

Lease

The Shoppes at Latitude

3100 S Federal Hwy Delray Beach, FL 33483



PROPERTY DESCRIPTION

Discover a well-maintained two-story mixed-use building ideally positioned on Lindell Boulevard, just off Federal Highway. This vibrant location offers unmatched visibility and convenience, surrounded by retail, dining, banking, and grocery options. Built in 2008, the property features modern design with ample parking and lush landscaping, creating a professional yet welcoming environment. With turnkey office suites available, this space is perfect for businesses seeking a prime address in a thriving commercial corridor.

property highlights

- Nicely maintained property with retail on the first floor and professional offices on the second floor
- Two Second Floor Turnkey Offices Suites Available
- Near Downtown Delray & Walking Distance to Retail/Fooderies Plenty of parking, great tenant mix, impact glass

Suite H 950 sf X \$33++/sf = \$31,350/year

OFFERING SUMMARY

Monthly Rent:	\$2,613
Space:	2nd Floor, Ste H
Available SF:	950 SF
Rental Rate:	\$23.50/SF/YR
Year Built	2008
Building Size:	26,540 SF
Service Type:	Triple Net (NNN)
Available Date:	August 15, 2026

M J Ridenour
(954) 646-1775

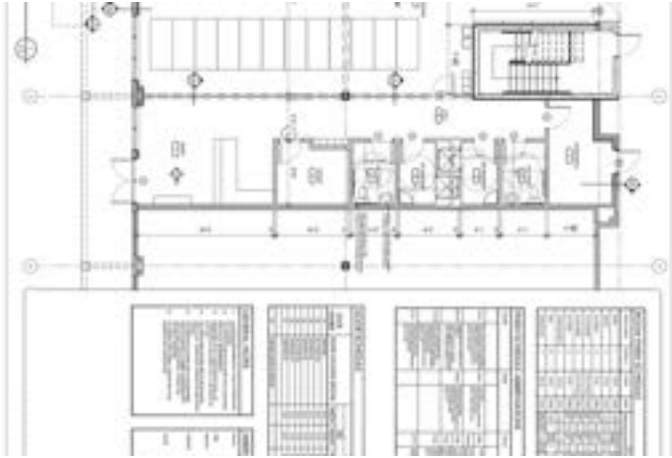


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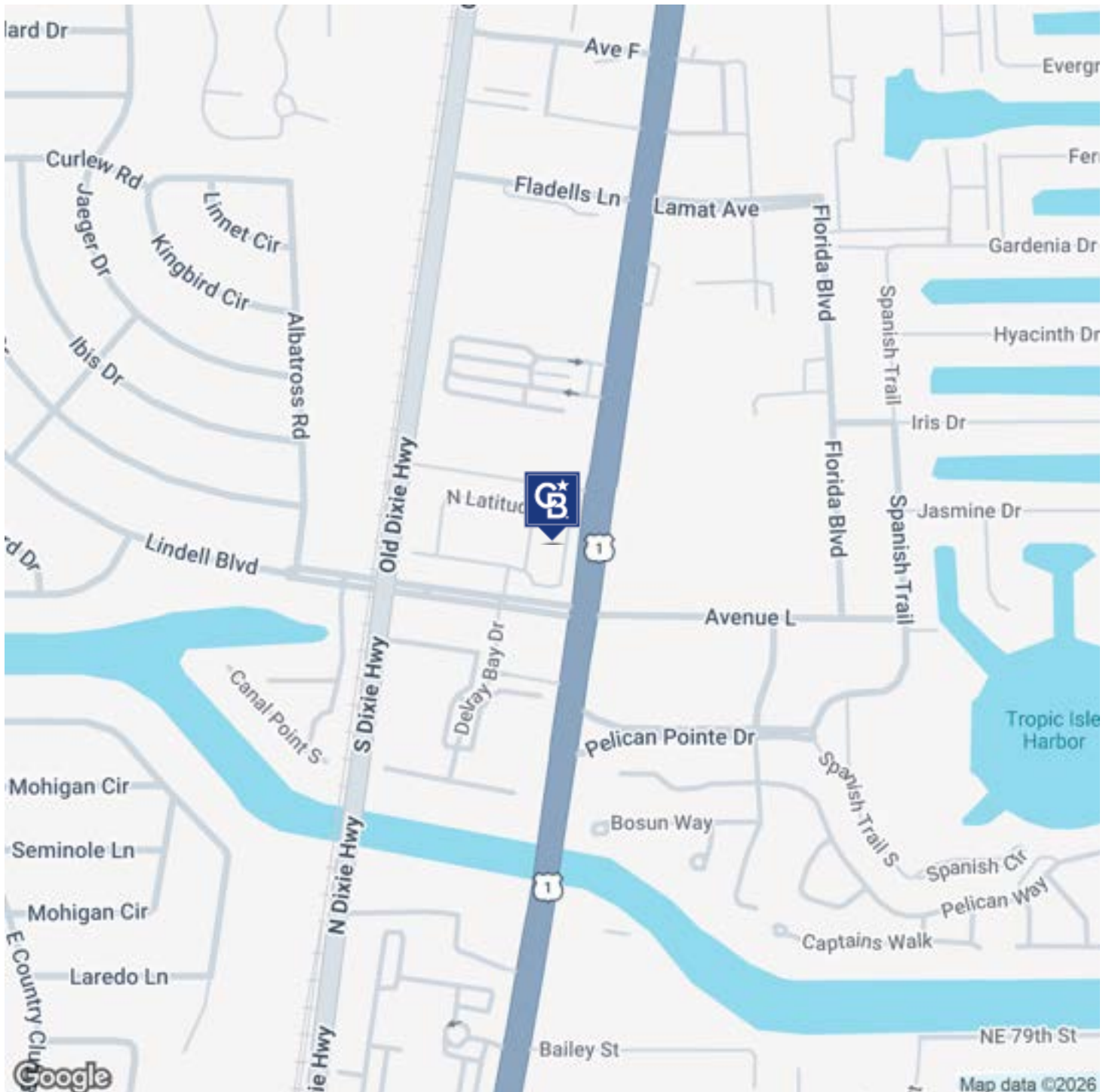


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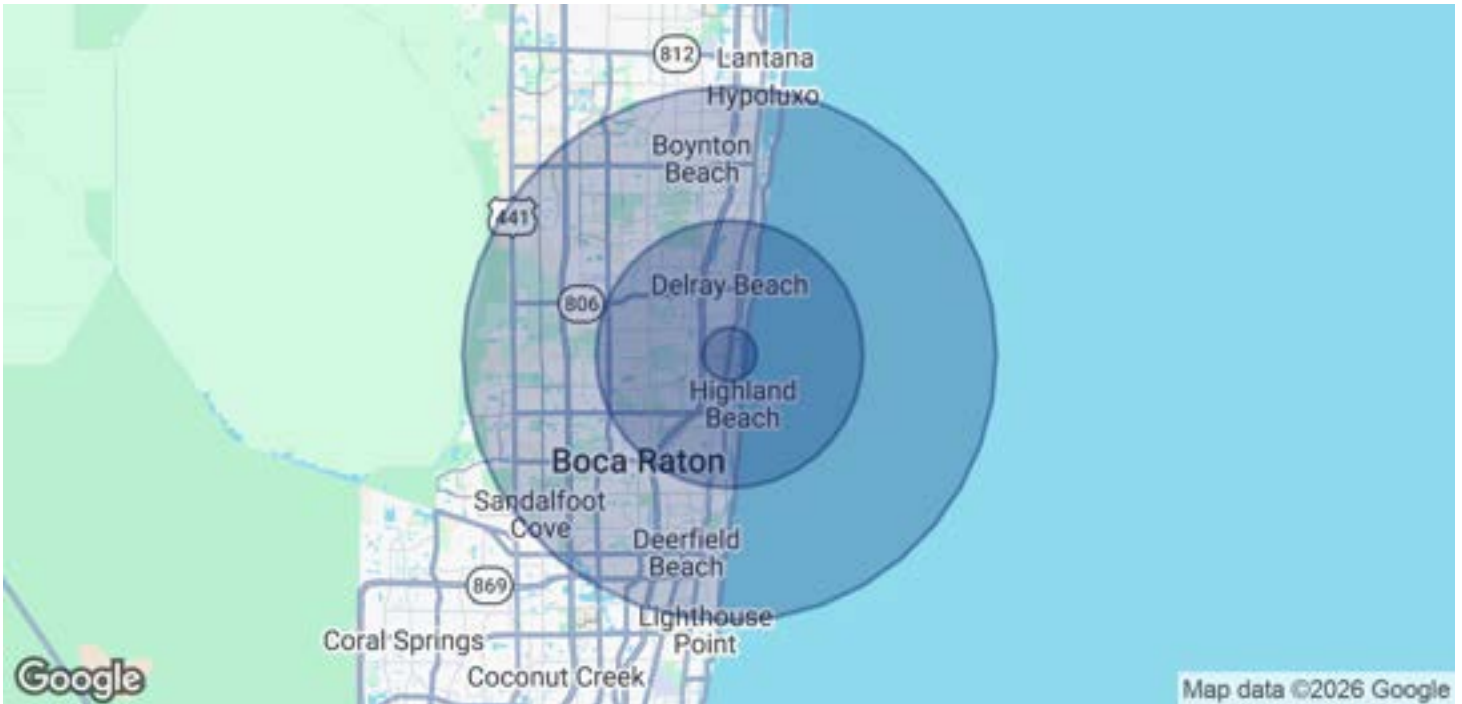


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,379	159,456	572,599
Average Age	50.8	50.6	50.1
Average Age (Male)	52.4	49.9	49.4
Average Age (Female)	50.4	51	50.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,417	88,077	309,051
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$95,115	\$86,814	\$80,561
Average House Value	\$474,169	\$391,850	\$360,532

2020 American Community Survey (ACS)

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