



3,655 SF

300 FEET  
TO  
ATLANTIC  
AVE

# NEW RESTAURANT SPACE **FOR LEASE**

50 SE 4th Avenue | Delray Beach, FL

PRAKAS  
& CO.

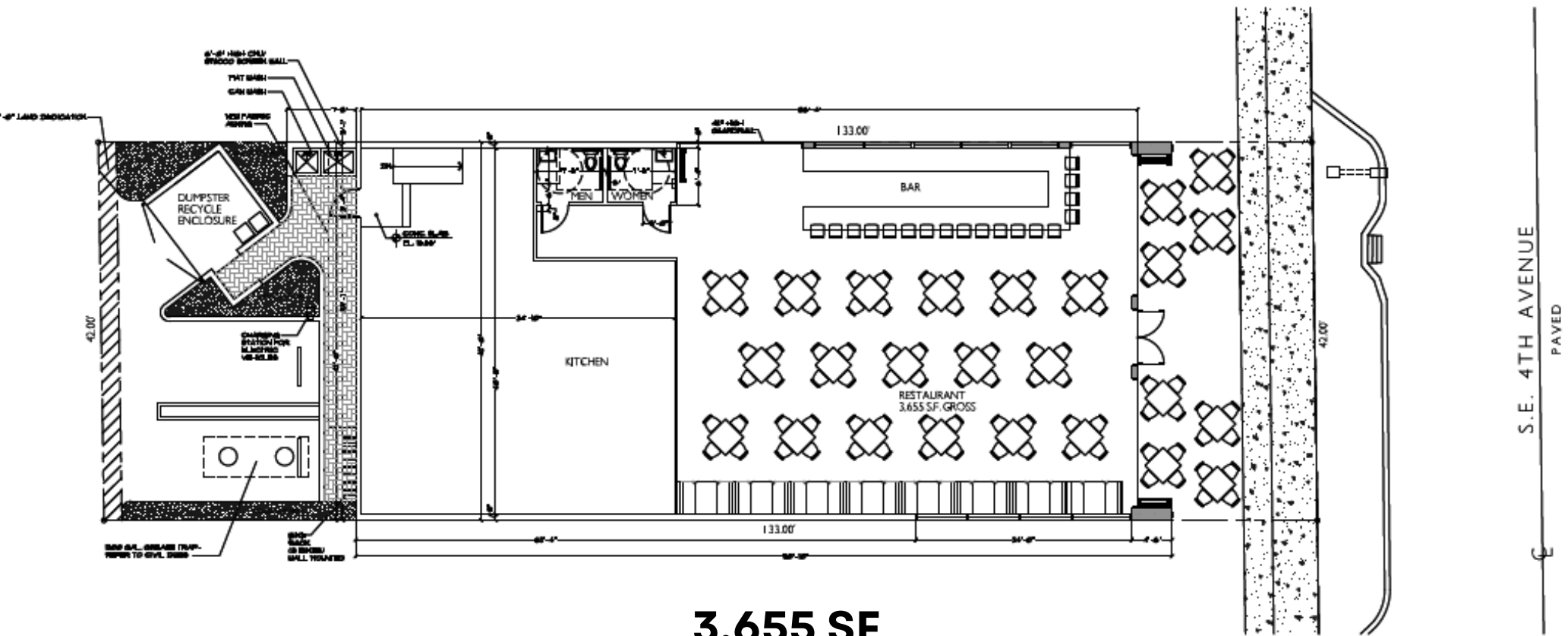
Florida's Premier Restaurant Broker





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 own build-out**
- **The shell construction is now fully complete, and the space is primed for a tenant to commence their custom buildout.**
- **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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