

Marketplace of Delray

RIPCO
RETAIL LEASING

Northwest corner of West Atlantic Avenue and South Military Trail.
Delray Beach, FL

For Lease



| 700 - 14,126 SF

Regional Shopping Center

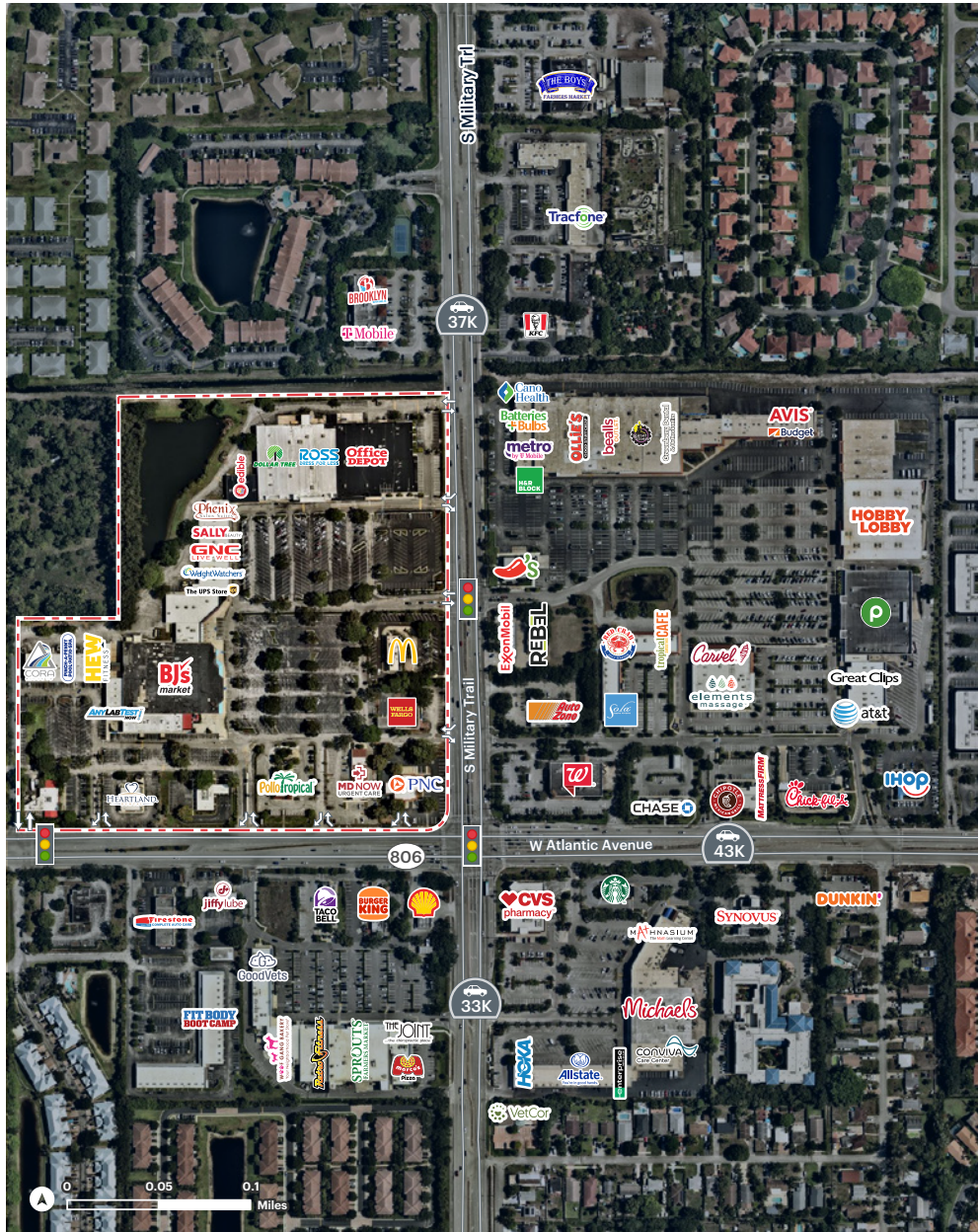
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Contact
Exclusive Agents

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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 | <p>Anchored by BJ's Market, Ross Dress for Less, Dollar Tree, and Office Depot</p> <p>Prime location at the northwest corner of Atlantic Avenue and Military Trail, one of Palm Beach County's busiest intersections</p> <p>Available space with excellent frontage on Military Trail, directly across from the newly redeveloped Publix</p> <p>Convenient access to major highways, including I-95 and the Turnpike Expressway</p> <p>Approximately 80% of residences within a 1-mile radius are year-round residents</p> <p>Five schools within walking distance of the shopping center</p> |

Site Plan

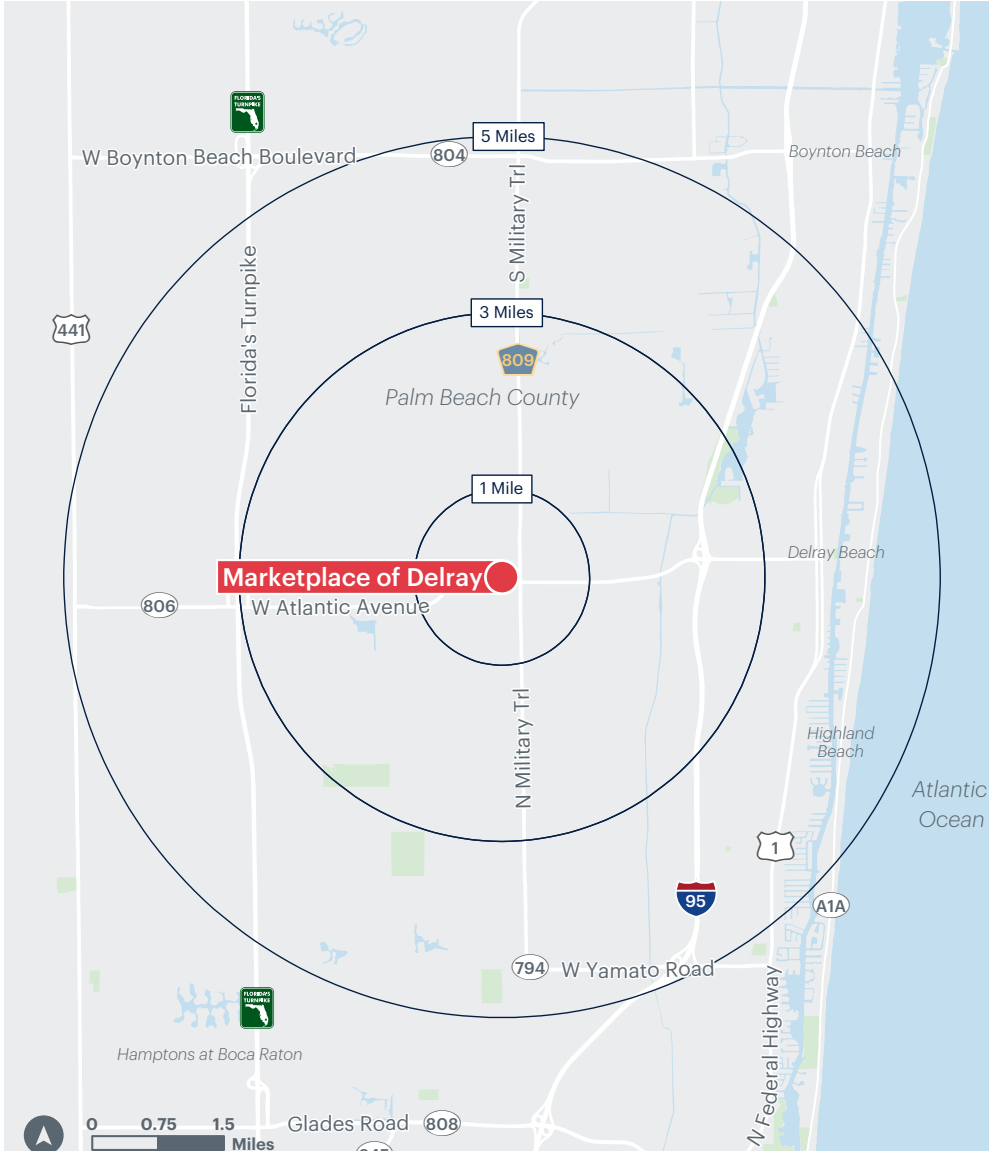


| Suite | Tenant | Size |
|------------|--|---------------|
| 1 | Nana Noodles and Sushi Bar | 1,400 |
| 2 | Palm Beach Grill Center | 2,800 |
| 3 | CORA Physical Therapy | 2,800 |
| 4 | Available | 1,400 |
| 5 | Pinch A Penny | 2,800 |
| 6 | Hard Exercise Works | 6,611 |
| 7 | Podiatrist | 700 |
| 8 | 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 |

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

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 |