

CITYWALK



**200 NE 2nd Avenue
Delray Beach, FL 33444**

HIGHLIGHTS

- Located in downtown Delray Beach's Pineapple Grove district just two blocks north of busy Atlantic Avenue, a popular destination for locals and tourists seeking shopping, entertainment, dining and night life
- First floor retail with street front and garage parking, outdoor seating areas
- Part of 4-story residential condo building in a dense, walkable neighborhood
- 3-mile daytime population is +40,600

TRAFFIC COUNTS

- 5,266 on NE 2nd Avenue; 2,886 on NE 2nd Street
- 25,000 on Atlantic Avenue; 10,000 on Swinton Avenue / 11,000 on US1

SPACE AVAILABLE

- Fully Leased



DEMOGRAPHICS*

	1 MI	3 MI	5 MI
POPULATION	14,293	75,592	179,543
HOUSEHOLDS	6,411	34,980	87,387
AHI	\$135,333	\$103,908	\$98,478

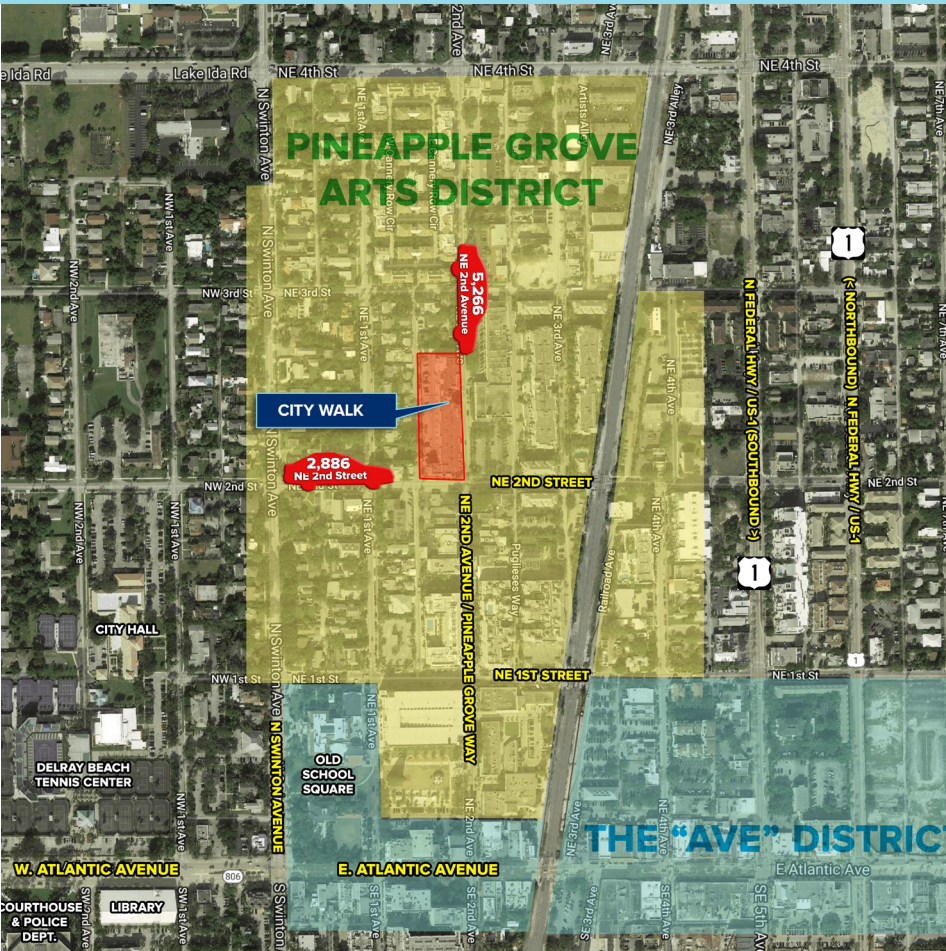
*Estimated 2023. This information was provided from government & private sources deemed to be reliable, however, it is provided without representation or warranty.



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TENANT LEGEND

BAY	TENANT	SQ FT
200 NE 2ND AVENUE		
101	John Schuyler Galleries	2,294
102	Collins Art Gallery	1,190
103	Zapitell Law Firm	1,587
104	Pineapple Spa	1,285
105	Sugaring NYC	1,006
106	Professional Financial Services	974
107	Joseph's Wine Bar	1,022
108-109	Brule Bistro	2,119
110-111	Yama	2,123
112	Rove Salon	1,020
113	Susan Blakely Jewelry	990
114	Whit's Frozen Custard	1,062