DELRAY SQUARE II

14530 - 14610 S. Military Trail | Delray Beach, FL



BEAUTIFUL 7,347 SF 2ND GENERATION MEDICAL SPACE AVAILABLE

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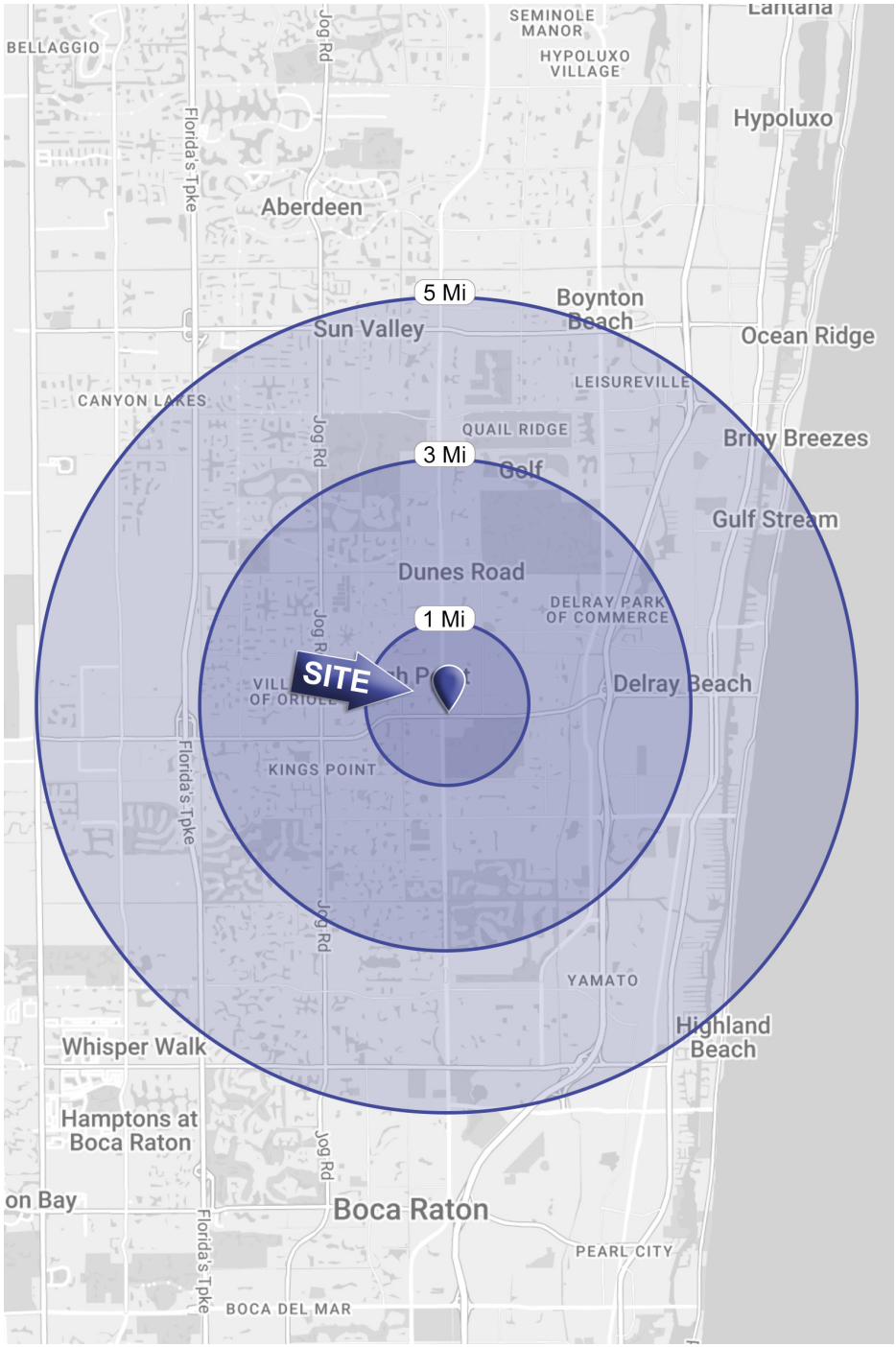
HIGHLIGHTS

- Join Bealls, Planet Fitness, Ollie's Bargain Outlet and Other National Retailers.
- +1,391 SF 2nd Gen Restaurant Space Coming available.
- +4,738 SF available.
- +7,347 SF 2nd generation medical/office space available.
- 2 miles driving distance to I-95 and 3.38 miles distance to FL Turnpike.
- Located in a prime retail area at the northeast corner of Atlantic Avenue and Military Trail.
- This property is situated at a signalized intersection.
- Total Traffic Count: 81,000 VPD
- The intersection is currently undergoing redevelopment on two corners, attracting both national and regional tenants to the area.

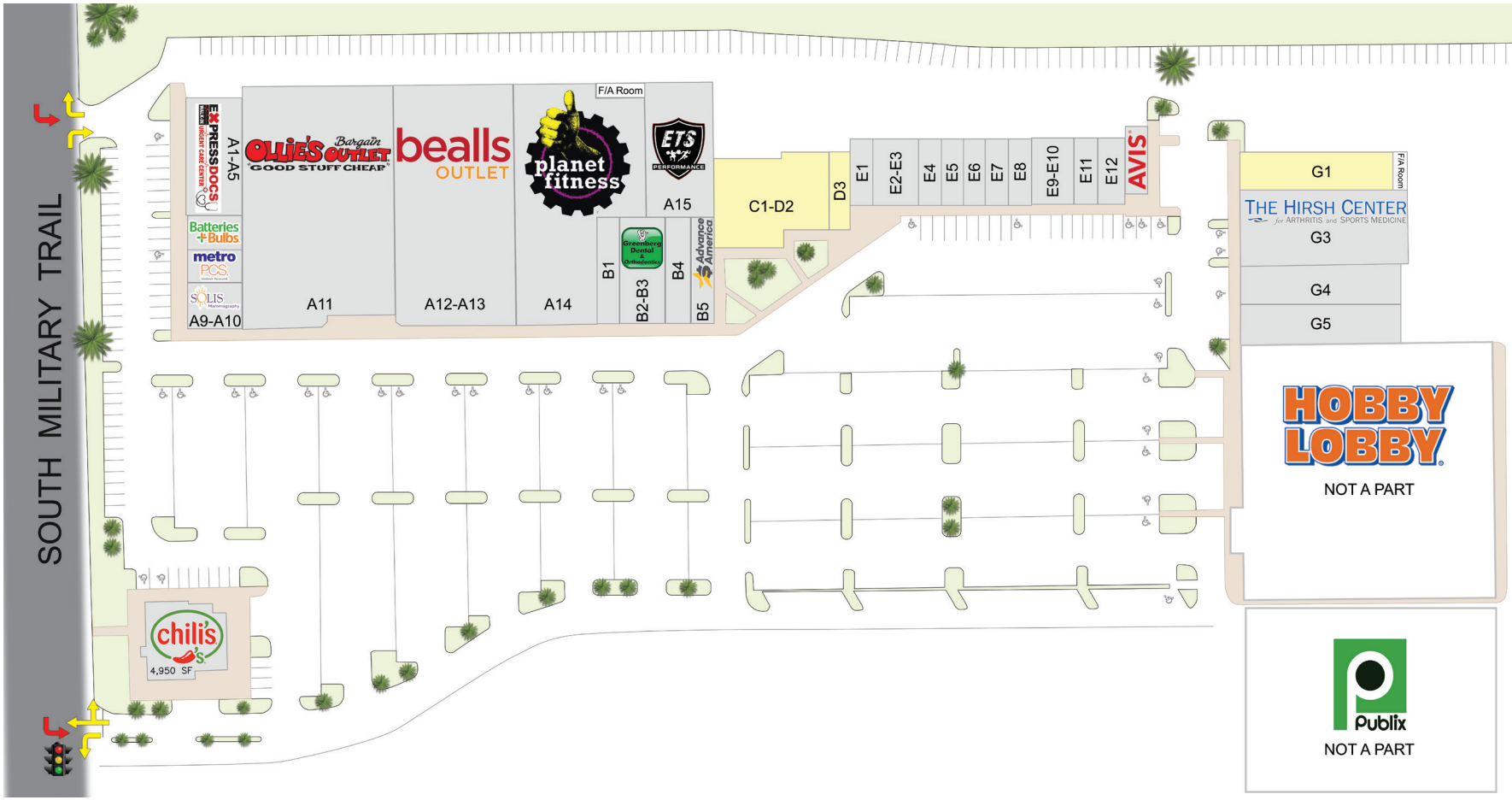
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	14,856	108,091	233,066
Households	6,894	54,148	113,645
Employees	6,722	59,951	185,037
Avg. Household Income	$95,792	$94,608	$115,603

	5 Minute	10 Minute	15 Minute
Population	7,334	86,746	252,722
Households	3,136	43,200	119,917
Employees	4,709	50,623	210,075
Avg. Household Income	$98,890	$91,698	$110,641

TRAFFIC COUNTS	
Atlantic Avenue	43,500 VPD
Military Trail	37,500 VPD



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Bay	Tenant	SF
A1-A5	Express Docs	5,250
A6-A7	Batteries Plus	1,550
A8	Metro by TMobile	1,451
A9-A10	Solis Mammography	2,049
A11	Ollie's Bargain Outlet	29,220
A12-A13	Beall's	22,646
A14	Planet Fitness	19,715
A15	ETS performance.	5,544
B1	Hotworx	2,000
B2-B3	Greenberg Dental	2,870

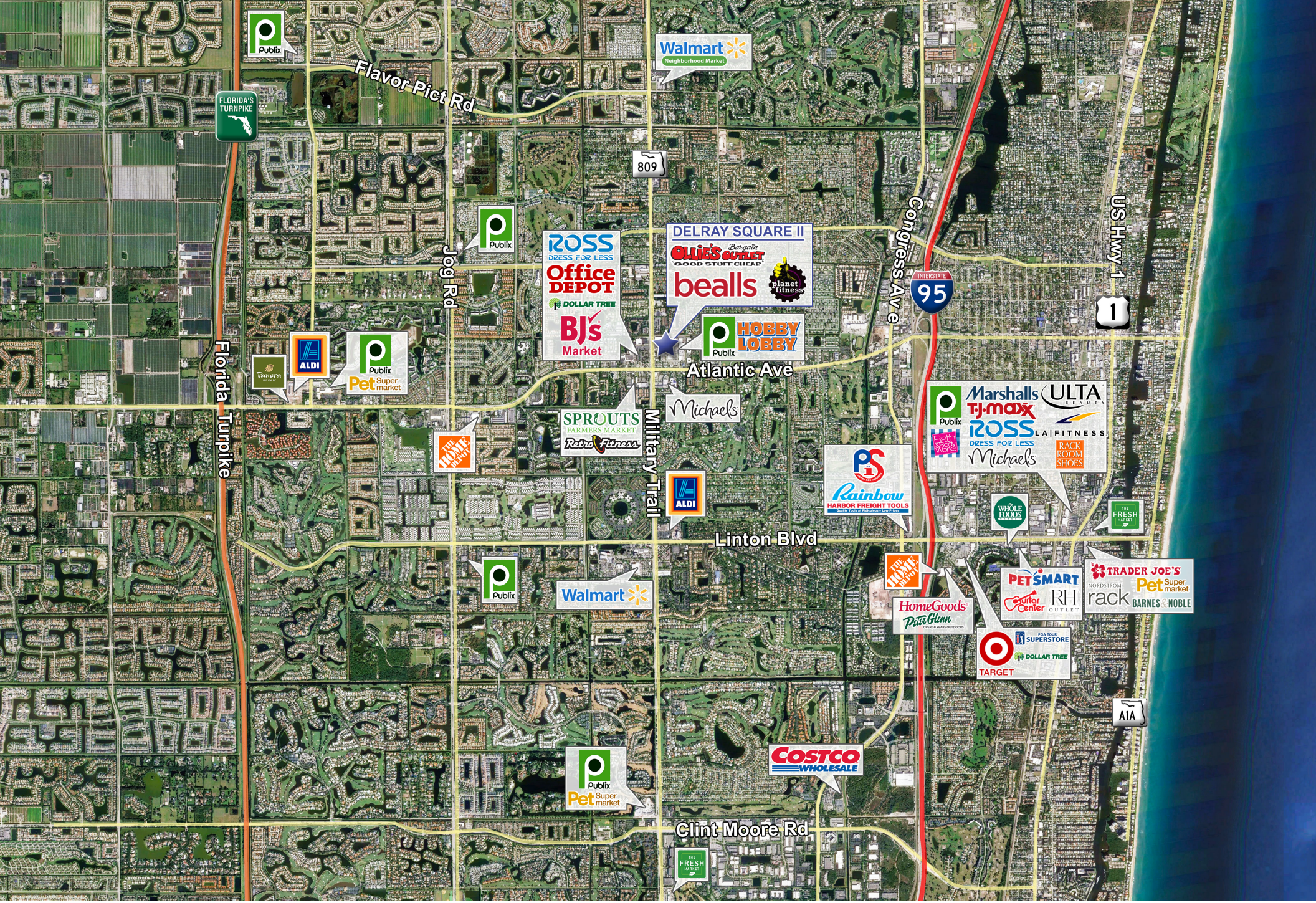
Bay	Tenant	SF
B4	My Bodyworx Chiropractic	2,710
B5	Advance America	1,900
C1-D2	Available	7,347
D3	Coming Available 2nd Gen Restaurant	1,391
E1	MZA Optics	1,200
E2-E3	Healthy Partners Primary Care	2,400
E4	Teriyaki Express	1,200
E5	Delray Indoor Golf Center	1,200
E6	TQ Healthy Spa	1,200
E7	The Study Lounge	1,200

Bay	Tenant	SF
E8	Realty One Group Innovation	1,200
E9-E10	MRS Sports Medicine	2,428
E11	L.A. Nails	1,200
E12	Windsor Imaging	1,500
F1	AVIS Car Rental	1,200
G1	Available	4,738
G3	Hirsh Center for Arthritis & Sports Medicine	10,000
G4	Peak Veterinary Surgery	4,885
G5	Cardona's Academy of Martial Arts	5,128
OP	Chili's Grill & Bar	4,950



DELRAY SQUARE II | CENTER AERIAL

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