

Demographic Summary Report

Building 1

601 N Congress Ave, Delray Beach, FL 33445

Building Type: **Flex**
 RBA: **59,682 SF**
 Typical Floor: **32,214 SF**
 Total Available: **5,350 SF**

Warehse Avail: **4,850 SF**
 Office Avail: **500 SF**
 % Leased: **99.16%**
 Rent/SF/Yr: **\$29.26**



Radius	1 Mile		2 Mile		3 Mile	
Population						
2028 Projection	10,956		45,905		97,218	
2023 Estimate	10,973		45,831		96,340	
2010 Census	10,360		42,424		84,955	
Growth 2023 - 2028	-0.15%		0.16%		0.91%	
Growth 2010 - 2023	5.92%		8.03%		13.40%	
2023 Population by Hispanic Origin	982		5,801		11,925	
2023 Population	10,973		45,831		96,340	
White	5,511	50.22%	27,486	59.97%	68,671	71.28%
Black	5,133	46.78%	16,627	36.28%	23,667	24.57%
Am. Indian & Alaskan	31	0.28%	119	0.26%	239	0.25%
Asian	161	1.47%	851	1.86%	2,276	2.36%
Hawaiian & Pacific Island	8	0.07%	54	0.12%	91	0.09%
Other	128	1.17%	694	1.51%	1,396	1.45%
U.S. Armed Forces	0		28		31	
Households						
2028 Projection	4,606		19,194		45,491	
2023 Estimate	4,626		19,196		45,081	
2010 Census	4,442		17,983		39,833	
Growth 2023 - 2028	-0.43%		-0.01%		0.91%	
Growth 2010 - 2023	4.14%		6.75%		13.18%	
Owner Occupied	3,630	78.47%	13,811	71.95%	32,726	72.59%
Renter Occupied	996	21.53%	5,385	28.05%	12,355	27.41%
2023 Households by HH Income	4,628		19,197		45,082	
Income: <\$25,000	948	20.48%	3,183	16.58%	8,163	18.11%
Income: \$25,000 - \$50,000	1,240	26.79%	3,912	20.38%	8,744	19.40%
Income: \$50,000 - \$75,000	997	21.54%	3,096	16.13%	7,256	16.10%
Income: \$75,000 - \$100,000	451	9.75%	2,180	11.36%	5,806	12.88%
Income: \$100,000 - \$125,000	324	7.00%	2,203	11.48%	4,817	10.68%
Income: \$125,000 - \$150,000	139	3.00%	1,039	5.41%	2,427	5.38%
Income: \$150,000 - \$200,000	245	5.29%	1,368	7.13%	2,943	6.53%
Income: \$200,000+	284	6.14%	2,216	11.54%	4,926	10.93%
2023 Avg Household Income	\$75,264		\$98,690		\$95,846	
2023 Med Household Income	\$53,182		\$70,143		\$69,030	



Call H&B Commercial for more information 561-279-9251
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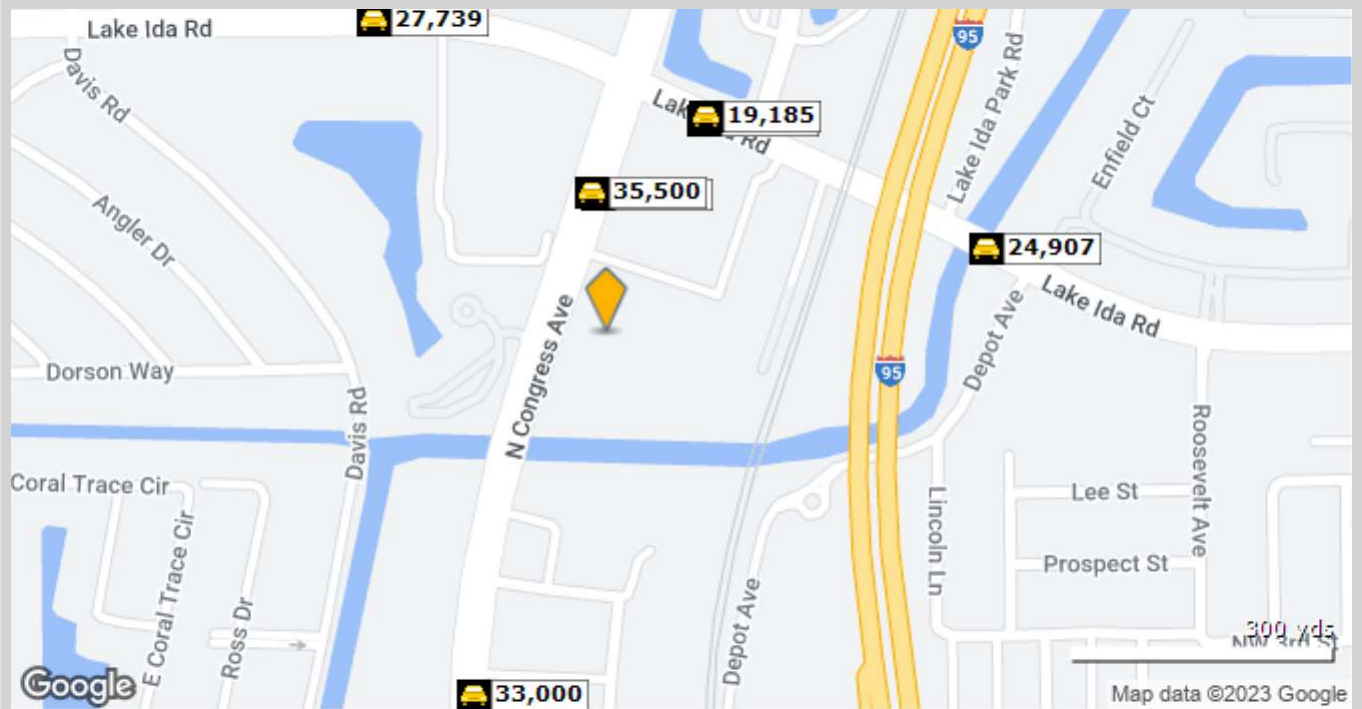
10/27/2023

Traffic Count Report

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Congress Ave	Lake Ida Rd	0.08 N	2022	33,641	MPSI	.09
2	N Congress Ave	Lake Ida Rd	0.08 N	2017	35,500	ADT	.10
3	Lake Ida Rd	Pkof Commerce Blvd	0.03 SE	2022	18,207	MPSI	.16
4	Lake Ida Rd	Park of Commerce Blvd	0.03 SE	2018	17,705	MPSI	.16
5	Lake Ida Rd	Park of Commerce Blvd	0.03 SE	2020	19,185	MPSI	.16
6	North Congress Avenue	Dr Carolkrol Way	0.16 N	2020	33,000	AADT	.25
7	Lake Ida Rd	Depot Ave	0.03 SE	2022	22,270	MPSI	.26
8	Lake Ida Rd	Enfield Ct	0.03 SE	2017	18,919	MPSI	.26
9	Lake Ida Road	Depot Ave	0.03 SE	2019	24,907	ADT	.26
10	Lake Ida Rd	Rainberry Lakes Dr	0.06 E	2020	27,739	MPSI	.26



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