

FOR LEASE

BOCA RAY PLAZA

4900 LINTON BLVD., DELRAY BEACH, FL 33445



PROPERTY DESCRIPTION

Highly trafficked neighborhood strip center serving densely populated residential communities.

PROPERTY HIGHLIGHTS

- Prime retail/office center situated at the corner of Linton Blvd and North Military Trail, offering excellent frontage and accessibility
- Substantial on-site parking that supports high traffic and convenience for visitors and tenants
- Join Poppies Restaurant, Wendy's, 7-11 and more
- Boca Ray Plaza has about 40,500 cars passing daily
- Located in Central Delray Beach close to major amenities

OFFERING SUMMARY

Lease Rate: Negotiable

Building Size: 63,063 SF

DEMOGRAPHICS	3 MILES	5 MILES
Population	98,912	208,387
Avg HH Income	\$56,881	\$68,152
Median Age	62.3	61.1

BRYAN COHEN

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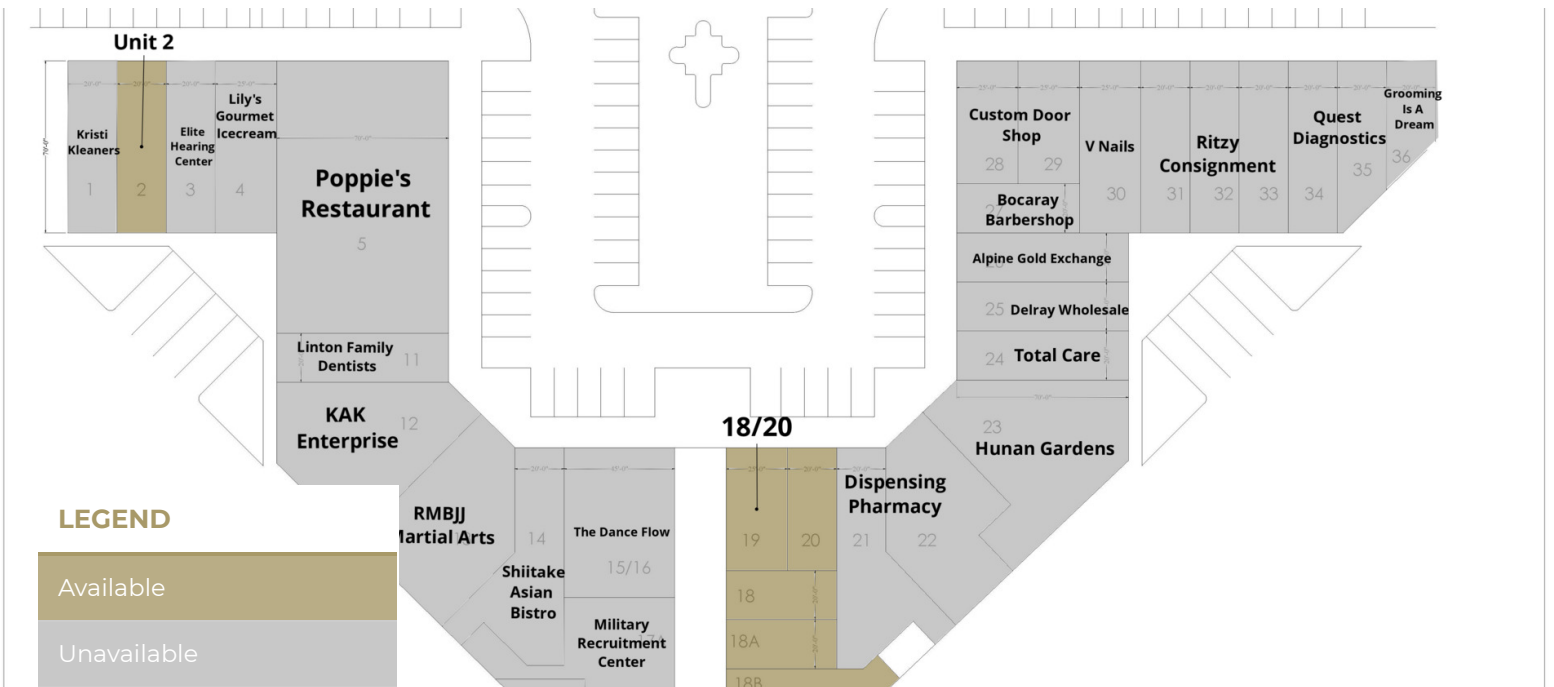
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LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type: NNN

Total Space: 900 - 1,900 SF

Lease Term: Negotiable

Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
18C	Available	1,240 SF	NNN	Negotiable
Unit 2	Available	1,400 SF	NNN	Negotiable
18B	Available	1,010 SF	NNN	Negotiable
18A	Available	900 SF	NNN	Negotiable
19	Available	1,250 SF	NNN	Negotiable

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SUITE	TENANT	SIZE	TYPE	RATE
18/20	Available	1,900 SF	NNN	Negotiable

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SUITE	TENANT NAME	SIZE SF
1	Kristi Kleaners	1,400 SF
2	AVAILABLE	1,400 SF
3	Elite Hearing Center of AM	1,400 SF
4	Lily's Gourmet Ice Cream LLC	1,400 SF
5	Poppie's Restaurant	7,700 SF
11	Linton Family Dentists LLC	1,910 SF
12	KAK Enterprise INC	2,792 SF
13	RMBJJ Martial Arts	3,073 SF
14	Shiitake Asian Bistro	2,045 SF
15/16	The Dance Flow	2,720 SF
17a	Military Recruitment Center	2,150 SF
17c/d	Kristi Kleaners	1,526 SF
18c	AVAILABLE	1,240 SF
18b	AVAILABLE	1,010 SF
18a	AVAILABLE	900 SF
19	AVAILABLE	1,250 SF
18/20	AVAILABLE	1,900 SF
21/22	Dispensing Pharmacy	4,745 SF
23	Hunan Gardens	3,620 SF
24	Total Care	1,400 SF

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SUITE	TENANT NAME	SIZE SF
25	Delray Wholesale	1,400 SF
26	Alpine Gold Exchange	1,400 SF
27	Bocaray Barber Shop	970 SF
28/29	Custom Door Shop INC	2,300 SF
30	V Nails of West Delray	1,950 SF
31/32/33	Ritzy Consignment	4,200 SF
34/35	Quest Diagnostics Clinical Lab INC	2,680 SF
36	Grooming Is aADream	880 SF
TOTALS		61,361 SF
AVERAGES		2,191 SF

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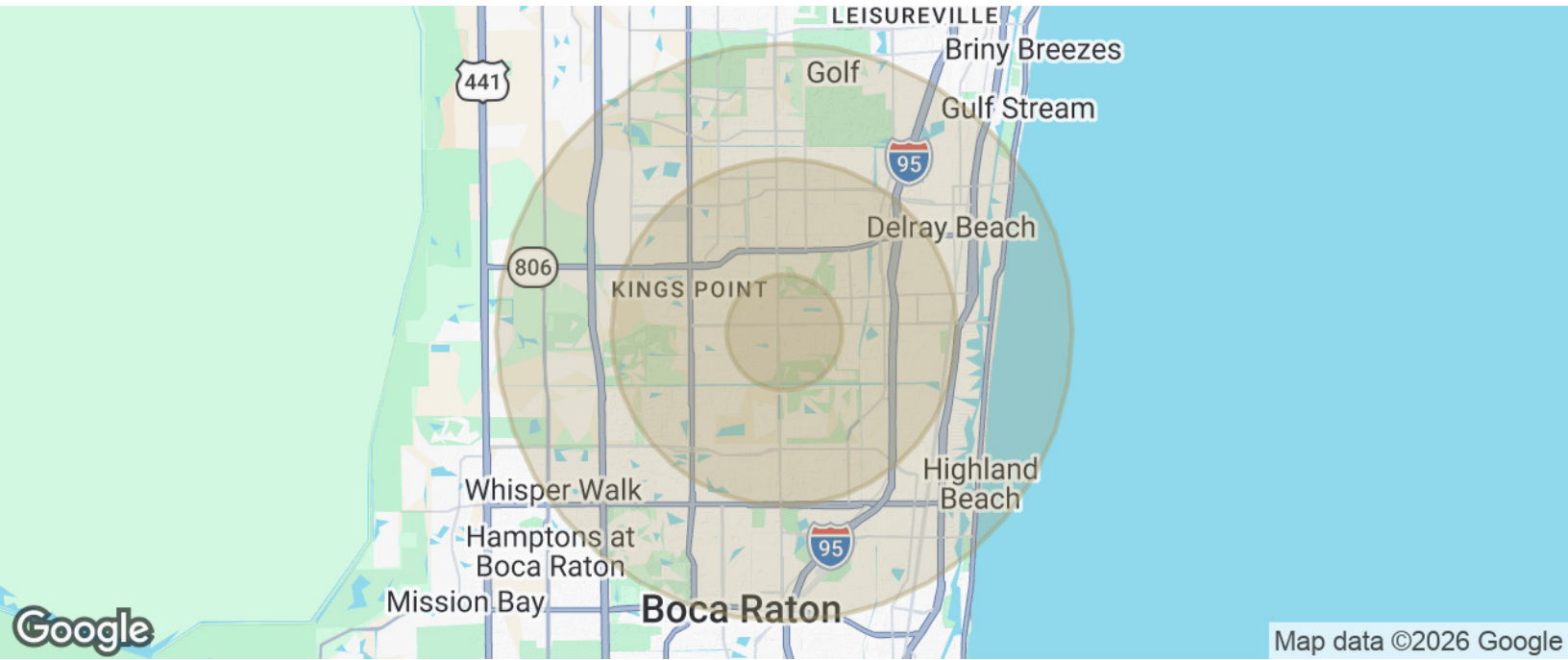
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,615	98,279	217,170
Average Age	55	54	54
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,540	49,450	104,609
# of Persons per HH	1.9	2	2.1
Average HH Income	\$102,217	\$105,519	\$125,589
Average House Value	\$475,502	\$452,328	\$578,808

Demographics data derived from AlphaMap

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