

OFFERING MEMORANDUM

DOWNTOWN DELRAY BEACH - FREESTANDING COMMERCIAL PROPERTY

75 SE 4th Ave, Delray Beach, FL 33483

Marcus & Millichap



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..... DOWNTOWN DELRAY BEACH - FREESTANDING COMMERCIAL PROPERTY

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01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

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OFFERING SUMMARY

75 SE 4TH AVE



Listing Price
\$1,250,000



Gross Leaseable Area (GLA)
700 SF

FINANCIAL

Listing Price	\$1,250,000
Down Payment	100% / \$1,250,000
Price/SF	\$1,785.71

OPERATIONAL

Gross SF	700 SF
Lot Size	0.06 Acres (2,613 SF)
Occupancy	0% (Vacant)
Year Built/Renovated	1950/2024



DOWNTOWN DELRAY BEACH - FREESTANDING COMMERCIAL PROPERTY

75 SE 4th Ave, Delray Beach, FL 33483

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the freestanding commercial property located at 75 Southeast 4th Avenue in the heart of downtown Delray Beach, Florida. Situated with excellent visibility in one of Florida's most desirable markets, this prime opportunity is within walking distance of Atlantic Avenue's thriving retail, dining, and entertainment scene. In addition to its connectivity with Delray Beach's renowned main street, the 705-square-foot building sits on a 2,648-square-foot lot in the Central Business District (CBD) zoning area, offering flexible options for retail, office, or service-based businesses.

The property is move-in ready and equipped for immediate use, complete with recently updated modern finishes, impact windows, a new HVAC system, and a Rheem electric water heater. Moreover, the inclusion of a handicap-accessible restroom ensures compliance with modern accessibility standards, making it suitable for a wide range of businesses. The surrounding area is undergoing significant residential development, driving demand for both retail and commercial services. With CBD zoning, the property offers significant growth potential, making it an attractive investment for both operational businesses and future redevelopment opportunities.

INVESTMENT HIGHLIGHTS

- Prime Location - 500 Feet South of Atlantic Avenue in Delray Beach's Central Business District
- Turnkey Property Updated with Impact Windows, New HVAC System & Rheem Electric Water Heater
- Modern Compliance with Handicap-Accessible Restroom & Upgraded Finishes for Immediate Usability
- Surrounded by New Residential Development, Increasing Demand for Commercial Space
- CBD Zoning is Ideal for Retail, Office, or Redevelopment with Strong Future Appreciation and Growth Potential
- The Ability to add Additional Floors for Residential or Office use Without Any Parking Implications
- Directly Adjacent to IPIC Theatre and Public Parking Garage

SECTION 2

02

PROPERTY INFORMATION

Property Photos
Regional Map
Local Map
Retailer Map

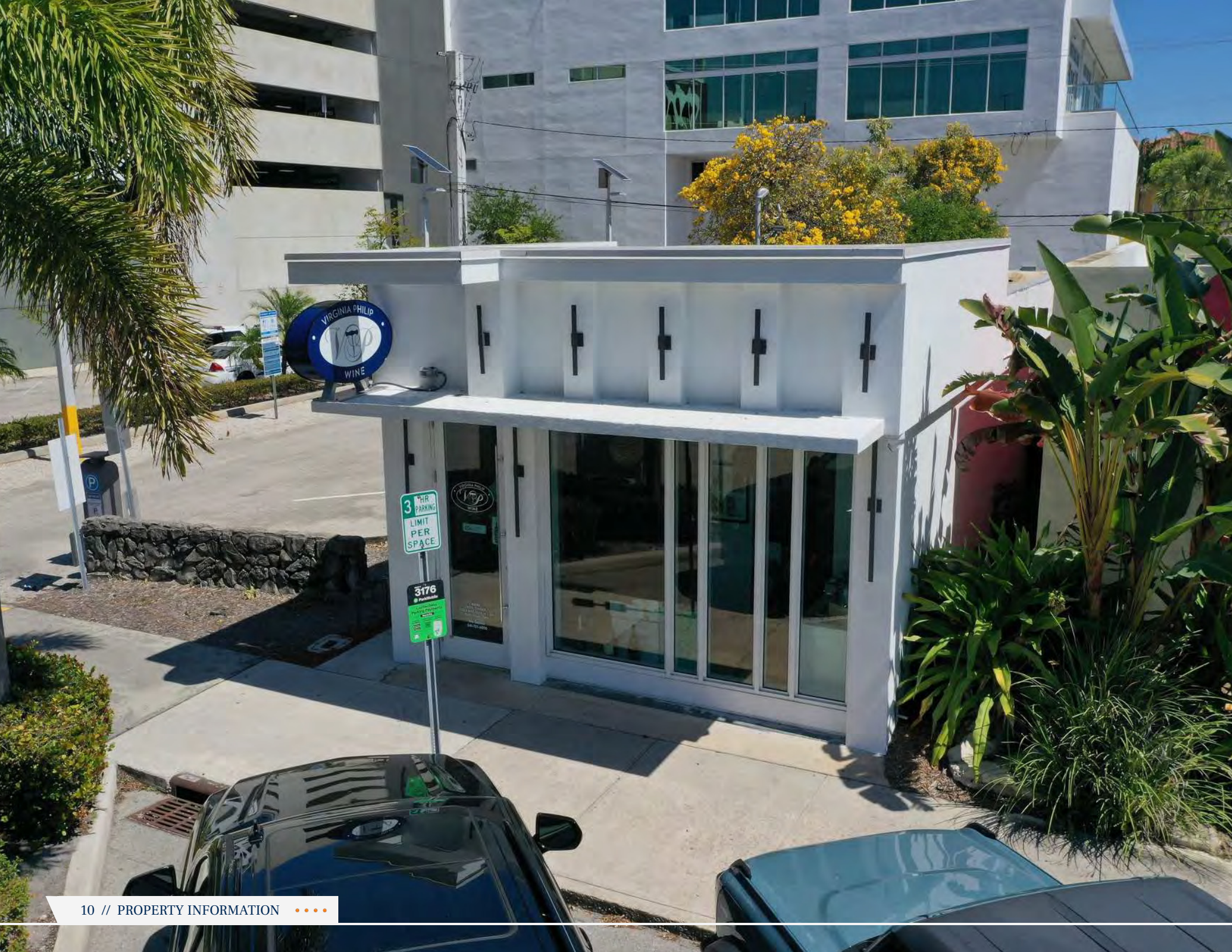
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ATLANTIC AVENUE

**DOWNTOWN DELRAY BEACH -
FREESTANDING COMMERCIAL BUILDING**





3 HR
PARKING
LIMIT
PER
SPACE

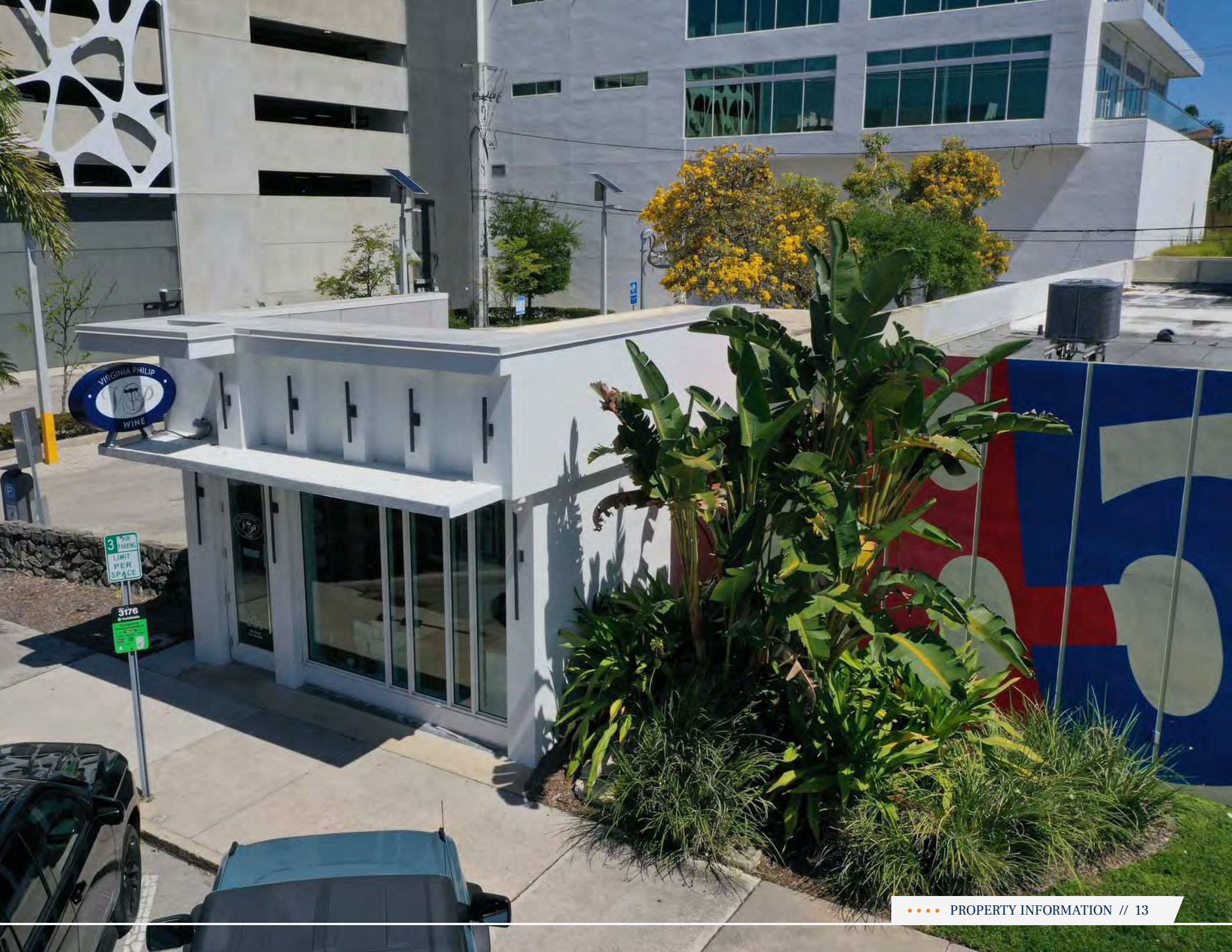
3176
@ PalmBeach





VIRGINIA PHILIP
WINE

75



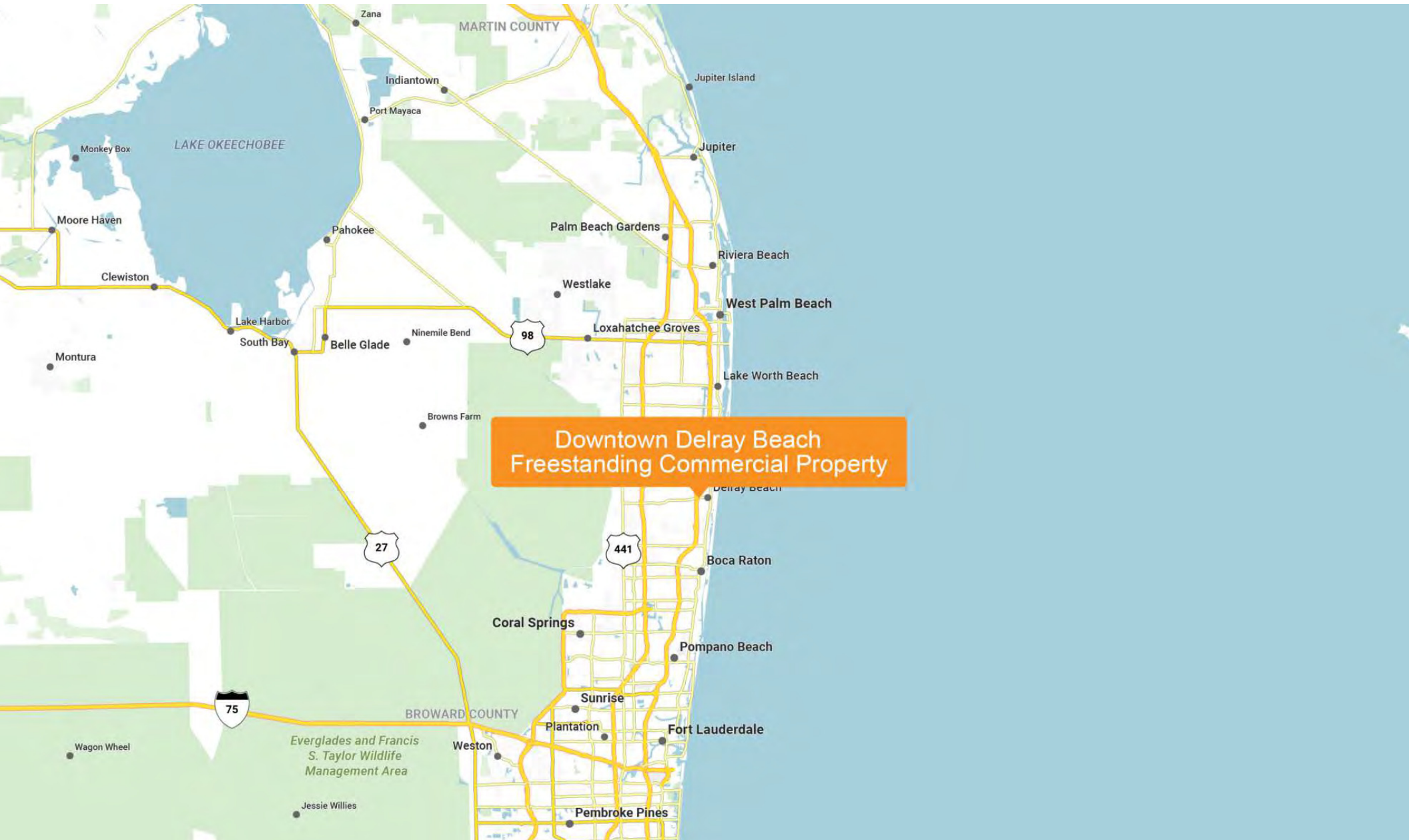
VIRGINIA PHILIP
WINE

3 HR PARKING
LIMIT PER SPACE

3176
@ Parkville

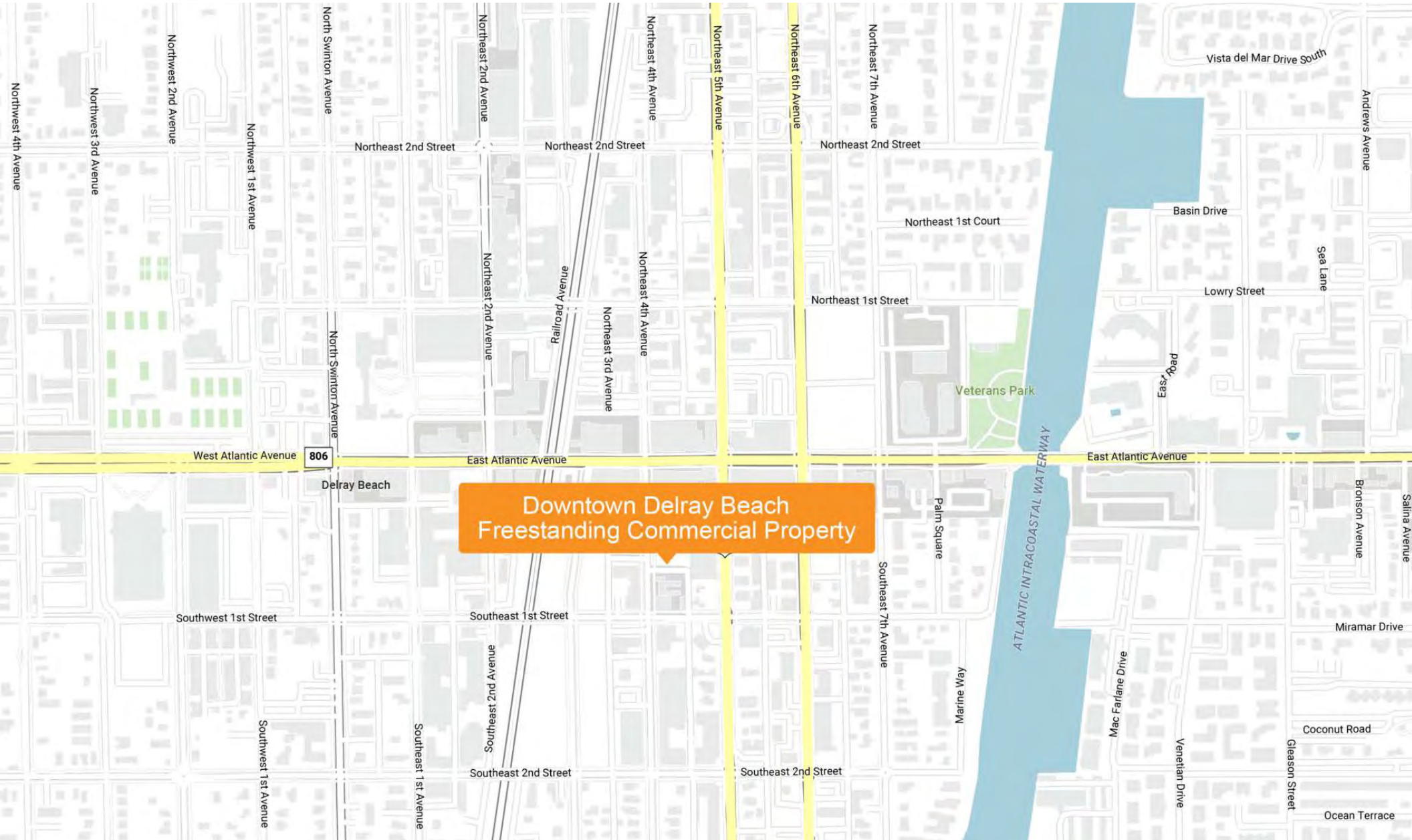
DOWNTOWN DELRAY BEACH - FREESTANDING COMMERCIAL PROPERTY

REGIONAL MAP



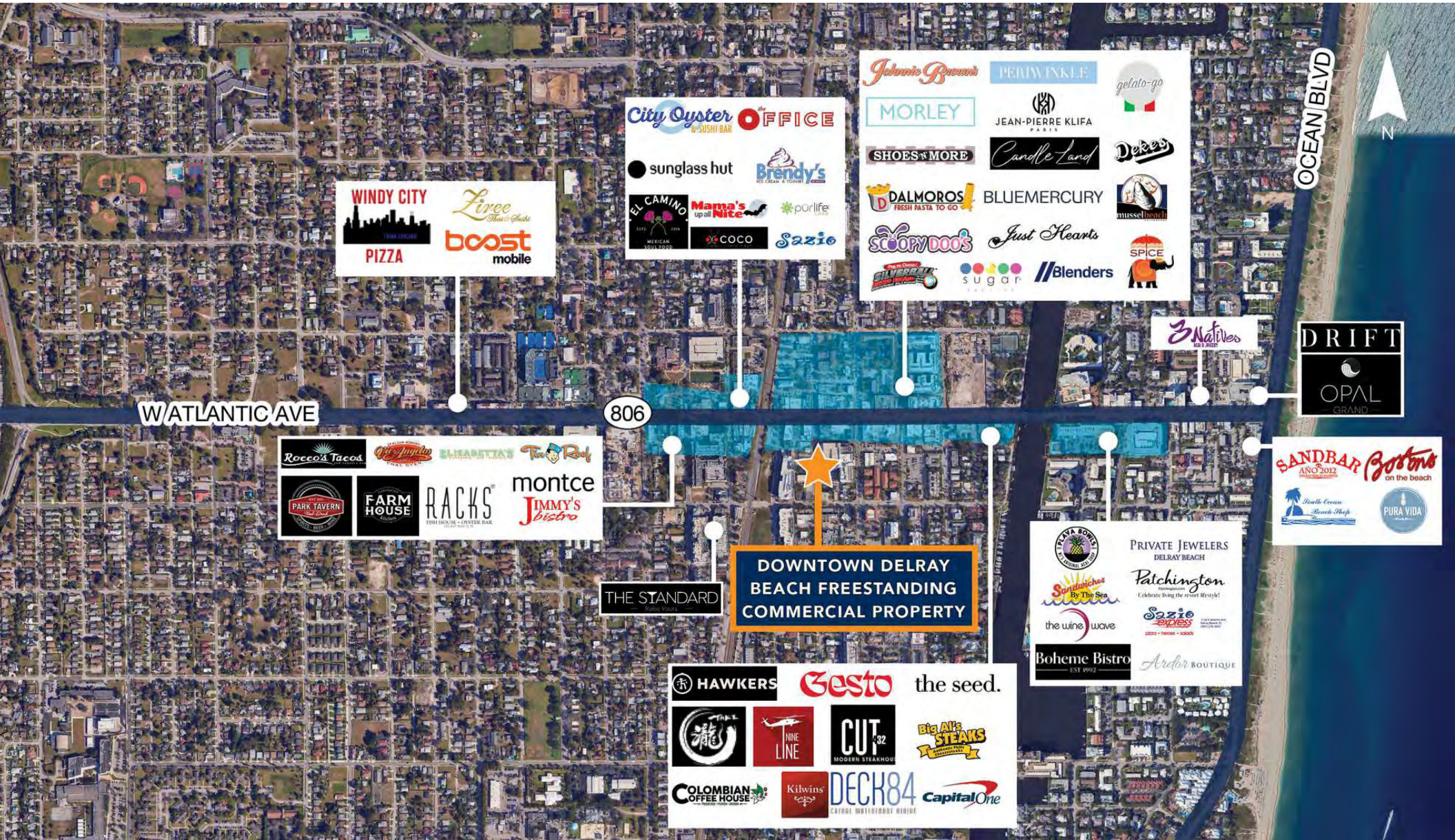
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LOCAL MAP



DOWNTOWN DELRAY BEACH - FREESTANDING COMMERCIAL PROPERTY

RETAILER MAP



SECTION 3

03

FINANCIAL ANALYSIS

Financial Details

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DOWNTOWN DELRAY BEACH - FREESTANDING COMMERCIAL PROPERTY

FINANCIAL DETAILS

SUMMARY		
Price	\$1,250,000	
Down Payment	\$1,250,000	100%
Number of Suites	1	
Price Per SqFt	\$1,785.71	
Gross Leasable Area (GLA)	700 SF	
Lot Size	0.06 Acres	
Year Built/Renovated	1950/2024	

OPERATING EXPENSES	Pro Forma
Insurance	\$3,000
Real Estate Taxes	\$14,770
Total Expenses	\$17,770
Expenses/SF	\$25.39

SECTION 4

04

MARKET OVERVIEW

Market Overview
Demographics

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DOWNTOWN DELRAY BEACH - FREESTANDING COMMERCIAL PROPERTY

MARKET OVERVIEW



LOCATION DESCRIPTION: DELRAY BEACH, FL

Located in Palm Beach County, Delray Beach is a vibrant coastal city in South Florida with a population of approximately 67,000 residents as of 2023. Known for its ability to combine its small beach town charm with a cosmopolitan appeal, the city offers a high quality of life attracting both residents and visitors with its cultural attractions and revitalized downtown. The median household income in Delray Beach is \$76,558, reflecting a stable and diverse economy, while nearly 40 percent of residents hold a bachelor's degree or higher, which is about 7 percent higher than the national average.

Delray Beach's strategic location along Interstate 95 and proximity to Florida's Turnpike enabling connectivity to regional economic hubs like West Palm Beach, Fort Lauderdale, and Miami. The city's economy is anchored by employers in healthcare, retail, and manufacturing, with key players including Delray Medical Center, a major healthcare provider employing over 1,200 residents, and Office Depot's global headquarters located in nearby Boca Raton. Additionally, the city benefits from its position near Port Everglades and Palm Beach International Airport, both critical logistics hubs supporting trade and transportation. Delray Beach's tourism sector is largely driven by its pristine beaches, thriving arts scene, and attractions like Atlantic Avenue, which is known for its dining, shopping, and nightlife. With a growing population, strategic location, and strong economic fundamentals, Delray Beach is an appealing vacation spot for tourists and an excellent place to call home for residents.

HIGHLIGHTS

Strategic Coastal Location: Situated along Florida's Atlantic coast, offering scenic beauty and easy access to major transportation routes.

Diverse Economic Base: Home to major employers like Tesla, Blue Bell Creameries, and Revlon, supporting a robust job market.

Cultural and Recreational Hub: Known for its vibrant arts scene, pristine beaches, and a lively downtown area that attracts both residents and visitors.

Stable Real Estate Market: Offers a range of housing options, contributing to a dynamic and resilient property market.

DOWNTOWN DELRAY BEACH - FREESTANDING COMMERCIAL PROPERTY

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	12,822	73,825	178,544
2024 Estimate			
Total Population	12,710	72,877	175,945
2020 Census			
Total Population	12,109	69,299	169,900
2010 Census			
Total Population	11,193	62,310	150,473
Daytime Population			
2024 Estimate	17,828	78,302	198,470
HOUSEHOLDS			
2029 Projection			
Total Households	5,676	33,868	86,089
2024 Estimate			
Total Households	5,583	33,294	84,577
Average (Mean) Household Size	2.4	2.3	2.1
2010 Census			
Total Households	5,455	32,507	82,506
2010 Census			
Total Households	4,660	28,012	73,418
Occupied Units			
2029 Projection	7,469	41,356	106,899
2024 Estimate	7,350	40,655	105,023
HOUSEHOLDS BY INCOME			
2024 Estimate			
\$150,000 or More	31.2%	22.3%	20.4%
\$100,000-\$149,999	18.1%	18.2%	17.2%
\$75,000-\$99,999	12.9%	13.0%	12.8%
\$50,000-\$74,999	11.5%	13.0%	14.2%
\$35,000-\$49,999	8.8%	10.5%	11.3%
Under \$35,000	17.3%	22.9%	24.2%
Average Household Income	\$124,324	\$108,936	\$106,037
Median Household Income	\$93,323	\$84,986	\$83,175
Per Capita Income	\$61,000	\$50,565	\$50,874

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$221,174	\$201,615	\$195,536
Consumer Expenditure Top 10 Categories			
Housing	\$26,868	\$24,874	\$24,498
Transportation	\$14,100	\$12,873	\$12,130
Personal Insurance and Pensions	\$9,671	\$8,442	\$7,937
Food	\$9,079	\$8,386	\$8,093
Entertainment	\$4,480	\$3,958	\$3,663
Cash Contributions	\$3,765	\$3,473	\$3,879
Apparel	\$1,582	\$1,461	\$1,391
Education	\$1,016	\$872	\$777
Personal Care Products and Services	\$887	\$815	\$798
Alcoholic Beverages	\$715	\$640	\$623
POPULATION PROFILE			
Population By Age			
2024 Estimate Total Population	12,710	72,877	175,945
Under 20	15.0%	15.2%	13.4%
20 to 34 Years	20.9%	19.0%	15.7%
35 to 39 Years	6.2%	6.1%	5.1%
40 to 49 Years	11.2%	10.6%	9.3%
50 to 64 Years	23.9%	21.8%	20.4%
Age 65+	22.9%	27.4%	36.0%
Median Age	45.0	48.0	53.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	10,103	57,988	144,332
Elementary (0-8)	4.7%	4.1%	3.4%
Some High School (9-11)	8.0%	5.8%	4.7%
High School Graduate (12)	22.8%	21.5%	21.7%
Some College (13-15)	14.7%	17.6%	18.4%
Associate Degree Only	8.9%	9.1%	8.9%
Bachelor's Degree Only	22.9%	27.1%	26.4%
Graduate Degree	17.9%	14.8%	16.6%

DOWNTOWN DELRAY BEACH - FREESTANDING COMMERCIAL PROPERTY

DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 175,945. The population has changed by 16.93 percent since 2010. It is estimated that the population in your area will be 178,544 five years from now, which represents a change of 1.5 percent from the current year. The current population is 52.4 percent male and 47.6 percent female. The median age of the population in your area is 53.0, compared with the U.S. average, which is 39.0. The population density in your area is 2,243 people per square mile.



EMPLOYMENT

In 2024, 81,436 people in your selected area were employed. The 2010 Census revealed that 61.7 percent of employees are in white-collar occupations in this geography, and 14.2 percent are in blue-collar occupations. In 2024, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 23.00 minutes.



HOUSEHOLDS

There are currently 84,577 households in your selected geography. The number of households has changed by 15.20 percent since 2010. It is estimated that the number of households in your area will be 86,089 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 2.1 people.



HOUSING

The median housing value in your area was \$406,181 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 54,741.00 owner-occupied housing units and 18,676.00 renter-occupied housing units in your area.



INCOME

In 2024, the median household income for your selected geography is \$83,175, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 90.55 percent since 2010. It is estimated that the median household income in your area will be \$94,959 five years from now, which represents a change of 14.2 percent from the current year.

The current year per capita income in your area is \$50,874, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$106,037, compared with the U.S. average, which is \$101,307.



EDUCATION

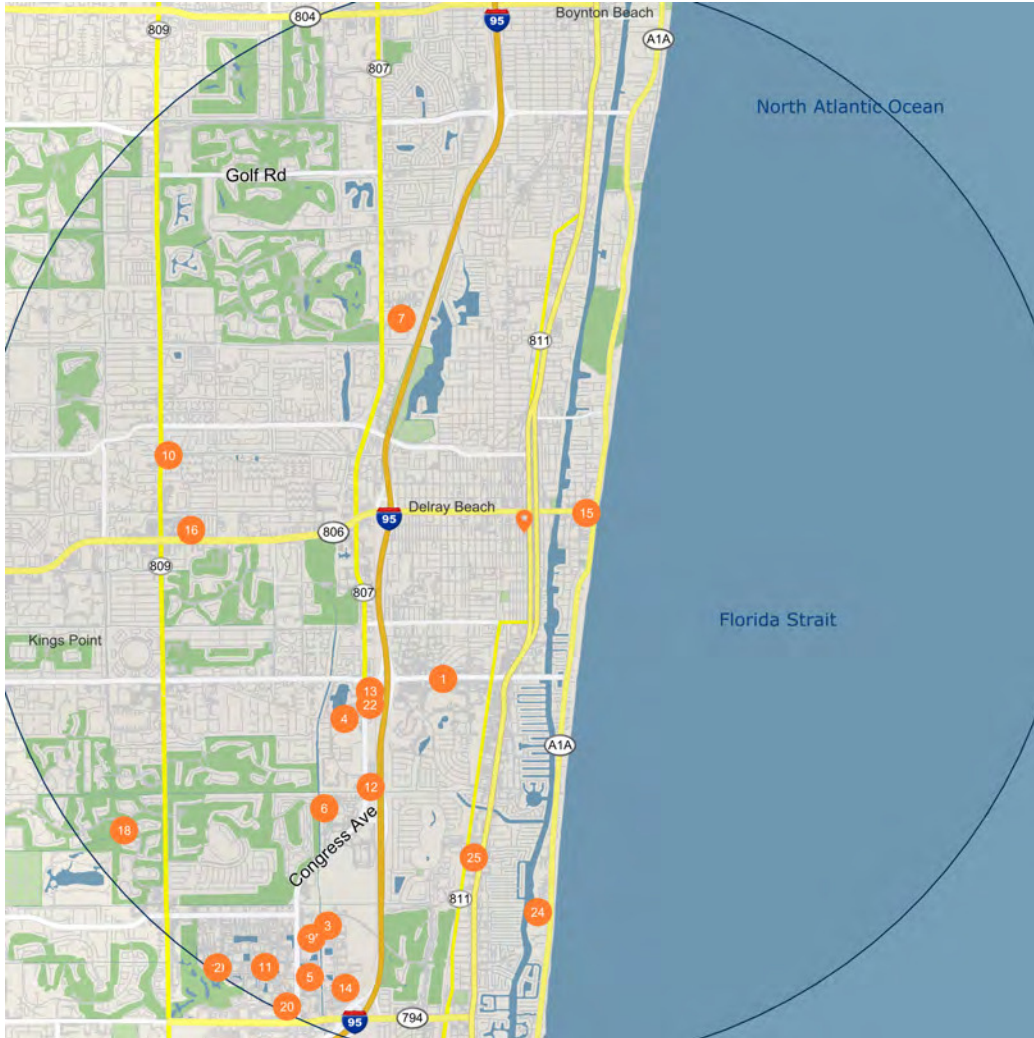
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 41.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.9 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 12.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.2 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 27.5 percent in the selected area compared with the 19.7 percent in the U.S.

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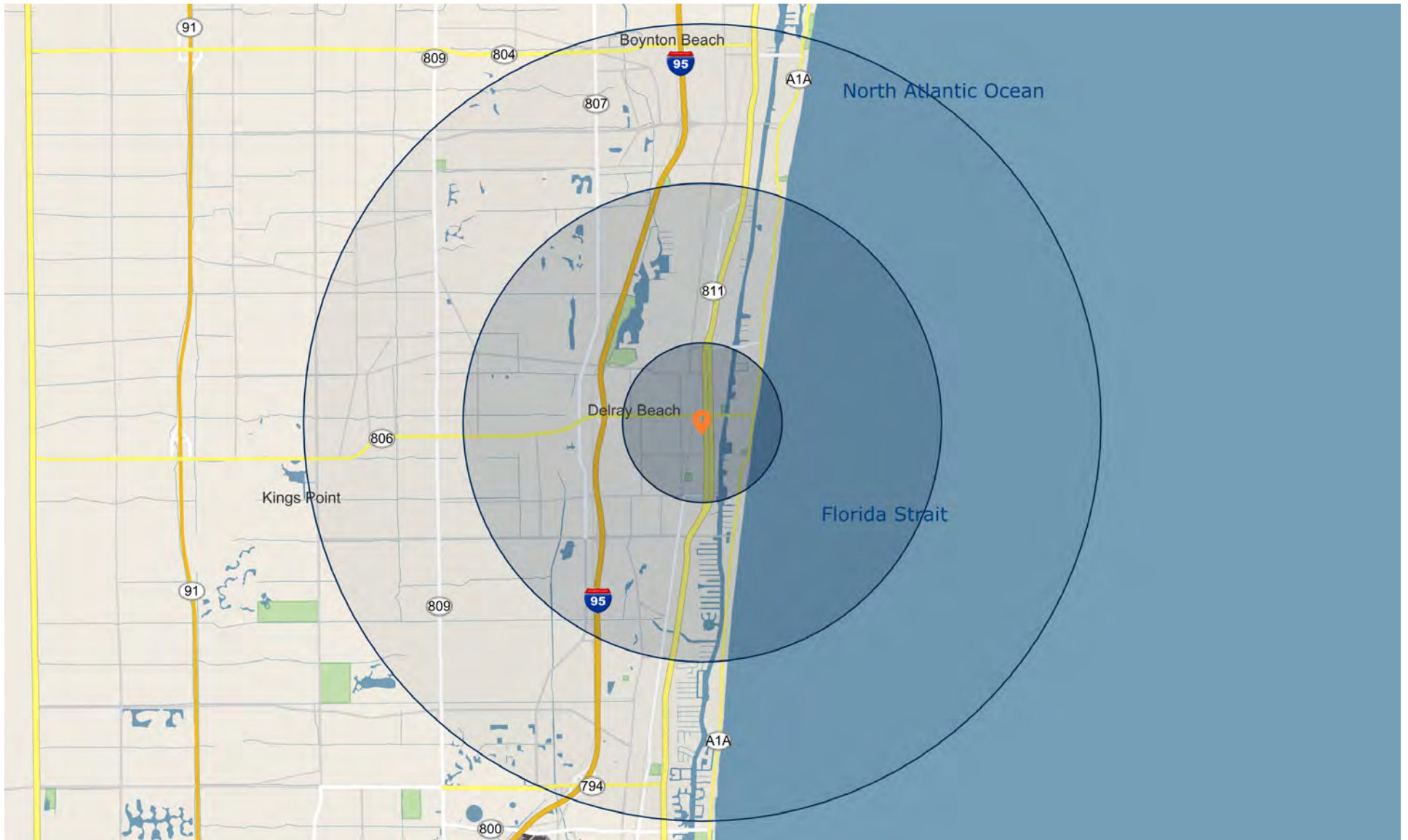
DEMOGRAPHICS



Major Employers		Employees
1	Whole Foods Market Group Inc-Whole Foods Market	9,650
2	Cancer Trtmnt Ctrs Amer Globl	5,500
3	Cross Country Healthcare Inc-CROSS COUNTRY	2,700
4	Office Club Inc-Office Depot	2,200
5	Colony Capital LLC-Colony Management	2,048
6	Ncci Holdings Inc-National Cncil On Cmpnstion In	900
7	Careservices of Bethesda LLC-Encompass Health Home Health	817
8	National Cncil On Cmpnstion In-National Workers Compensation	800
9	Johnson Cntrls Fire Prtction L	698
10	Reimbursement Solutions LLC	631
11	Fifty Second Avenue Assoc Inc	600
12	Guardian Rcovery Ntwrk Hldngs L	565
13	Southast Visia Healthcare Corp-Adventist Hlth System/Sunbelt	550
14	Adma Biomanufacturing LLC-Adma Biologics	533
15	Peopleticker LLC	516
16	Life Care Home Hlth Svcs Corp	500
17	Sensormatic Electronics LLC-Tyco Retail Solutions	500
18	Polo CLB of Boca Rton Prprty O-Polo Club of Boca Raton	500
19	Infinity Sales Group LLC-Infinity Dish	450
20	Digital Risk LLC	422
21	Blue Martini Software Inc	420
22	Hospice Palm Beach County Inc	403
23	Southwestern Regional Med Ctr-Cancer Treatment Center Tulsa	400
24	Home Line Furniture Inds Inc-Home Line Industries	380
25	Publix Super Markets Inc-Publix Super Market 369	368

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DEMOGRAPHICS



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