

FOR LEASE



Newly Renovated Freestanding Retail Building

High-Exposure, Vanilla Shell Condition

±2,436 SF Available | ±50,000 Vehicles Per Day



4561 W Atlantic Avenue | Delray Beach, FL 33445

Exclusively Listed By:



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Property Summary

Robertson Commercial Realty Advisors is pleased to offer the freestanding retail property on .48 acres located at 4561 W Atlantic Avenue.

Positioned along a high-traffic stretch of West Atlantic Avenue, this is a recently renovated partially built-out vanilla shell single tenant freestanding building. Rare stand alone retail building offering exceptional visibility, ample parking, easy access, and consistent daily exposure to both commuter and neighborhood traffic. The property benefits from strong vehicle counts and prominent frontage making it an ideal location for retailers seeking brand presence and steady customer flow.

Surrounded by dense residential neighborhoods and established commercial uses, the site provides a built-in customer base and strong demand throughout the day. The single or multi-tenant configuration allows for signage opportunities, operational flexibility, and an efficient layout well-suited for convenience, food, or service-oriented users looking to capitalize on drive-by and neighborhood traffic.

The building is currently ±2,436 SF.



Property Details



ASKING LEASE RATE

Call for Pricing


CURRENT BUILDING SIZE
±2,436 SF


LOT SIZE
±0.48 Acres


DRIVE-THRU
Potential Drive Thru


PARKING
Ample

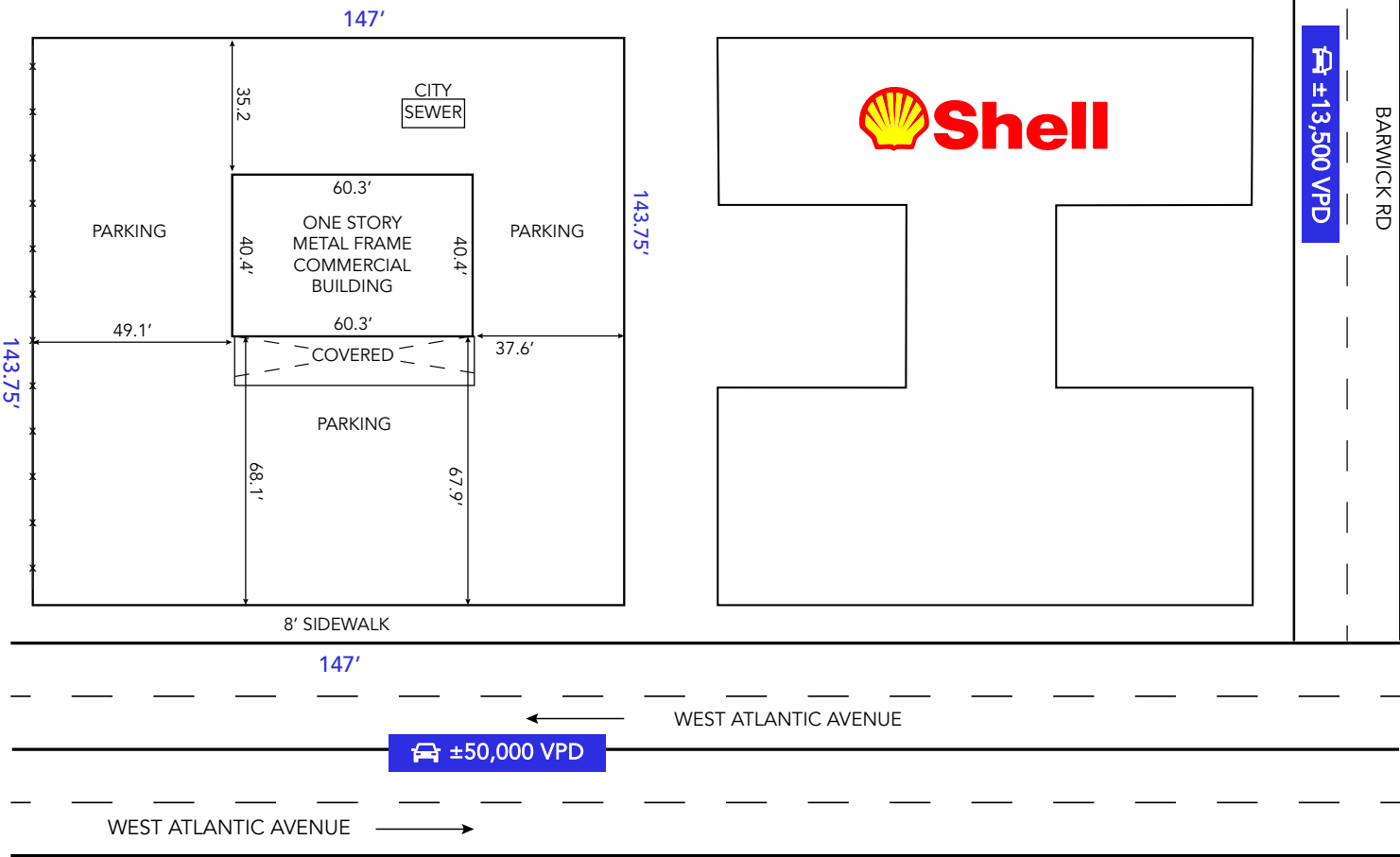
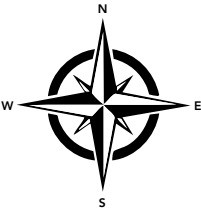

ZONING
GC (General Commercial)


AIR CONDITIONING
100%

SURVEY

4561 W Atlantic Ave, Delray Beach, FL 33445

±2,436 SF | ±0.48 AC



FOR LEASE

4561 W Atlantic Ave | Delray Beach, FL 33445

±2,436 SF | ±50,000 VPD

Location Map



- I-95 Access Ramps 2 miles
- Florida's Turnpike 3 miles
- Sawgrass Expressway 17 miles
- FLL Int'l Airport 20 miles
- Palm Beach Int'l Airport 21 miles
- Miami Int'l Airport 48 miles

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±2,436 SF | ±50,000 VPD

Aerial



Zoning & Permitted Uses



GC- General Commercial (Delray Beach)

Retail & Sales

- Apparel & accessory retail sales
- Art merchandising studios
- Art & drafting supply stores
- Book & stationery stores
- Candy, nut & confectionery stores
- Commercial machine sales
- Department stores (major)
- Delicatessens
- Flower shops & florists
- Food & beverage uses (excluding alcohol sales unless otherwise listed)
- Food stores (excluding alcohol sales)
- Food stores / supermarkets over 10,000 SF
- Gift, novelty & souvenir shops
- Hardware, paint, glass & wallpaper stores
- Home improvement showrooms
- Jewelry stores
- News & magazine shops
- Nursery retail (sales of plant materials grown off-site)
- Office & related uses (including business services)
- Office support retail (under 20% GSF)
- Pawn shops
- Pharmacy & drug stores
- Photographic services
- Produce markets
- Retail bakeries
- Retail businesses (general)
- Sandwich shops & snack bars
- Swimming pool sales
- Tax return preparation services
- Tobacco shops
- Watch & shoe repair establishments

Restaurants & Food

- Restaurants serving the general public (no drive-thru)
- Restaurants serving limited clientele (private clubs/lodges)
- Sandwich shops
- Delicatessen
- Food-related retail

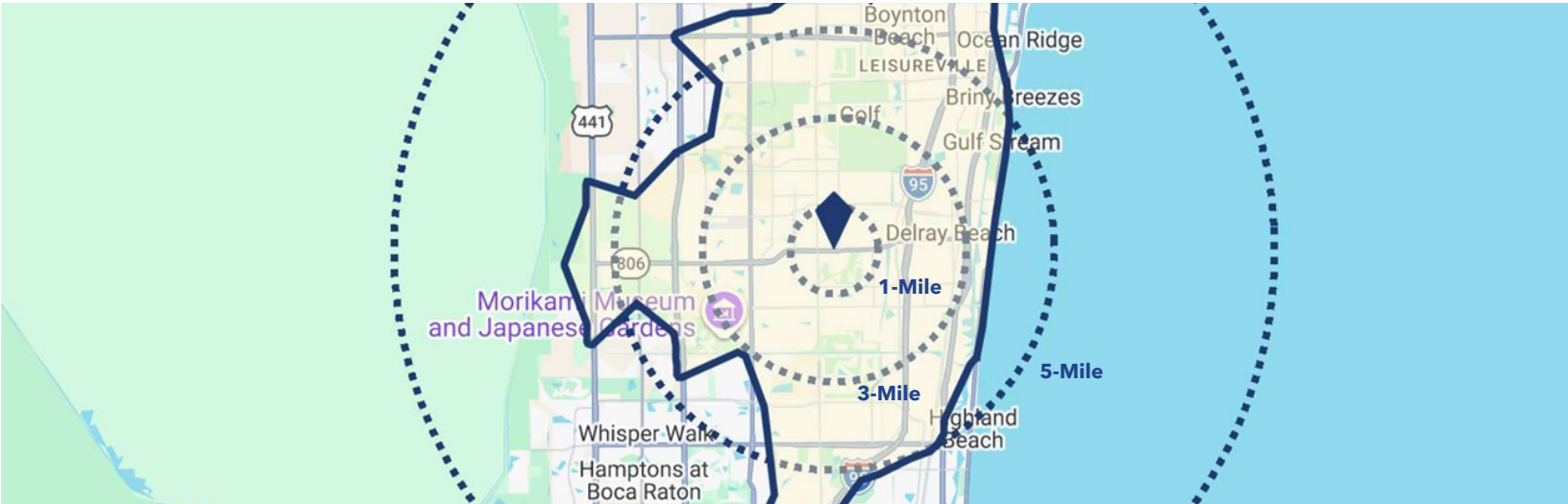
Professional, Service & Other

- Professional & Executive Offices
- Medical & Healthcare Offices
- Real Estate & Business Offices
- Financial Institutions & Banks
- Radio & Media Studios
- Research & Development (Non-Industrial)
- Travel Agencies
- Interior Design Studios
- Barber & Beauty Salons
- Spa & Personal Care Services
- Fitness, Yoga & Martial Arts Studios
- Music & Dance Studios
- Pet Grooming (No Kennels)
- Community & Civic Facilities
- Government & Public Service Facilities
- Parks & Public Safety Facilities

Property Highlights

- High-Exposure Freestanding Neighborhood Retail along a major east-west arterial
- Strong Daily Traffic Counts supporting retail sales and visibility
- Single or Multi-Tenant Configuration with clear branding and signage potential
- Ample On-Site Parking for customer convenience
- Dense Surrounding Residential Base providing consistent demand
- Established Neighborhood Retail Location with limited nearby neighborhood retail

Demographics



POPULATION				HOUSEHOLDS			
	1 Mile	3 Mile	5 Miles		1 Mile	3 Mile	5 Miles
2029 Projection	12,732	122,222	249,141	2029 Projection	5,990	61,767	122,286
2024 Population	12,200	116,352	236,715	2024 Population	5,755	58,743	116,304
2020 Population	11,677	106,352	215,543	2020 Population	5,596	53,783	106,532

AVERAGE HOUSEHOLD INCOME		
1 Mile	3 Mile	5 Miles
\$89,408	\$83,105	\$100,250