING

Available Spaces:	1,460 SF Available in 1 Space
Availability:	100% Available; 100% Vacant
Leasing Company:	Knight Group, LLC
Contacts:	Jim Knight (561) 279-8601 X102

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Space 1	Office	Relet	1,460	1,460	1,460	$28.77/NNN	Vacant	Negotiable

Knight Group, LLC - Jim Knight (561) 279-8601 X102

SALE

Last Sale:	Sold on Mar 18, 2008 for $375,000 ($256.85/SF)

TRANSPORTATION

Parking:	2 free Surface Spaces are available; Ratio of 1.37/1,000 SF
Walk Score ®:	Very Walkable (89)
Transit Score ®:	Minimal Transit (0)

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

125 S Swinton Ave

★★☆☆☆

Delray Beach, FL 33444 - Delray Beach Submarket

PROPERTY CONTACTS

True Owner:	**Lee Levenson**	Recorded Owner:	**Lee Levenson**
Prior True Owner:	**Joseph J and Sarah G Thompson**		

Copyrighted report licensed to Delray Beach CRA - 688594.
Delray Beach Office of Economic Development

Report Criteria

location

Geography **User Defined Polygon Search**

space

Exclusions / Inclusions **Exclude If Not For Lease**