

# **DELRAY OASIS PLAZA**

1201 N FEDERAL HWY | DELRAY BEACH, FL 33483
RETAIL/OFFICE AVAILABLE FOR LEASE

### **EXCLUSIVELY LISTED BY:**



GRANT STEINBERG
ASSOCIATE

**D** (561) 282-6246 M (561) 558-7695 grant.steinberg@matthews.com License No. SL3539035 (FL)



ROBERT GOLDBERG

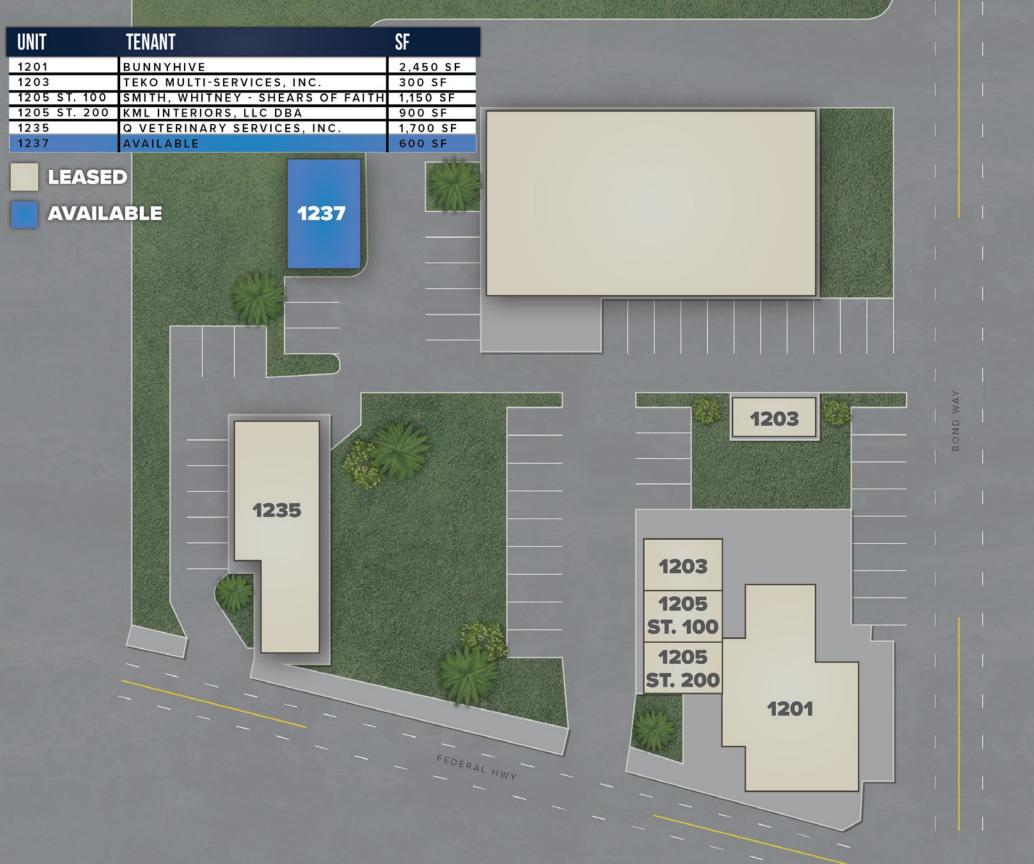
SENIOR ASSOCIATE

**D** (954) 237-4510 **M** (216) 470-1464 robert.goldberg@matthews.com Lic No. SAL.2018005194 (OH)

#### **BROKER OF RECORD**

KYLE MATTHEWS | LIC NO. CQ1066435 (FL)







## **PROPERTY HIGHLIGHTS**



Rare frontage on N Federal Hwy in Delray



Newly Constructed Business Park



Brand New Flooring, Bathroom & HVAC's



Across the street from the popular new miniature golf park Pop Stroke



Move in Ready for Professional Services tenant or private office

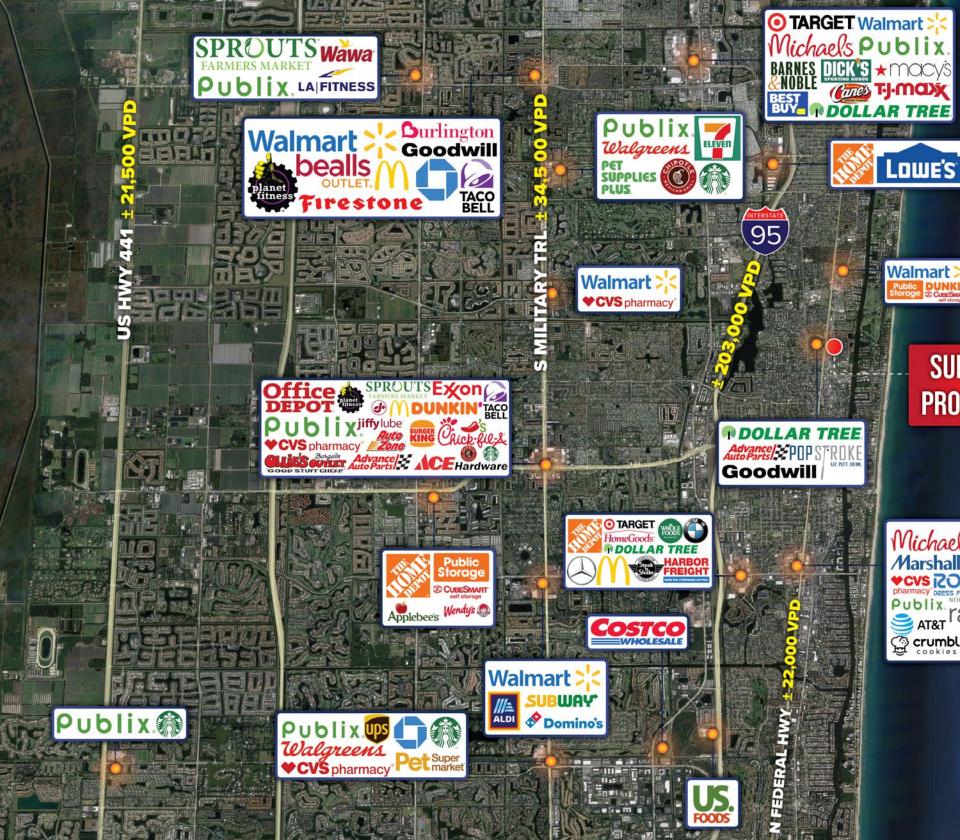


Average Income within 1 mile \$136,923









**SUBJECT PROPERTY** 

DUNKIN'



# DELRAY BEACH, FL

Delray Beach is one of the most pristine resort destinations in Florida. Its diverse, vibrant community is situated on the Atlantic Ocean between West Palm Beach and Boca Raton. Residents of Delray Beach are proud of the city's art, culture, and history. Delray Beach offers locals and visitors a small, tight-knit town with big-city luxuries. Golf courses, country clubs, and public parks are widespread in the area, such as Delray Beach Golf Club, Atlantic Dunes Park, and Lake Ida East Park. The School District of Palm Beach County offers highly-rated schools to the residential youth of Delray Beach.

Downtown Delray Beach is known for its family-friendly festivals and overall wholesome atmosphere. The Delray Beach Garlic Fest is a local favorite festival, as well as the famous lighting of the 100-foot tree during Christmas time. Atlantic Avenue is where people will find all of the major shopping and dining options. This charming streetscape has upscale shops, fine dining, and nightly entertainment.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2023 Population	7,818	69,987	185,917
2028 Population Projection	7,806	70,758	188,236
2010 Population	7,387	60,935	160,291
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2023 Households	3,567	30,945	87,625
2028 Household Projection	3,562	31,276	88,668
2010 Households	3,373	27,049	75,997
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$137,199	\$105,366	\$92,886



