



±600 SF  
SPACE AVAILABLE

# DELRAY OASIS PLAZA

1201 N FEDERAL HWY | DELRAY BEACH, FL 33483

RETAIL/OFFICE AVAILABLE FOR LEASE

EXCLUSIVELY LISTED BY:



**GRANT STEINBERG**

ASSOCIATE

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**BROKER OF RECORD**

KYLE MATTHEWS | LIC NO. CQ1066435 (FL)





UNIT	TENANT	SF
1201	BUNNYHIVE	2,450 SF
1203	TEKO MULTI-SERVICES, INC.	300 SF
1205 ST. 100	SMITH, WHITNEY - SHEARS OF FAITH	1,150 SF
1205 ST. 200	KML INTERIORS, LLC DBA	900 SF
1235	Q VETERINARY SERVICES, INC.	1,700 SF
1237	AVAILABLE	600 SF

 **LEASED**  
 **AVAILABLE**



BOND WAY

FEDERAL HWY

# 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





US HWY 441 ± 21,500 VPD

S MILITARY TRL ± 34,500 VPD

± 203,000 VPD

N FEDERAL HWY ± 22,000 VPD

SPROUTS FARMERS MARKET Wawa  
Publix. LA FITNESS

TARGET Walmart  
Michaels Publix.  
BARNES & NOBLE DICK'S SPORTING GOODS macy's  
BEST BUY Cane's TJ-maxx  
DOLLAR TREE

Walmart Burlington  
bealls Goodwill  
planet fitness OUTLET. McDonald's  
Firestone TACO BELL

Publix Walgreens 7 ELEVEN  
PET SUPPLIES PLUS CHIPOTLE STARBUCKS

THE HOME DEPOT LOWE'S

Walmart  
CVS pharmacy

Walmart  
Public Storage DUNKIN' CUBESMART self storage

SUBJECT PROPERTY

Office DEPOT planet fitness SPROUTS FARMERS MARKET Exxon TACO BELL  
Publix jiffy lube McDonald's DUNKIN' BURGER KING Chick-fil-  
CVS pharmacy Auto Zone ACE Hardware  
OLLIE'S Bargain OUTLET Advance Auto Parts

DOLLAR TREE  
Advance Auto Parts POP STROKE  
Goodwill

THE HOME DEPOT Public Storage  
CUBESMART self storage  
Applebee's Wendy's

THE HOME DEPOT TARGET WHOLE FOODS  
HomeGoods DOLLAR TREE  
McDonald's HARBOR FREIGHT

Michaels TJ-maxx tropical CAFE  
Marshalls WELLS FARGO  
CVS pharmacy ROSS FARGO  
Publix DRESS FOR LESS TRADER NORDSTROM  
AT&T rack JOE'S CHASE  
crumbl cookies DUNKIN' Chick-fil-  
AT

COSTCO WHOLESALE

Walmart  
ALDI SUBWAY Domino's

Publix STARBUCKS

Publix UPS Starbucks  
Walgreens Pet Super market  
CVS pharmacy

US FOODS

# 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



OFFERING MEMORANDUM

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This Leasing Package contains select information pertaining to the business and affairs of 1319 N Federal Hwy, Delray Beach, FL 33483 ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner, Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.