

Expansion Explosion in Delray!

FOR SALE

\$3,999,000

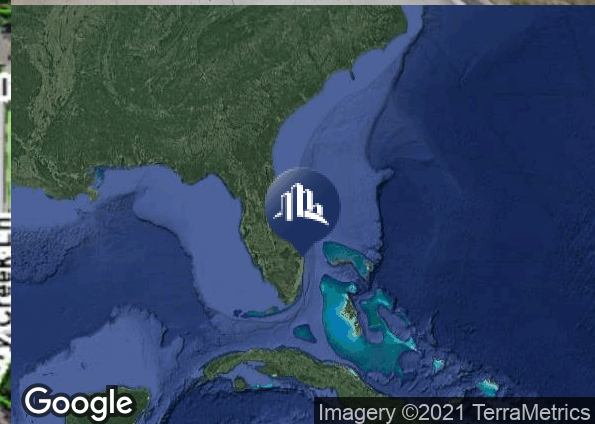
Go Westward!

SR 7 (441) & WEST ATLANTIC AVENUE (SR 806), PALM BEACH COUNTY, FL 33446



8 ACRES!

- AGR (Agricultural Reserve)
- Unincorporated Delray
- 665 Feet of Frontage Facing 441!
- Dedicated Turn Lane!
- \$499k/Acre
- Traffic Count Daily 26k - 29k and growing!
- 10% Population Growth Anticipated by 2025
- 441 (SR 7) & W Atlantic is Delray's Newest Commercial Corridor! Call Theresa Today! ¡Habla Espanol!



Theresa Blauch-Mitchell, CCIM

1922 VICTORIA AVE STE A FT MYERS, FL 33901

239.265.2628

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FL #BK3202944

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

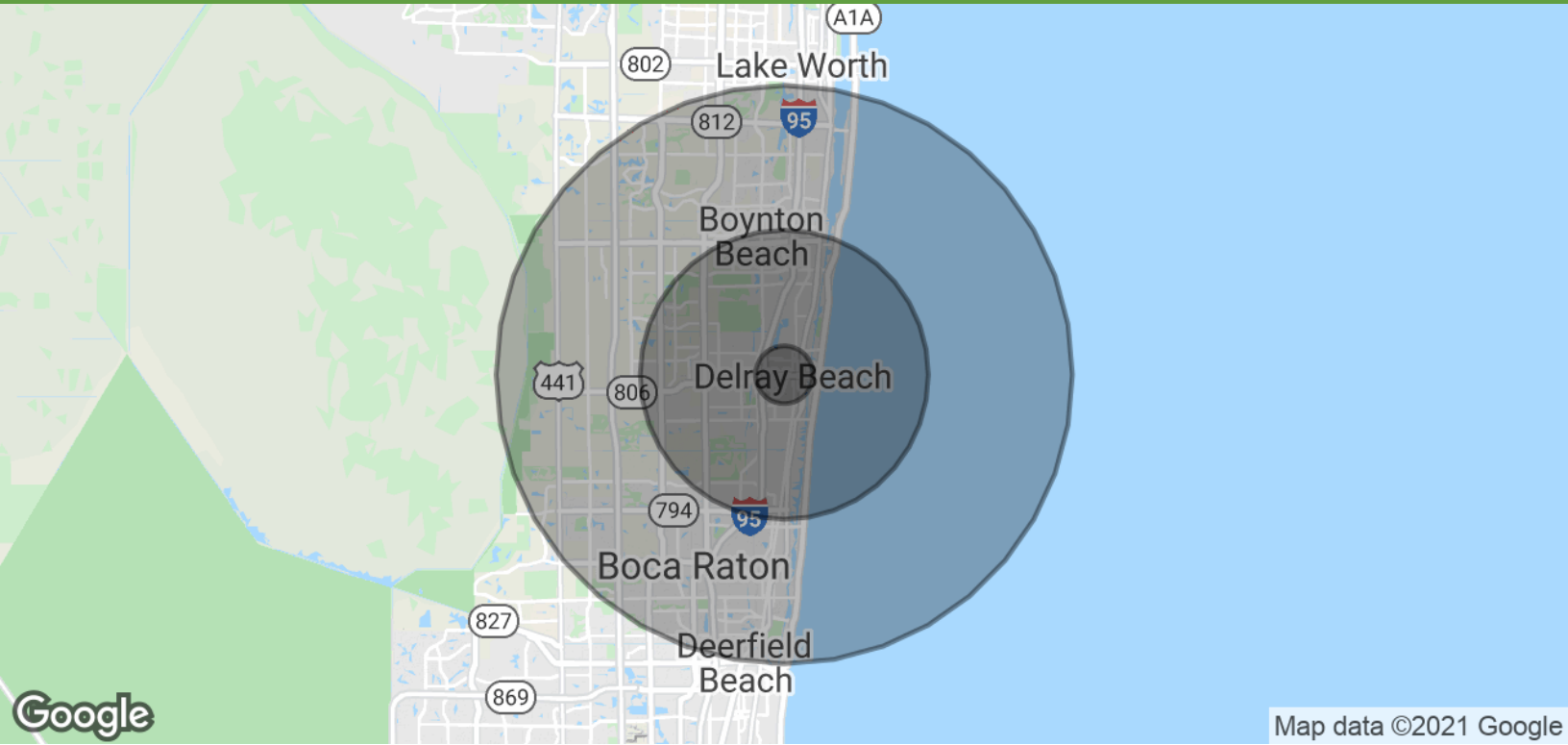
www.SperryCGA.com

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Development Opportunity



Map data ©2021 Google

POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	881	82,982	499,629
Average age	35.0	61.2	49.9
Average age (Male)	34.9	61.2	48.9
Average age (Female)	36.0	61.4	50.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	261	41,003	217,830
# of persons per HH	3.4	2.0	2.3
Average HH income	\$178,536	\$89,236	\$85,771
Average house value	\$758,718	\$354,811	\$343,476

* Demographic data derived from 2010 US Census



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