



3,655 SF

**300 FEET
TO
ATLANTIC
AVE**

NEW RESTAURANT SPACE FOR LEASE

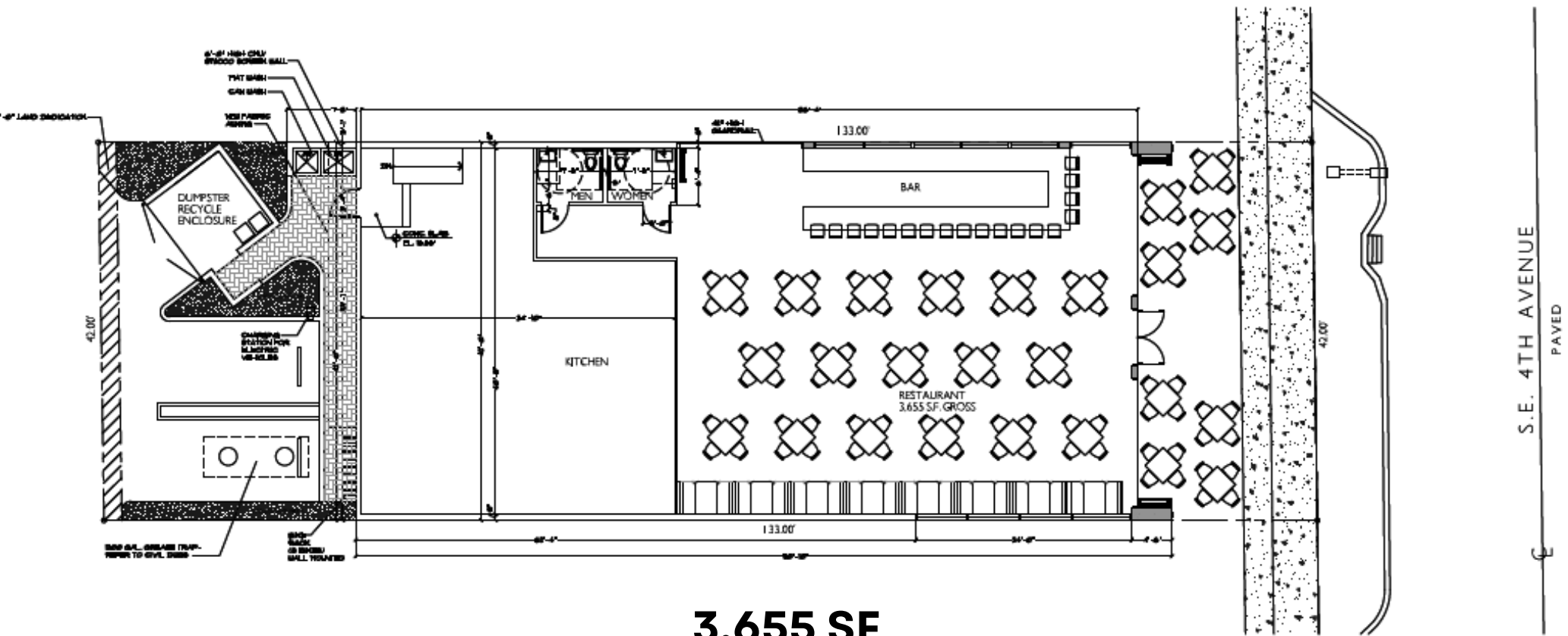
50 SE 4th Avenue | Delray Beach, FL

**PRAKAS
& CO.**

Florida's Premier Restaurant Broker



PROPOSED RENDERINGS | PRAKAS & CO.



3,655 SF

Ceiling height = 19 ft



PRAKAS & CO.

±3,655 SF

Property Overview

Nestled in the bustling heart of Downtown Delray Beach, this exclusive Downtown Delray Beach dining venue at 50 SE 4th Avenue offers a unique blend of modern elegance and charm. Recently proposed to meet the pinnacle of culinary and aesthetic standards, this property will stand as a beacon of luxury dining, inviting guests to immerse in an unforgettable experience right off the famous Atlantic Avenue. Its strategic location and innovative design pave the way for a visionary restaurateur to thrive in one of Florida's most dynamic and popular destinations.

Property Highlights

- **New restaurant shell to be delivered to tenant for tenant's fit-up, with 35 dedicated parking spaces**
- **May 2024 estimated delivery to the tenant**
- **Parking established for the new restaurant use**
- **Located between the new iPic theater, office, and retail with 326 space parking garage and the newly opened Delray Beach Market, just leased to Bounce NYC with a 220-space parking garage**
- **1/2 block south of Atlantic Avenue**
- **Excellent opportunity for a new restaurant to enter the Delray Beach market**

LOCATION



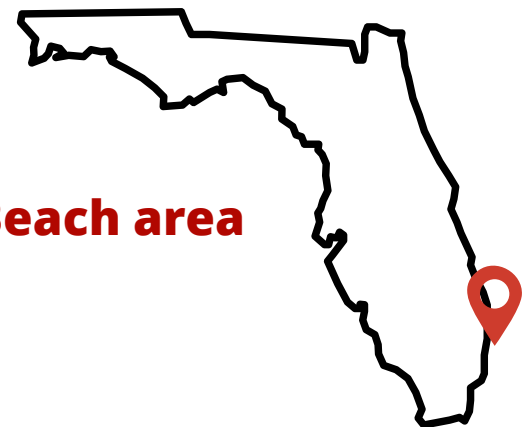
Drawing visitors from all over Palm Beach County, Downtown Delray Beach is a three time recipient of the “All American City Award” in the State of Florida. The walkable downtown area has a spot for everyone to explore and enjoy Delray’s admirable features. From quick service to high-end restaurant dining, locals and tourist rave about the complete dining experiences Delray Beach has to offer.



Market Highlights

Discover the vibrant heart of Palm Beach County at Delray Beach, a premier destination attracting over 6 million annual visitors county-wide and 600,000 specifically to Delray Beach. Nestled within a bustling 3-mile radius, our community boasts a dynamic population of 75,855, thriving retail sales of \$170 million, and a robust restaurant industry generating \$51 million in sales. Residents enjoy an average household income of \$106,336, supported by a workforce of 44,851 employees. The area is buzzing with excitement, thanks to \$950 million in new development projects, including hotels, residential spaces, retail outlets, and office buildings. Join us in Delray Beach, where opportunity and beauty meet.

Over 1,500 hotel rooms within the Downtown Delray Beach area





AERIAL TRADE MAP | PRAKAS & CO.



[CLICK TO SEE](#)
[RENDERING VIDEO](#)



CONTACT US

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