



DELRAY

MARKETPLACE

A **KITE**® CENTER



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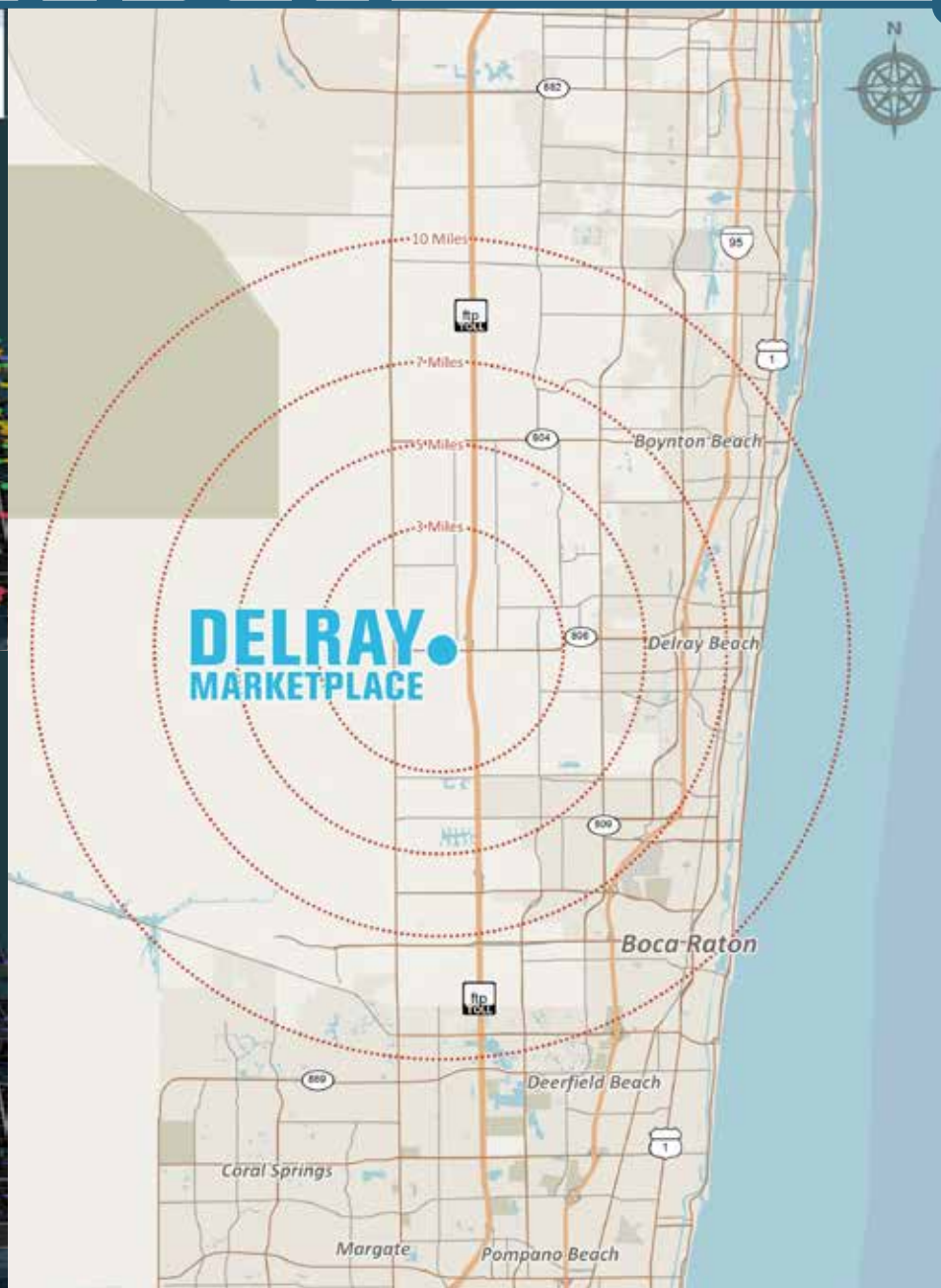
Delray Marketplace is an entertainment-oriented lifestyle center featuring a main street layout that incorporates street-front retail shops and restaurants with convenient parking throughout. It also includes an outdoor amphitheater that hosts music, performances, and family-friendly events weekly.

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 has just completed 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.

2.2 MILLION TRIPS

There were **2.2 million** trips made to Delray Marketplace in 2025. Nearly **63%** of all trips to the center were taken by people that live **<7 miles** from the center.

Over 754K trips were taken on the weekends in 2025 at Delray Marketplace.



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 HOME VALUES

\$1.74M
1-mile



AVG HOUSEHOLD INCOME

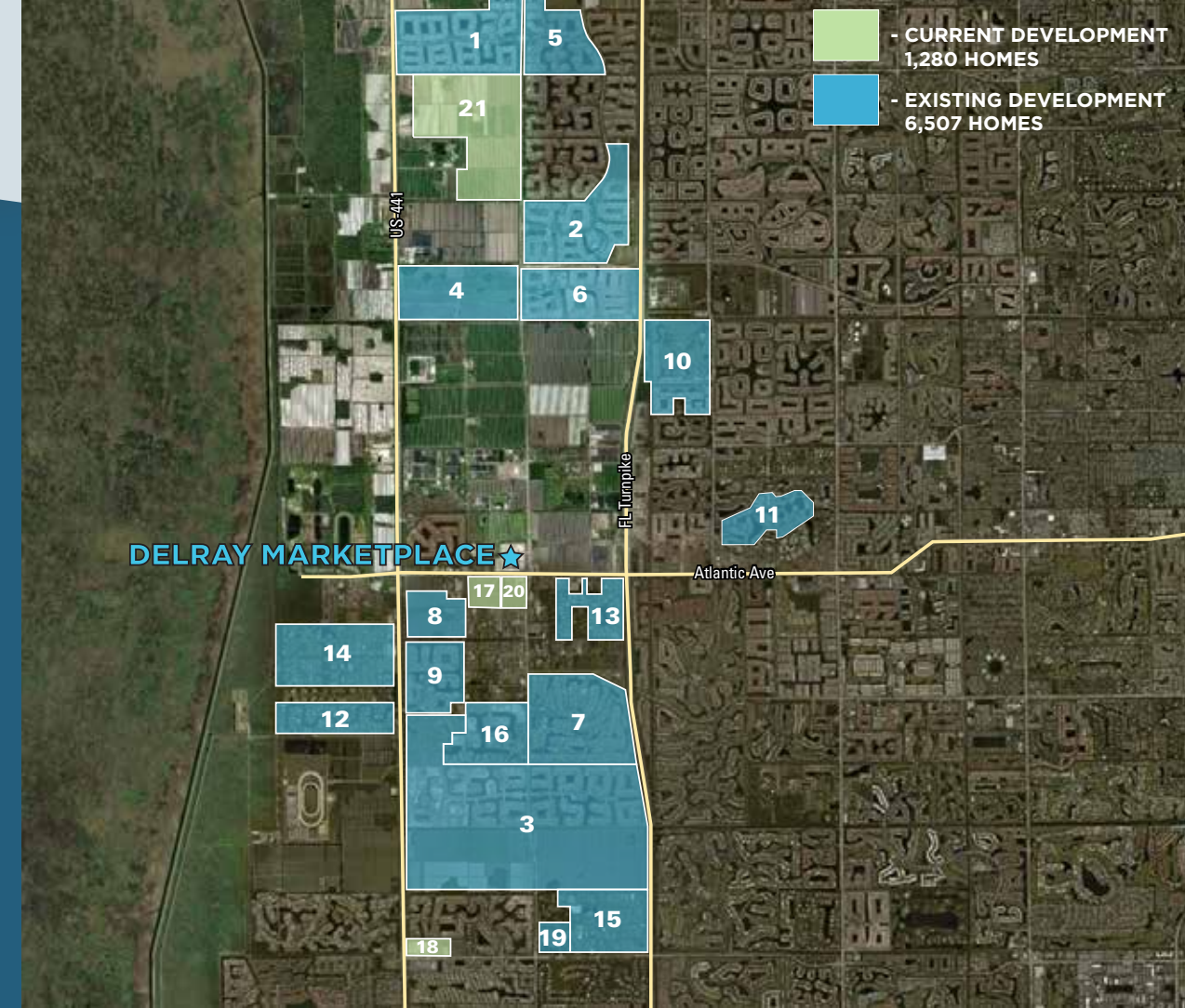
\$928K
3-mile

\$819K
5-mile

\$343,600
1-mile

\$152,304
5-mile

\$173,580
3-mile

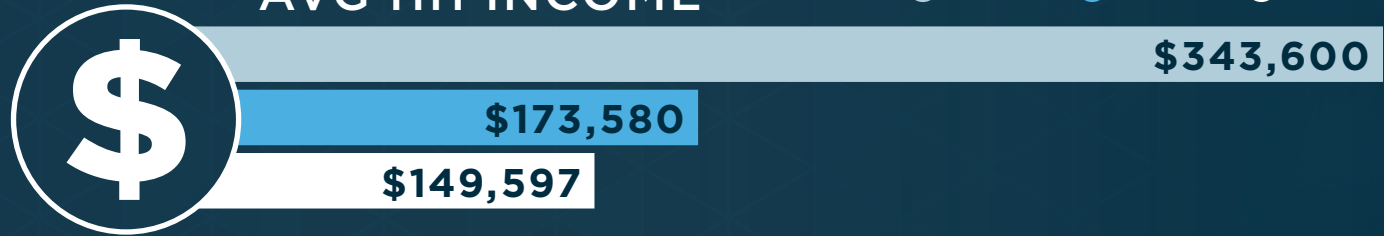


MANY RESIDENTIAL PROJECTS DEVELOPING IN THE AREA

- | | |
|----------------------------------------|--------------------------------------------------------------|
| 1. Valencia Reserve 1000+ Homes | 12. Rio Poco 175 Homes |
| 2. Valencia Cove 822 Homes | 13. Delray Lake Estates 80 Homes |
| 3. Seven Bridges 701 Homes | 14. Tierra del Rey Estates 78 Homes |
| 4. Valencia Sound 653 Homes | 15. Horseshoe Acres 41 Homes |
| 5. Canyon Lakes 500 Homes | 16. Stone Creek Ranch 37 Homes |
| 6. Valencia Bay 582 Homes | 17. The Reserve at Atlantic 480 Units |
| 7. Mizner Country Club 471 Homes | 18. Clint Moore Road 299 Homes |
| 8. Dakota Delray 387 Homes | 19. Le Rivage 18 Homes |
| 9. Saturnia Isles 356 Homes | 20. Modern Garden Estates 20 Homes |
| 10. Polo Trace 389 Homes | 21. GL Homes 55+ Development 481 Homes Exceeding \$1M Each |
| 11. Avalon Trails & Villas 217 Homes | |

DELRAY MARKETPLACE DEMOGRAPHICS

AVG HH INCOME



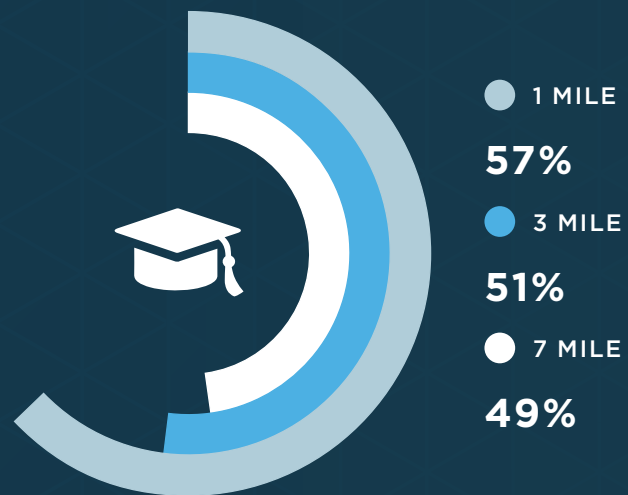
HOUSEHOLDS



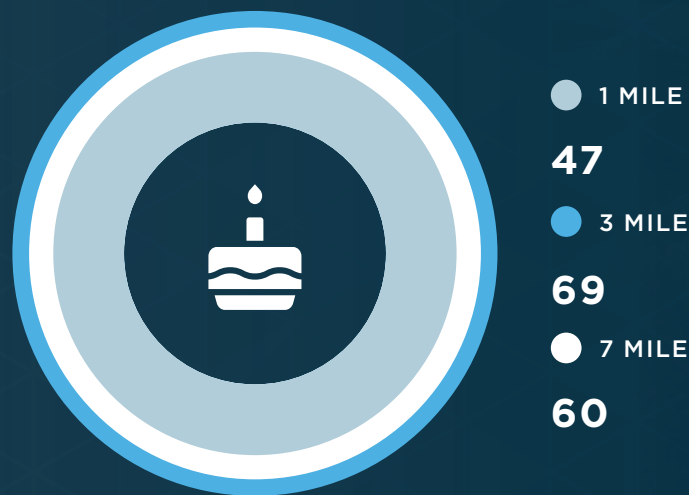
POPULATION



BACHELORS DEGREE OR HIGHER



MEDIAN AGE



TOP THREE CUSTOMERS

1. Power Elite

(1-mile: 80% | 3-mile: 26%)

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: 14% | 3-mile: 26%)

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

3. Active & Thriving Retirees

(1-mile: 2% | 3-mile: 35%)

Retirees living in homes, settled residences and communities.

SEGMENTS - EXPERIAN MOSAIC DATA

2025, DEMOGRAPHIC SOURCE: SYNERGOS TECHNOLOGIES INC. (STI) POPSTATS





APPAREL

chico's

LOFT

VERSONA

SOMA

Pearl
BY DAVID'S

WHBM
WHITEHOUSEBLACKMARKET

GROCERY

Publix

DINING & ENTERTAINMENT

GanZo
sushi ramen izakaya

BATCH
New Southern
KITCHEN & TAP

Hooky
Movies • Bowling • Food • Games

BURT & MAX'S
BAR AND GRILLE

HEALTH, BEAUTY AND WELLNESS

Orangetheory
FITNESS

STRETCHLAB

SALT

restore
HYPER WELLNESS + CRYOTHERAPY

EUROPEAN
WAX
CENTER

HOME DÉCOR AND FURNISHINGS

Harmony
LUXURY FURNITURE

CHD

Posh
design studio



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.

\$2M+ renovation completed in 2024. This includes new branding, new signage, new paint schemes, new awnings, and landscaping upgrades.





A LIVELY DINING EXPERIENCE



EVENTS

2026

Yoga on the Green (first and last Tuesdays)

Music Fests (Wednesdays, October through April)

APRIL

Easter Egg Hunt

Purim (hosted by Chabad of Delray)

OCTOBER

Halloween Trick or Treat

NOVEMBER

Holiday Happenings

DECEMBER

Chanukah Celebration



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.



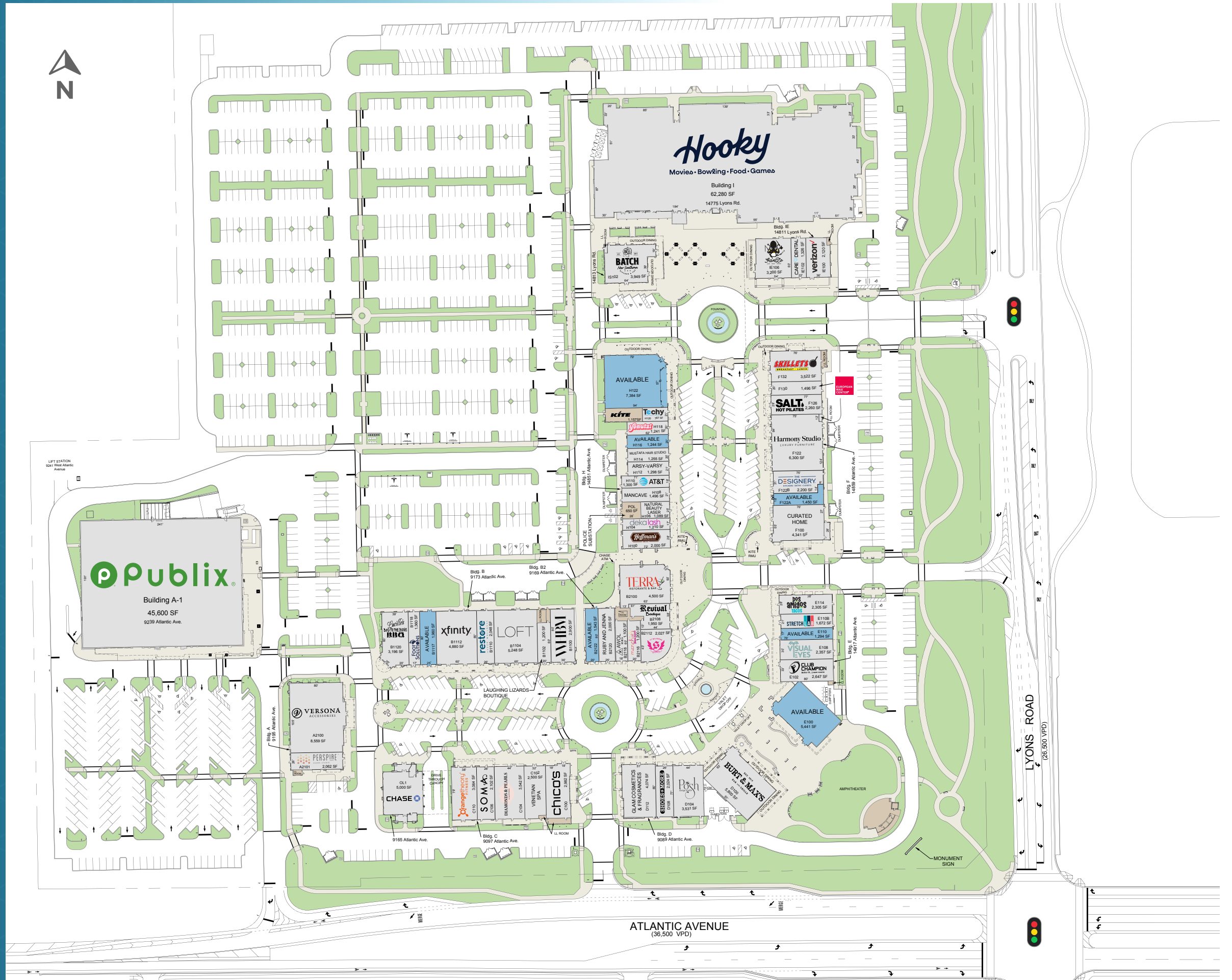
LEASING PLAN

GLA: 260,209 SF

AVAILABLE SPACE

B1117	1,960 SF
B2122	1,543 SF
E100*	5,441 SF
E110	1,294 SF
F122A	1,450 SF
H116	1,244 SF
H122*	7,384 SF

* Second generation restaurant space
Information as of 5/18/2026



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NYSE

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