

# DELRAY MARKETPLACE

DELRAY BEACH, FL



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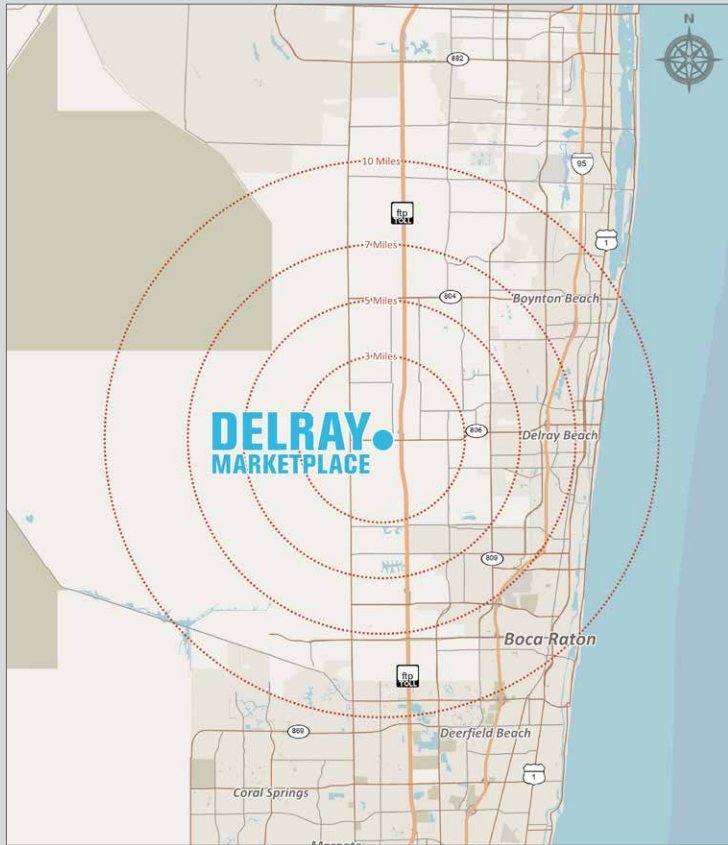
Delray Marketplace is an entertainment-oriented lifestyle center featuring a main street layout that incorporates street-front retail shops and restaurants with convenient parking throughout. It also includes an outdoor amphitheater that hosts music, performances, and family-friendly events weekly.

A mainstay of the affluent Delray community, Delray Marketplace's premier retailers, acclaimed restaurants, and inviting layout lead to long, enjoyable visits from a consistent and engaged customer base.

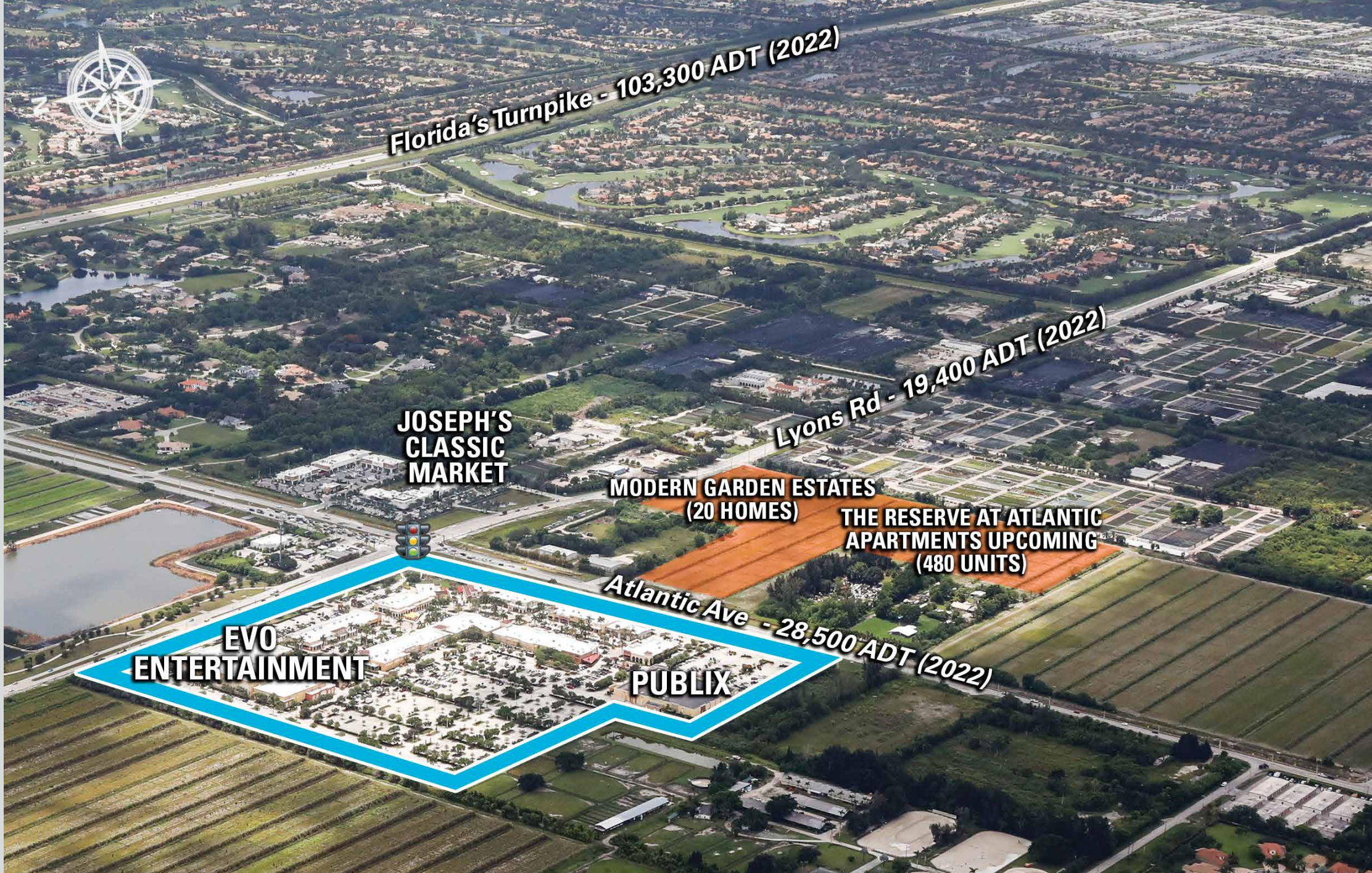
In 2023, Delray Marketplace began a \$2.6 million renovation to upgrade key center elements and provide an enhanced visitor experience.



# LOCATION



14851 Lyons Road  
Delray Beach, FL 33446



## PREMIUM ACCESS & VISIBILITY

Delray Marketplace is located on the newly improved 4-lane Atlantic Avenue, between the Florida Turnpike interchange and US Hwy 441, with four (4) main entrance points into the lifestyle center off Atlantic Ave. and Lyons Road.

## 2.4 MILLION TRIPS

There were **2.4 million** trips made to Delray Marketplace in 2023. Nearly **55%** of all trips to the center were taken by people that live **<7 miles** from the center.

Over 849K trips were taken on the weekends in 2023 at Delray Marketplace.

SOURCE: PLACER.AI



# INBOUND POPULATION SURGE

Delray Marketplace is located in a thriving community of luxury homes and wealthy families that is experiencing rapid inbound growth from Miami and Broward County.



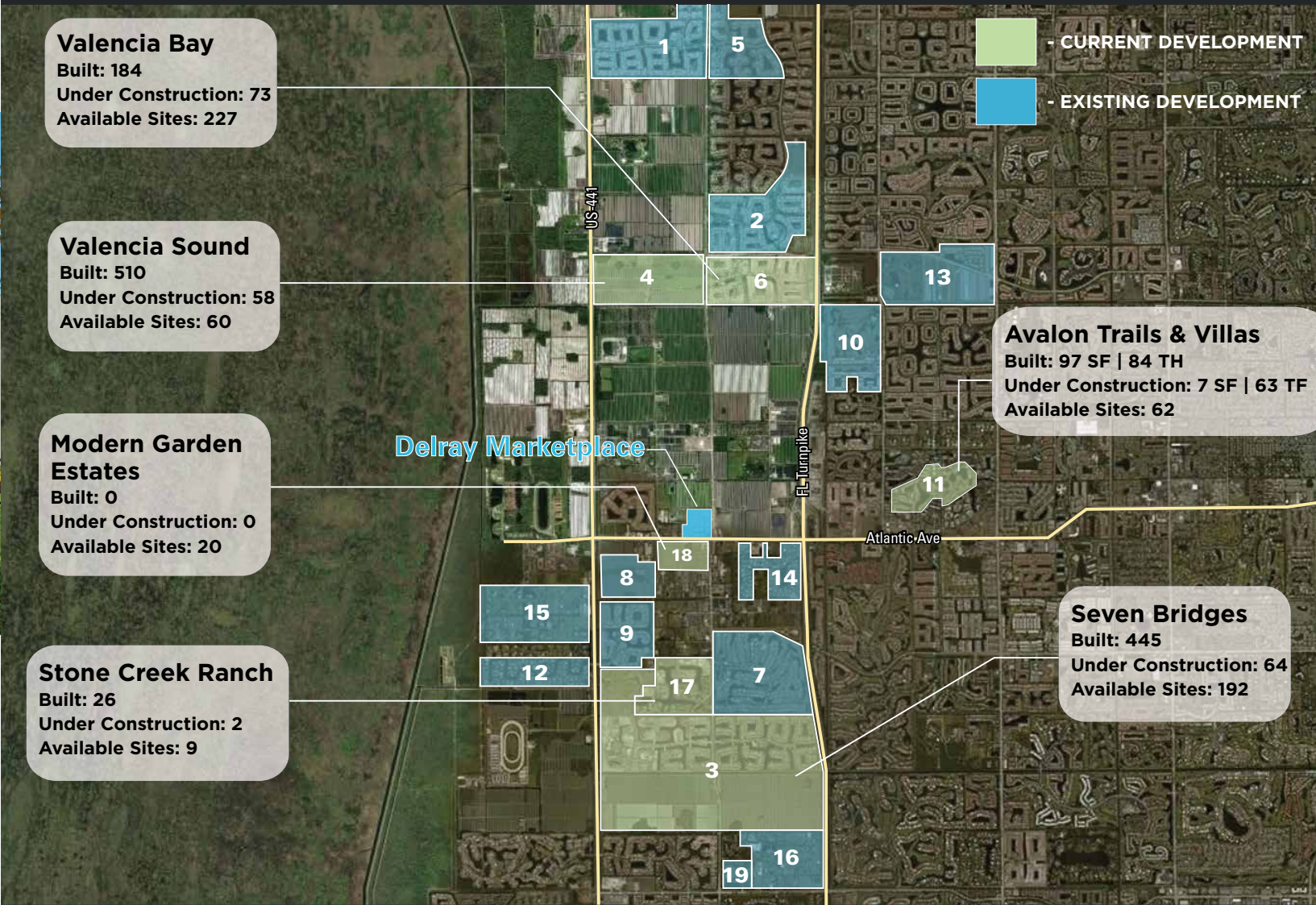
## AVG HOUSEHOLD INCOME

1-mile	\$234,574
3-mile	\$126,608
5-mile	\$112,901

## AVG HOME VALUES

1-mile	\$1.50M
3-mile	\$764K
5-mile	\$656K

# MANY RESIDENTIAL PROJECTS DEVELOPING IN THE AREA



1. Valencia Reserve | 1000 Homes

2. Valencia Cove | 823 Homes

3. Seven Bridges | 701 Homes

4. Valencia Sound | 628 Homes

5. Canyon Lakes | 500 Homes

6. Valencia Bay | 484 Homes

7. Mizner Country Club | 471 Homes

8. Dakota Delray | 387 Homes

9. Saturnia Isles | 356 Homes

10. Polo Trace II | 320 Homes
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11. Avalon Trails & Villas | 313 Homes

12. Rio Poco | 175 Homes

13. Green Cay Village | 110 Townhomes

14. Delray Lakes Est. | Approx. 75 Homes

15. Tierra Del Rey | Approx. 46 Homes

16. Horseshoe Acres | 41 Homes

17. Stone Creek Ranch | 37 Homes

18. Modern Garden Estates | 20 Estates

19. Le Rivage | 18 Homes



KEY TENANTS

Publix®

VERSONA

EVO



SOMA

EST. 2012  
BURT & MAX'S  
BAR AND GRILLE

ANN TAYLOR  
LOFT



IT'S SUGAR

Orangetheory  
FITNESS

menchie's  
frozen yogurt



chico's

WHITE  
HOUSE | BLACK  
MARKET

CLUB  
CHAMPION  
Better fit...Lower scores





## A VIBRANT SHOPPING EXPERIENCE

Delray Marketplace offers an exclusive mix of unique shops, galleries, services, and even grocery to meet a wide spectrum of shopper needs.









A THRIVING SOCIAL SCENE

When the sun sets, Delray Marketplace offers the most sought after restaurants in the area. The unique layout of the center generates a one-of-a-kind ambiance and social setting.





# DELRAY MARKETPLACE DEMOGRAPHICS

	1-MILE	3-MILE	7-MILE
 POPULATION	3,237	39,518	270,369
 MEDIAN AGE	46	67	59
 AVG HH INCOME	\$234,574	\$126,608	\$109,985
 HOUSEHOLDS	1,119	20,142	126,772
 BACHELORS DEGREE OR HIGHER	59%	50%	47%

2023, DEMOGRAPHIC SOURCE: SYNERGOS TECHNOLOGIES INC. (STI) POPSTATS

## TOP 3 CUSTOMERS

### 1. Power Elite

(1-mile: 84.3% | 3-mile: 27%)

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer.

### 2. Booming with Confidence

(1-mile: 10.5% | 3-mile: 26.4%)

Prosperous, established couples in their peak earning years living in suburban homes.

### 3. Active & Thriving Retirees

(1-mile: 2% | 3-mile: 36%)

Retirees living in homes, settled residences and communities.

SEGMENTS - EXPERIAN MOSAIC DATA





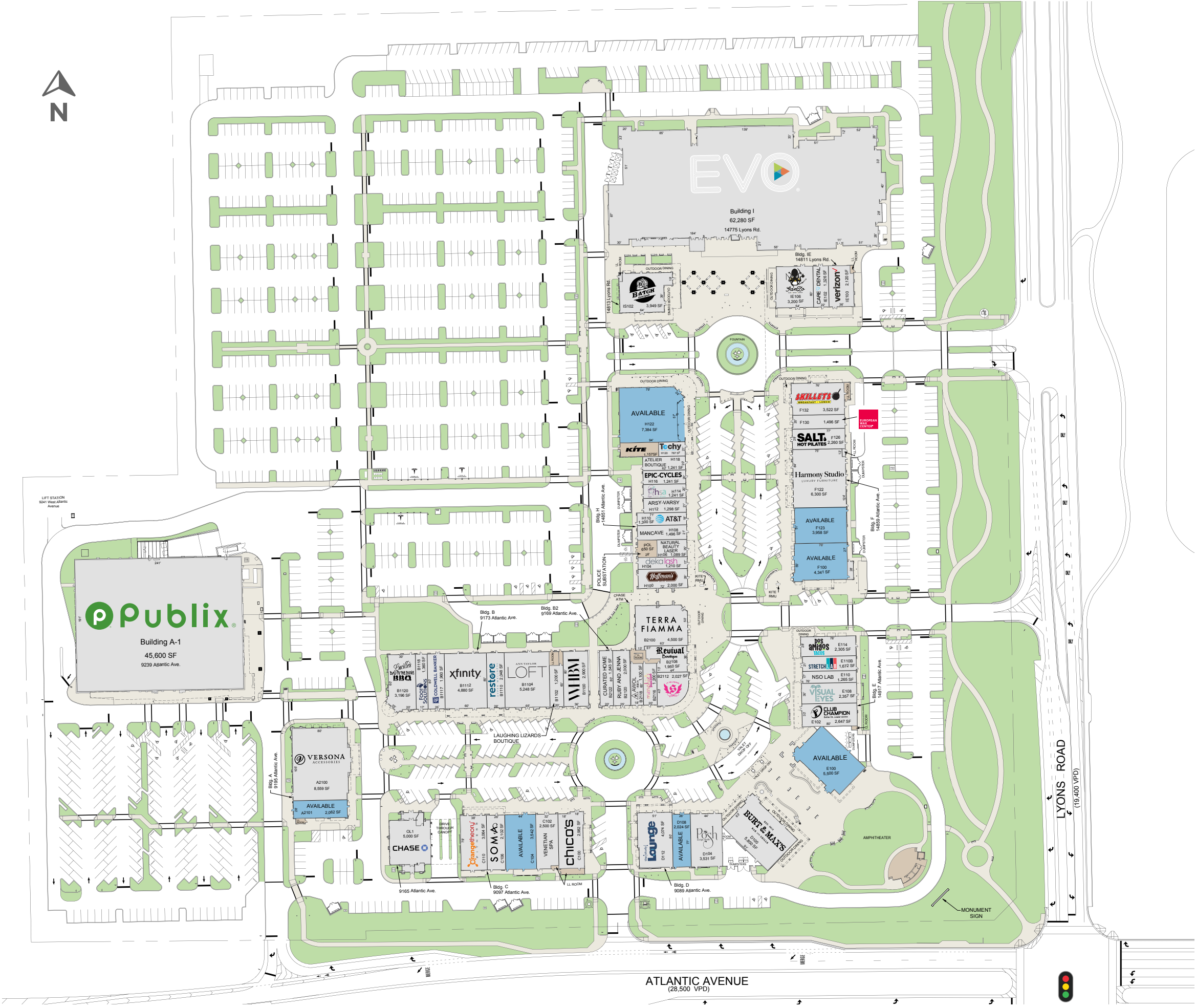
LEASING PLAN

GLA: 260,431 SF

AVAILABLE SPACE

A2101	2,062 SF
C104	3,542 SF
D108	2,024 SF
E100	5,500 SF
E110	1,265 SF
F100	4,341 SF
F123	3,958 SF
H122	7,384 SF

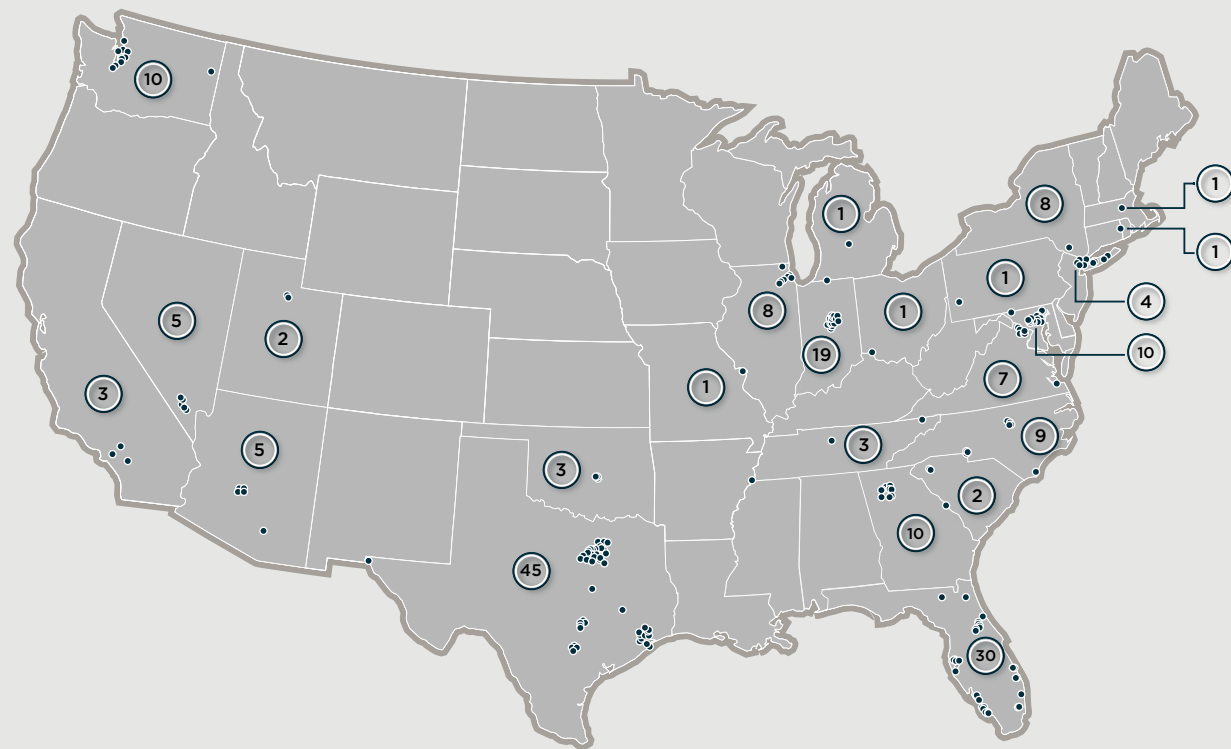
Information as of 1/8/2024





## THE KRG TEAM

Kite Realty Group (NYSE: KRG) is a full-service, vertically integrated real estate investment trust (REIT) engaged in the ownership and operation, acquisition, development and redevelopment of high-quality, open-air neighborhood and community shopping centers in select strategic markets.



## PUBLICLY TRADED SINCE 2004

with a successful history in the real estate industry dating back to the 1960s.

## TOP 5 SHOPPING CENTER REIT

over \$8 Billion in total enterprise value

## 28.3 MILLION SF

and two development and redevelopment projects currently under construction.

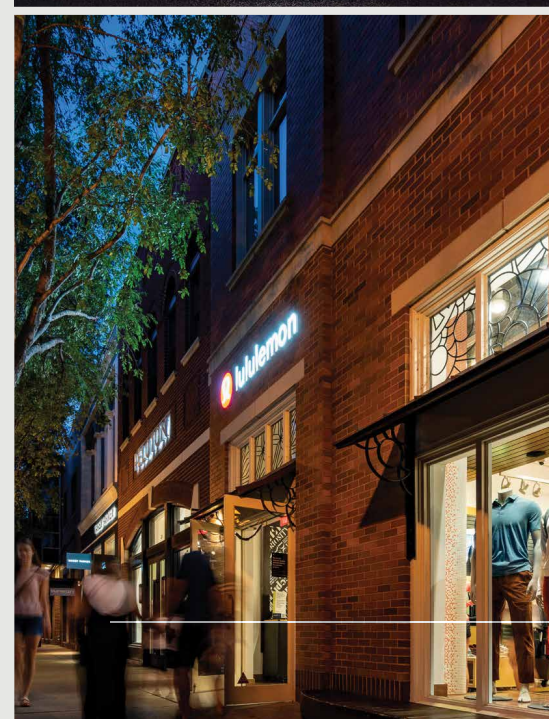
\*Information accurate as of 9/30/2023

## 180 PROPERTIES

in thriving markets across the country

## 24 STATES

including Arizona, California, Connecticut, Florida, Georgia, Illinois, Indiana, Maryland, Massachusetts, Michigan, Missouri, Nevada, New Jersey, New York, North Carolina, Ohio, Oklahoma, Pennsylvania, South Carolina, Tennessee, Texas, Utah, Virginia, and Washington.







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**NYSE**

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