

FOR LEASE



Newly Renovated Freestanding Retail Building

High-Exposure, Vanilla Shell Condition

±800 SF - ±2,436 SF Available | ±50,000 Vehicles Per Day



4561 W Atlantic Avenue | Delray Beach, FL 33445

Exclusively Listed By:



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Property Summary



Robertson Commercial Realty Advisors is pleased to offer the freestanding retail property on .48 acres located at 4561 W Atlantic Avenue.

Positioned along a high-traffic stretch of West Atlantic Avenue, this is a partially built-out vanilla shell single or multi-tenant freestanding building recently 100% renovated. Rare stand alone retail building offering exceptional visibility, ample parking, easy access, and consistent daily exposure to both commuter and neighborhood traffic. The property benefits from strong vehicle counts and prominent frontage making it an ideal location for retailers seeking brand presence and steady customer flow.

Surrounded by dense residential neighborhoods and established commercial uses, the site provides a built-in customer base and strong demand throughout the day. The single or multi-tenant configuration allows for signage opportunities, operational flexibility, and an efficient layout well-suited for convenience, food, or service-oriented users looking to capitalize on drive-by and neighborhood traffic.

The building is currently ±2,436 SF.



OPEN FLOORPLAN
READY TO DIVIDE



12' TO 13.5' FINISHED CEILING
NEW LIGHTING

Property Details



ASKING LEASE RATE

Call for Pricing

 DRIVE-THRU Potential Drive Thru	 ASK ABOUT Full Building Lease Availability	 SPACE CONFIGURATION Inline or End Cap Availability
 CURRENT BUILDING SIZE ±2,436 SF	 LOT SIZE ±0.48 Acres	 RENOVATED 2026
 PARKING Ample	 ZONING GC (General Commercial)	 AIR CONDITIONING 100%

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Location Map



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Aerial



Zoning & Permitted Uses



GC- General Commercial (Delray Beach)

Retail & Sales

- Apparel & accessory retail sales
- Art merchandising studios
- Art & drafting supply stores
- Book & stationery stores
- Candy, nut & confectionery stores
- Commercial machine sales
- Department stores (major)
- Delicatessens
- Flower shops & florists
- Food & beverage uses (excluding alcohol sales unless otherwise listed)
- Food stores (excluding alcohol sales)
- Food stores / supermarkets over 10,000 SF
- Gift, novelty & souvenir shops
- Hardware, paint, glass & wallpaper stores
- Home improvement showrooms
- Jewelry stores
- News & magazine shops
- Nursery retail (sales of plant materials grown off-site)
- Office & related uses (including business services)
- Office support retail (under 20% GSF)
- Pawn shops
- Pharmacy & drug stores
- Photographic services
- Produce markets
- Retail bakeries
- Retail businesses (general)
- Sandwich shops & snack bars
- Swimming pool sales
- Tax return preparation services
- Tobacco shops
- Watch & shoe repair establishments

Restaurants & Food

- Restaurants serving the general public (no drive-thru)
- Restaurants serving limited clientele (private clubs/lodges)
- Sandwich shops
- Delicatessen
- Food-related retail

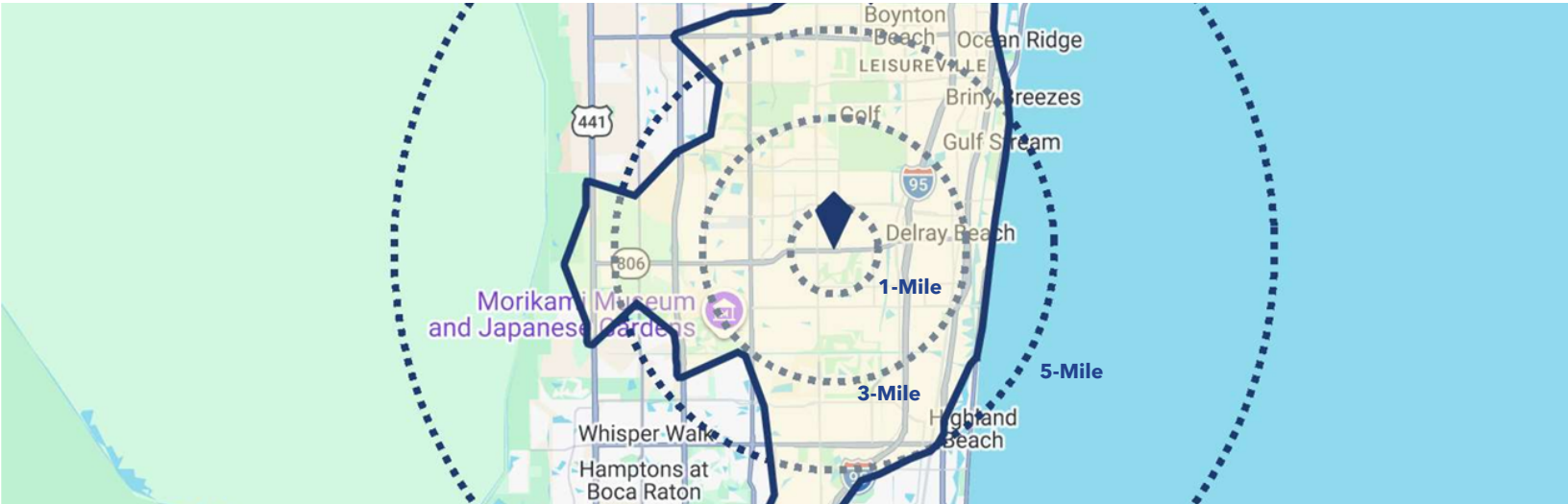
Professional, Service & Other

- Professional & Executive Offices
- Medical & Healthcare Offices
- Real Estate & Business Offices
- Financial Institutions & Banks
- Radio & Media Studios
- Research & Development (Non-Industrial)
- Travel Agencies
- Interior Design Studios
- Barber & Beauty Salons
- Spa & Personal Care Services
- Fitness, Yoga & Martial Arts Studios
- Music & Dance Studios
- Pet Grooming (No Kennels)
- Community & Civic Facilities
- Government & Public Service Facilities
- Parks & Public Safety Facilities

Property Highlights

- High-Exposure Freestanding Neighborhood Retail along a major east-west arterial
- Strong Daily Traffic Counts supporting retail sales and visibility
- Single or Multi-Tenant Configuration with clear branding and signage potential
- Ample On-Site Parking for customer convenience
- Dense Surrounding Residential Base providing consistent demand
- Established Neighborhood Retail Location with limited nearby neighborhood retail

Demographics



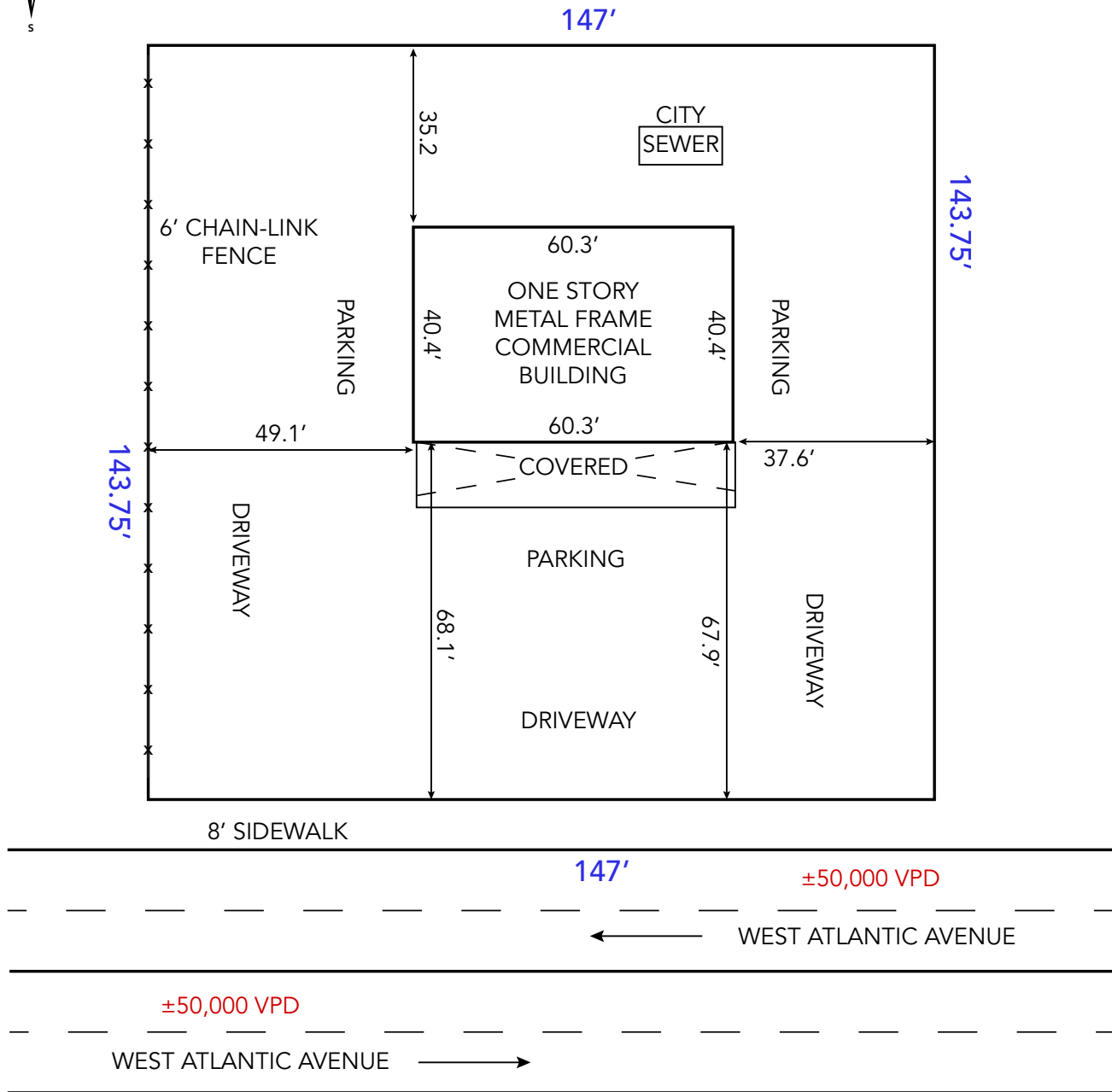
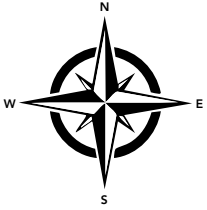
POPULATION				HOUSEHOLDS			
	1 Mile	3 Mile	5 Miles		1 Mile	3 Mile	5 Miles
2029 Projection	12,732	122,222	249,141	2029 Projection	5,990	61,767	122,286
2024 Population	12,200	116,352	236,715	2024 Population	5,755	58,743	116,304
2020 Population	11,677	106,352	215,543	2020 Population	5,596	53,783	106,532

AVERAGE HOUSEHOLD INCOME		
1 Mile	3 Mile	5 Miles
\$89,408	\$83,105	\$100,250

SURVEY

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