

DELRAY MARKETPLACE

DELRAY BEACH, FL



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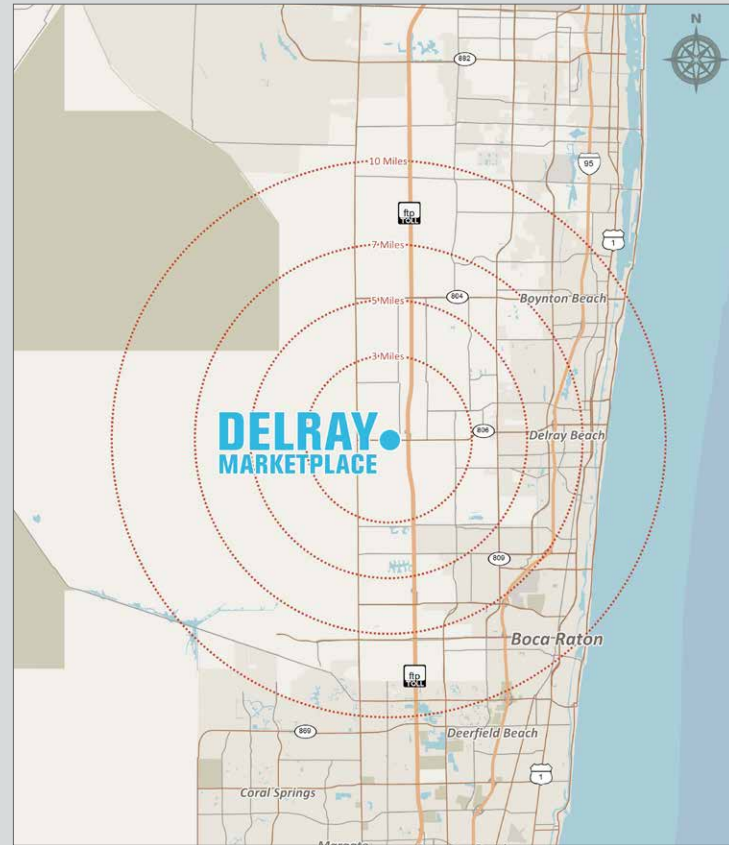


Delray Marketplace is an entertainment-oriented lifestyle center featuring a main street layout that incorporates street-front retail shops and restaurants with convenient parking throughout. It also includes an outdoor amphitheater that hosts music, performances, and family-friendly events weekly.

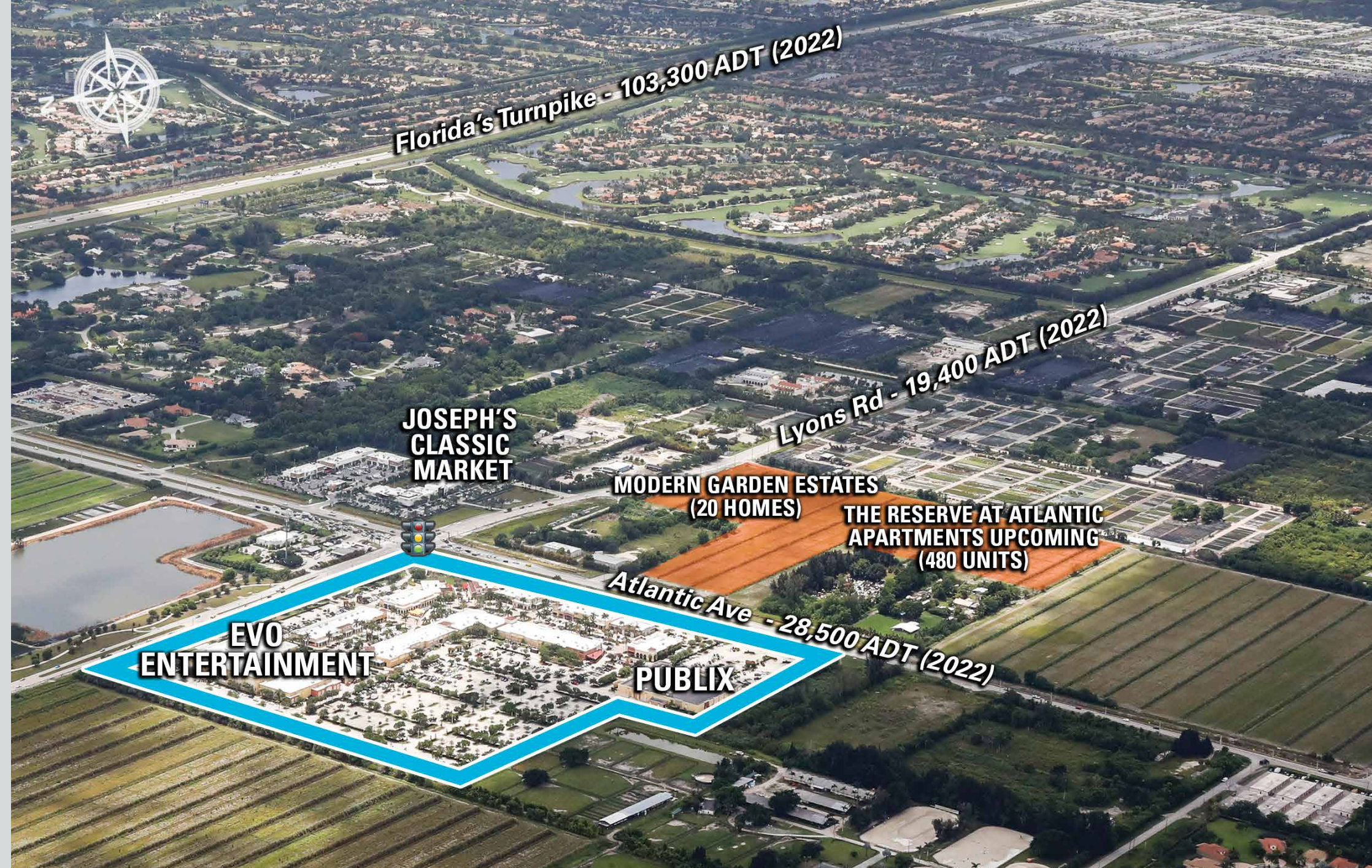
A mainstay of the affluent Delray community, Delray Marketplace's premier retailers, acclaimed restaurants, and inviting layout lead to long, enjoyable visits from a consistent and engaged customer base.

Delray Marketplace is currently undertaking a multi-million dollar 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

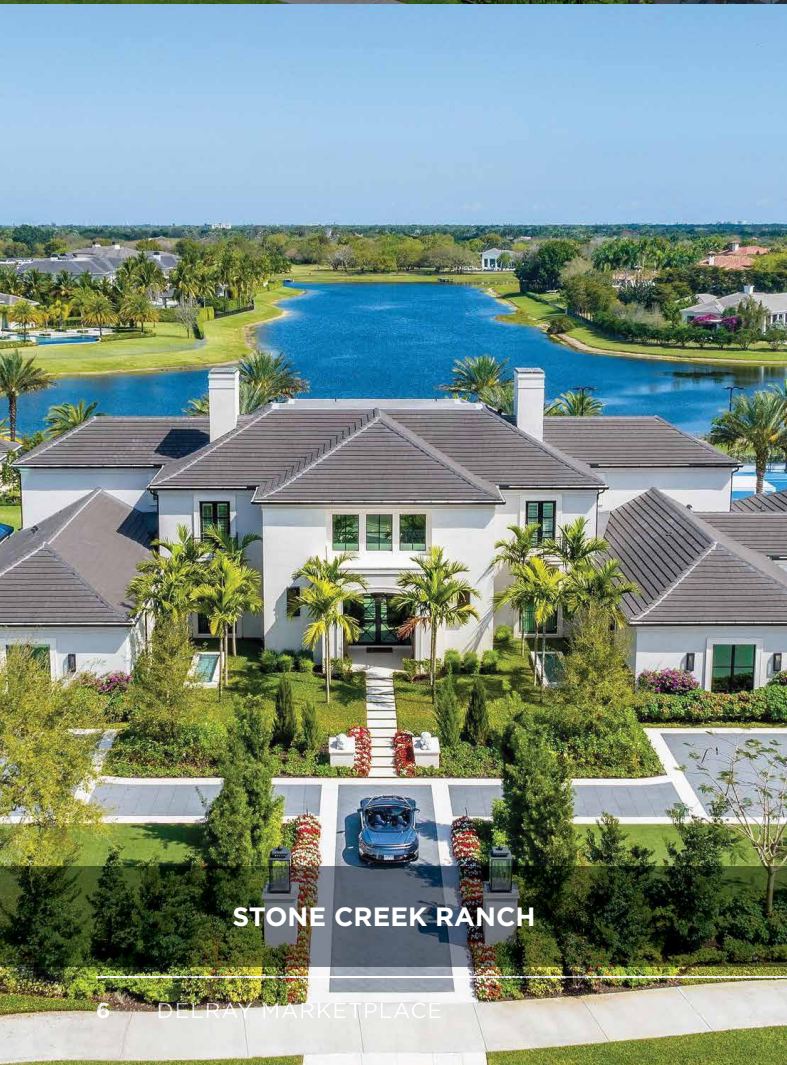
Delray Marketplace is located in a thriving community of luxury homes and wealthy families that is experiencing rapid inbound growth from Miami and Broward County.



SEVEN BRIDGES | GL HOMES



DAKOTA DELRAY



STONE CREEK RANCH

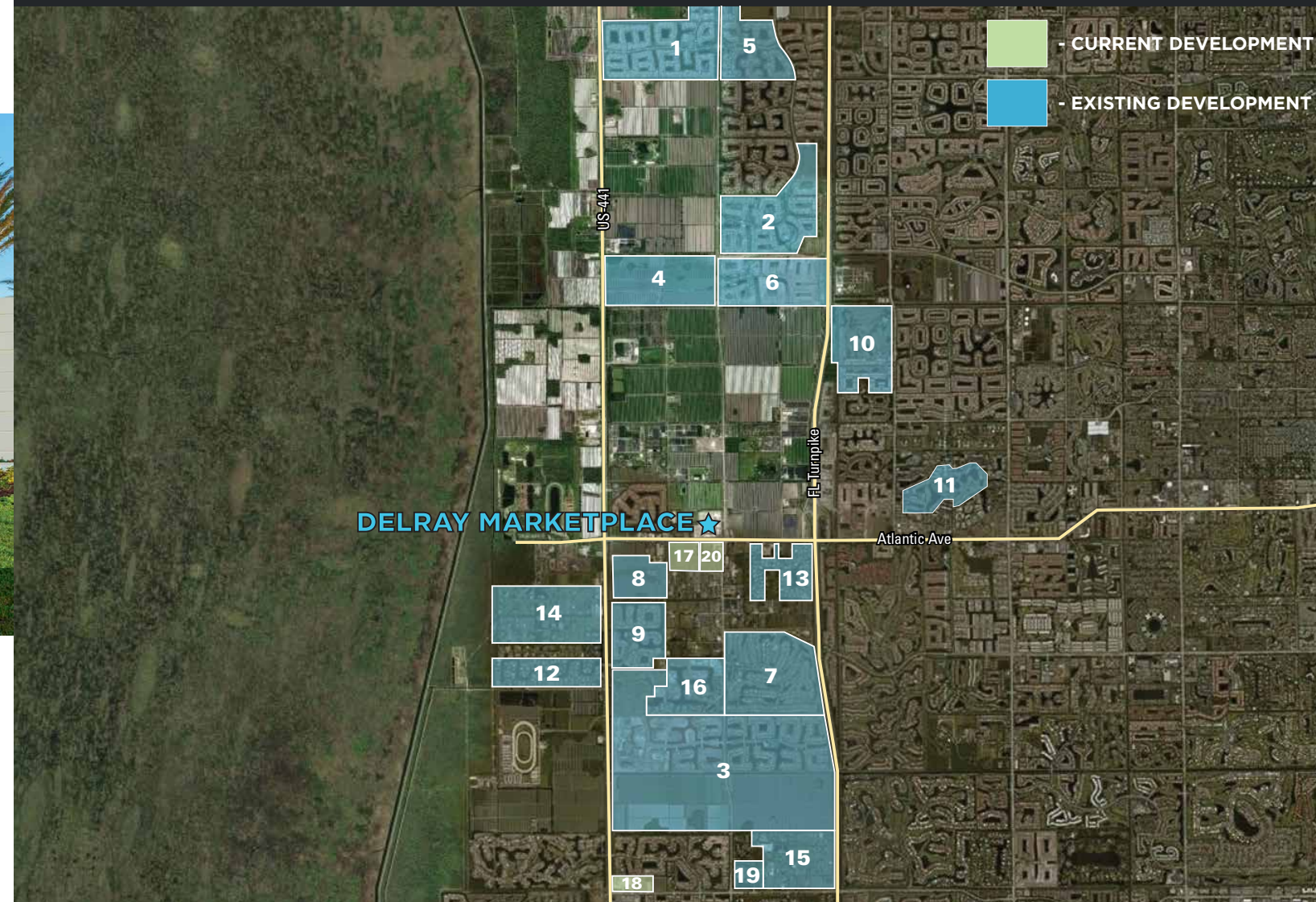
AVG HOUSEHOLD INCOME

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 | 11. Avalon Trails & Villas 217 Homes |
| 2. Valencia Cove 822 Homes | 12. Rio Poco 175 Homes |
| 3. Seven Bridges 701 Homes | 13. Delray Lake Estates 80 Homes |
| 4. Valencia Sound 653 Homes | 14. Tierra del Rey Estates 78 Homes |
| 5. Canyon Lakes 500 Homes | 15. Horseshoe Acres 41 Homes |
| 6. Valencia Bay 582 Homes | 16. Stone Creek Ranch 37 Homes |
| 7. Mizner Country Club 471 Homes | 17. Modern Garden Estates 20 Homes |
| 8. Dakota Delray 387 Homes | 18. Clint Moore Road 299 Homes |
| 9. Saturnia Isles 356 Homes | 19. Le Rivage 18 Homes |
| 10. Polo Trace 389 Homes | 20. The Resere at Atlantic 480 Units |

KEY TENANTS

Publix®

VERSONA

EVO

SOMA

EST. 2012
BURT & MAX'S
BAR AND GRILLE

ANN TAYLOR
LOFT

IT'SUGAR

Orangetheory
FITNESS

SALT
HOT PILATES

chico's

WHITE HOUSE | BLACK MARKET

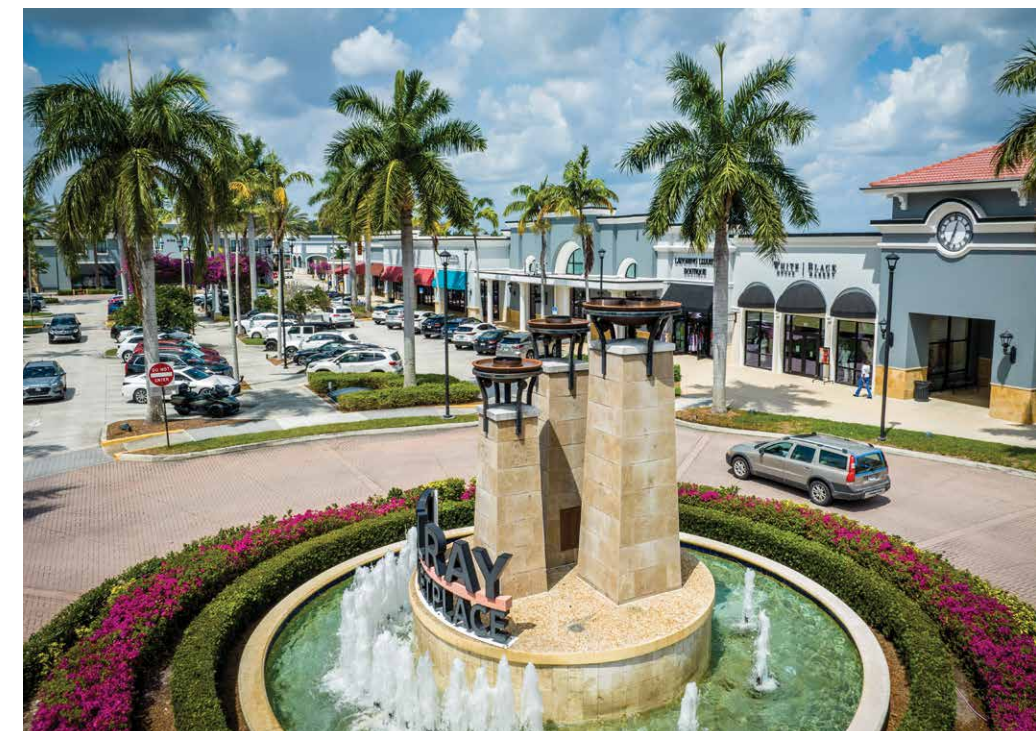
CLUB CHAMPION
Better fit...Lower scores





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



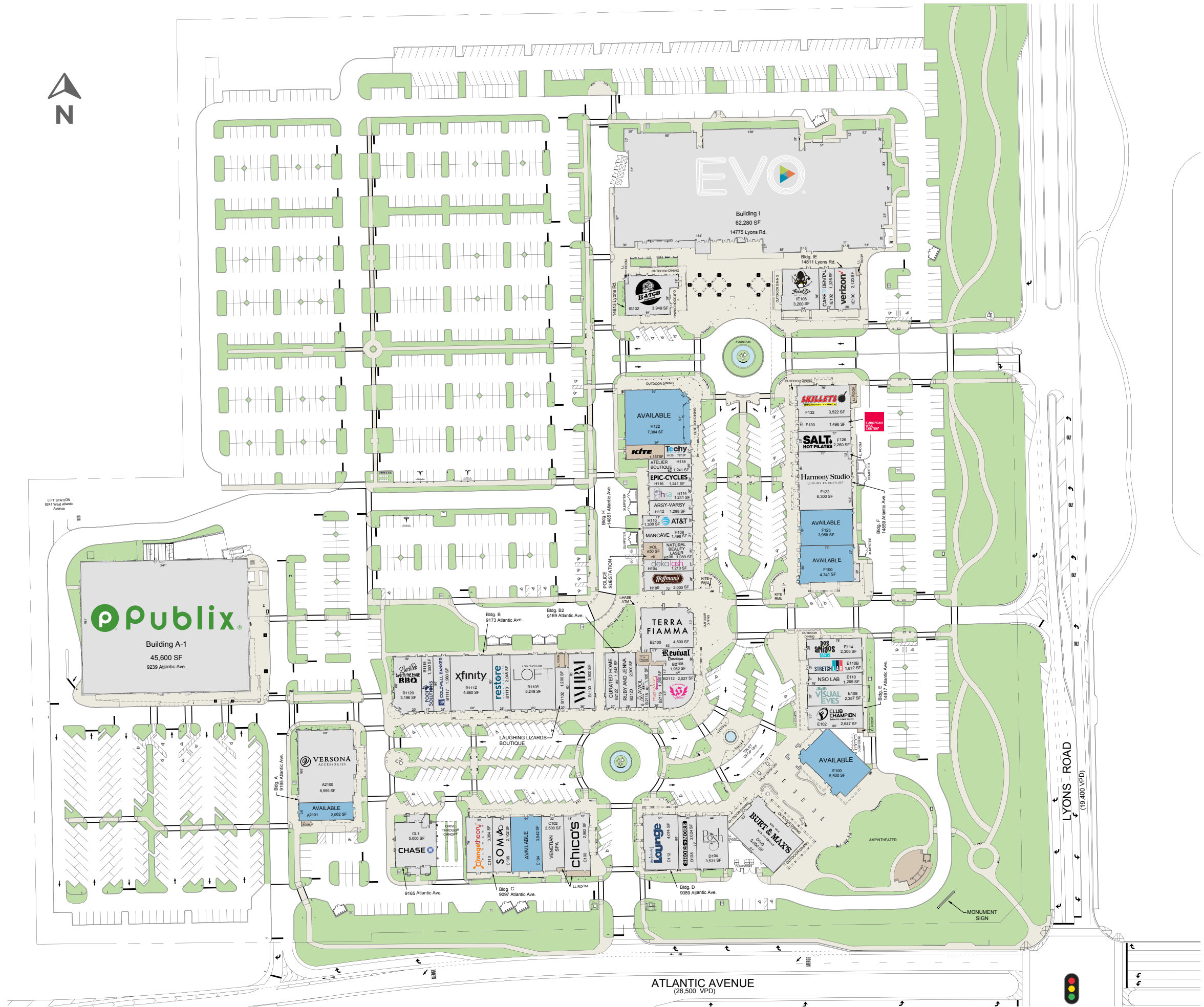
LEASING PLAN

GLA: 260,431 SF

AVAILABLE SPACE

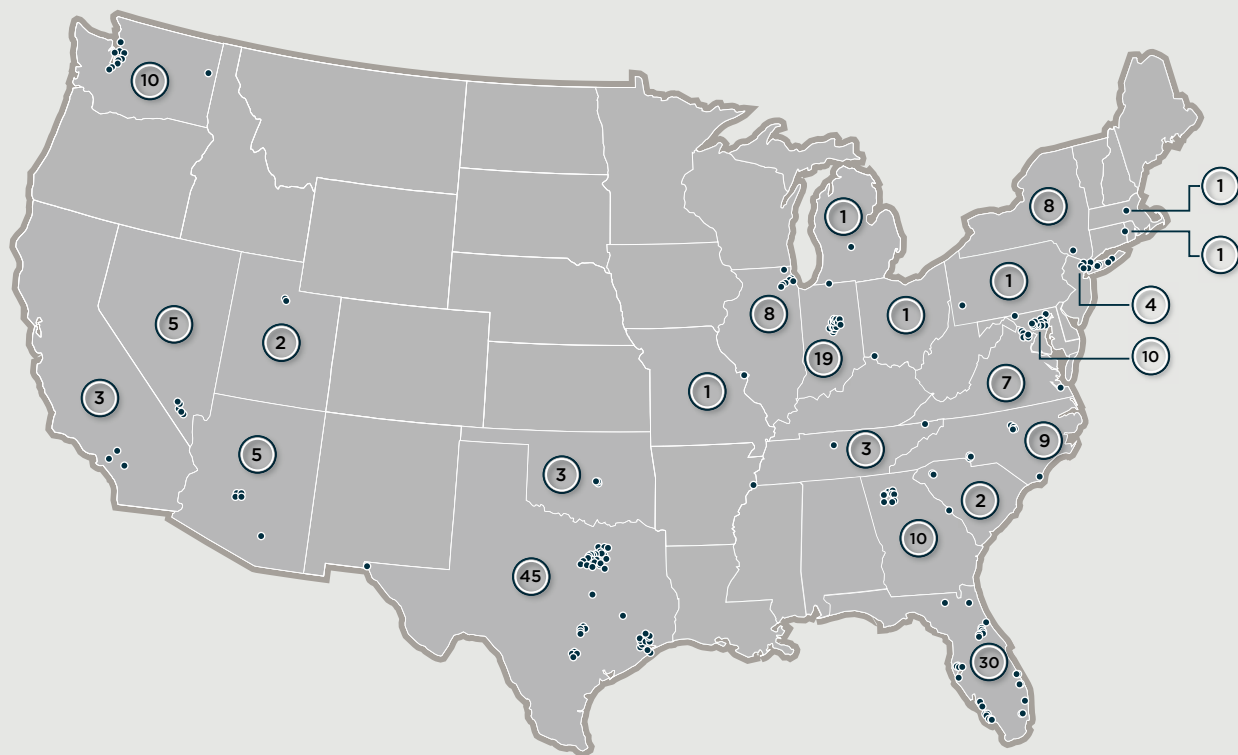
A2101	2,062 SF
C104	3,542 SF
E100	5,500 SF
F100	4,341 SF
F123	3,958 SF
H122	7,384 SF

Information as of 3/25/2024



THE KRG TEAM

Kite Realty Group (NYSE: KRG), a leading real estate investment trust (REIT), is a premier owner and operator of high-quality, open-air grocery-anchored centers and vibrant mixed-use assets.



PUBLICLY TRADED SINCE 2004

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

TOP 5 SHOPPING CENTER REIT

\$7.9 Billion in total enterprise value

28.0 MILLION SF

and two development and redevelopment projects currently under construction.

*Information accurate as of 3/31/2024

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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