

Marketplace of Delray

RIPCO
RETAIL LEASING

5061-5195 West Atlantic Avenue & Military Trail, Delray Beach, 33484

For Lease

ROSS
DRESS FOR LESS

| 700 - 14,126 SF

Regional Shopping Center

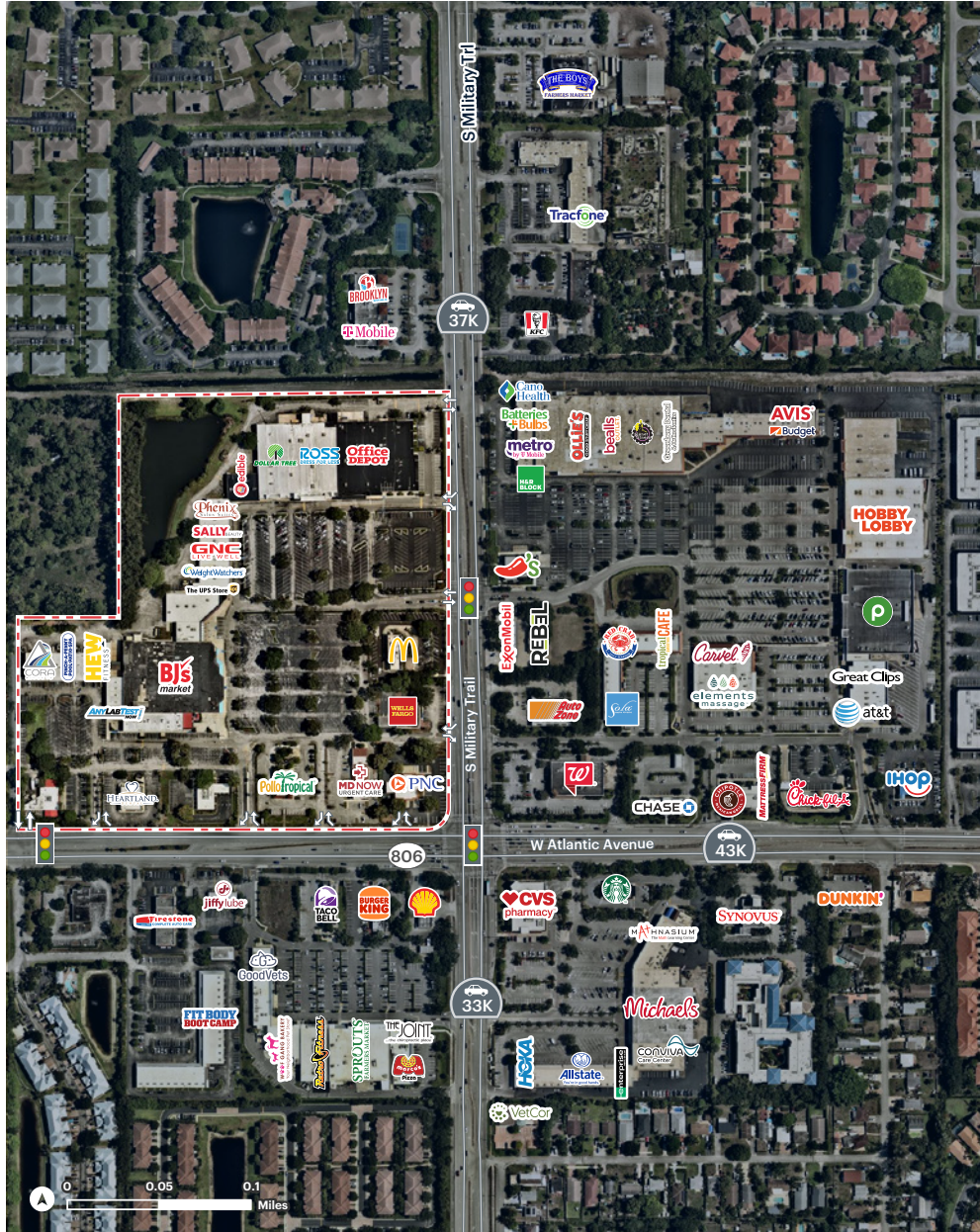
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Contact
Exclusive Agents

Christopher Walther
cwalther@ripcofl.com | 305.203.0927

Austin Alves
aalves@ripcofl.com | 732.762.0441

Space Details



Spaces

Space 4	1,400 SF
Space 12	700 SF
Space 13	1,800 SF
Space 17	4,004 SF
Space 18*	14,126 SF
Space 27	1,400 SF
Space 29	1,750 SF
Space 30	2,100 SF
Space 34	2,310 SF
Space 35	5,725 SF
Space 34 & 35**	8,035 SF

* Potential Availability

** Possible to combine Spaces 34 and 35 for one large space

Property GLA	241,682 SF
Rent	Upon request
Co-Tenants	BJ's Market, Ross Dress for Less, Office Depot, PNC Bank, McDonald's, MD Now, Pollo Tropical, Wells Fargo
Neighbors	Sprouts Farmers Market, Publix, Michael's, Retro Fitness, Planet Fitness, Chipotle, Starbucks Drive-Thru, Chick-fil-A, Walgreen's, CVS
Comments	Anchored by BJ's Market, Ross Dress for Less, Dollar Tree, and Office Depot Prime location at the northwest corner of Atlantic Avenue and Military Trail, one of Palm Beach County's busiest intersections Available space with excellent frontage on Military Trail, directly across from the newly redeveloped Publix Convenient access to major highways, including I-95 and the Turnpike Expressway Approximately 80% of residences within a 1-mile radius are year-round residents Five schools within walking distance of the shopping center

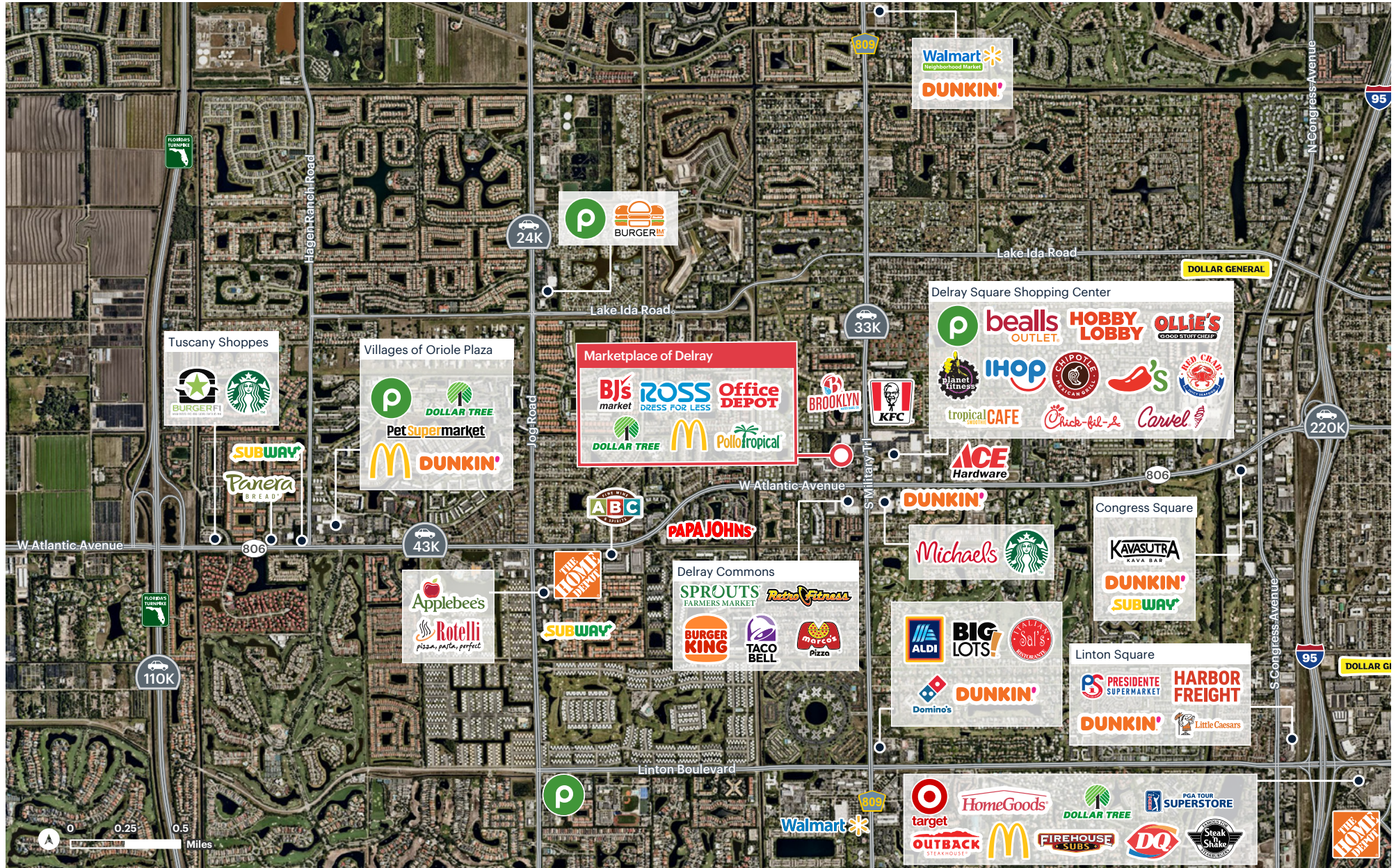
Site Plan



Suite	Tenant	Size
1	Nana Noodles and Sushi Bar	1,400
2	Palm Beach Grill Center	2,800
3	CORA Physical Therapy	2,800
4	Available	1,400
5	Pinch A Penny	2,800
6	Hard Exercise Works	6,611
7	Podiatrist	700
8	Furkids Pet Grooming	700
9	Any Lab Test Now	800
10	Angel's Eyes of Beauty	800
11	On Time Locksmith	765
12	Available	700
13	Available	1,800
14	H&R Block	1,350
15	Lindburgers	4,500
16	BJ's Market	53,065
17	Available Second Gen Restaurant	4,004
18	True Treasures Potential Availability	14,126
19	The UPS Store	1,600
20	Noire the Nail Bar	3,200
21	Bird Nest Tree Restaurant	2,400
22	Weight Watchers	1,600
23	GNC	1,600
24	Sally Beauty Supply	1,600
25	Phenix Salon Suites	5,465
26	American Hair Designers	1,200
27	Available	1,400
28	Edible Arrangements	1,050
29	Available	1,750
30	Available	2,100
31	Dollar Tree	12,000
32	Ross Dress for Less	27,625
33*	Office Depot	26,500
34*	Available	2,310
35*	Available	5,725
36	Lease Out	8,470
37	McDonald's	3,868
38	Wells Fargo	4,700
39	PNC Bank	3,850
40	MD Now Urgent Care	5,600
41	Pollo Tropical	3,419
42	Leased	3,047
43	Atlantic Family Dentistry	3,996
44	Wood & Fire Neapolitan Style Pizza	4,486

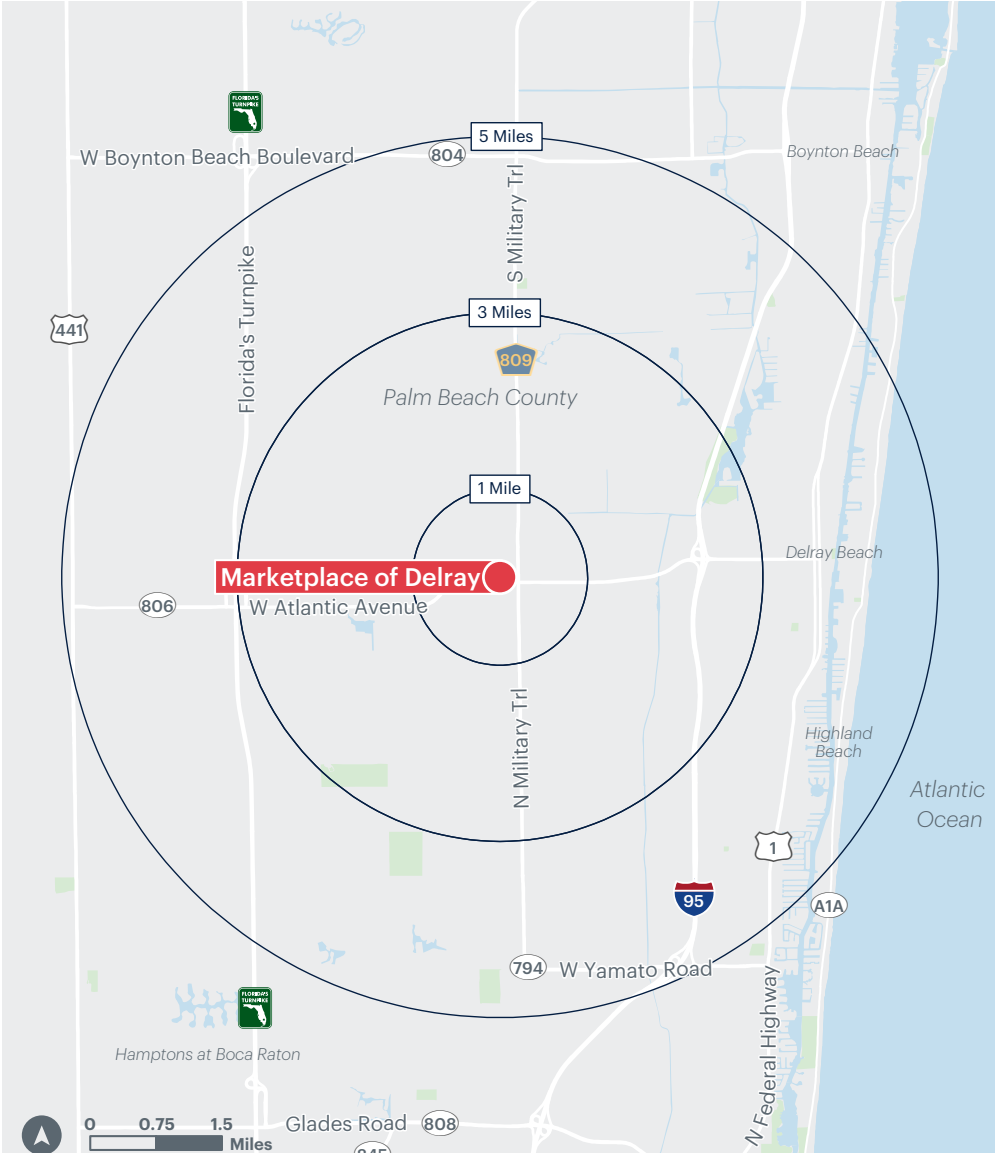
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Area Retail



Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	14,999	104,433	231,476
Total Households	7,486	54,163	113,769
Average Household Income	\$109,891	\$112,750	\$144,496
% Population with Bachelors +	42.16%	44.82%	50.56%
Daytime Population	13,958	99,310	264,462
Total Daytime Employees	5,725	36,150	129,782
Total Businesses	746	3,862	12,760