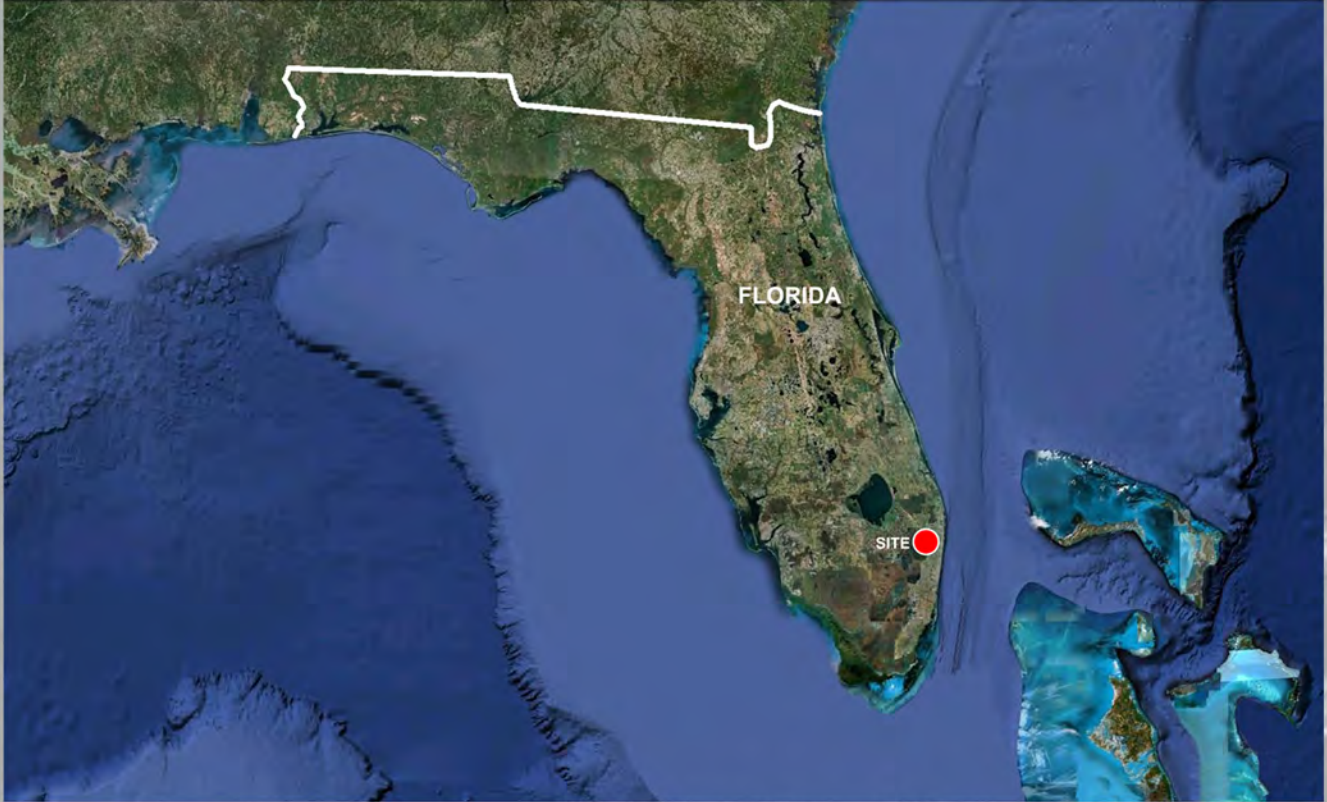


# DELRAY BEACH PLAZA

+/-4,000 SQ. FT. OFFICE, +/- 4,000 SQ. FT. CONVENIENCE STORE, GAS STATION & CAR WASH

LOCATED AT THE INTERSECTION OF STATE ROAD 7 (US441) AND WEST AVENUE PALM BEACH COUNTY, FLORIDA



## Property Highlights:

- Growing section of South Florida
- Excellent highway frontage
- Approved for fueling station use
- Major road improvements underway
- 5.0 acre parcel
- 6 pumps approved expandable to 12

## Demographic Information

Radius	Population	Avg. Household Income
5-Mile	94,278	\$81,636
10-Mile	523,321	\$84,583
20-Mile	1,678,305	\$69,530



Blumenfeld Development Group

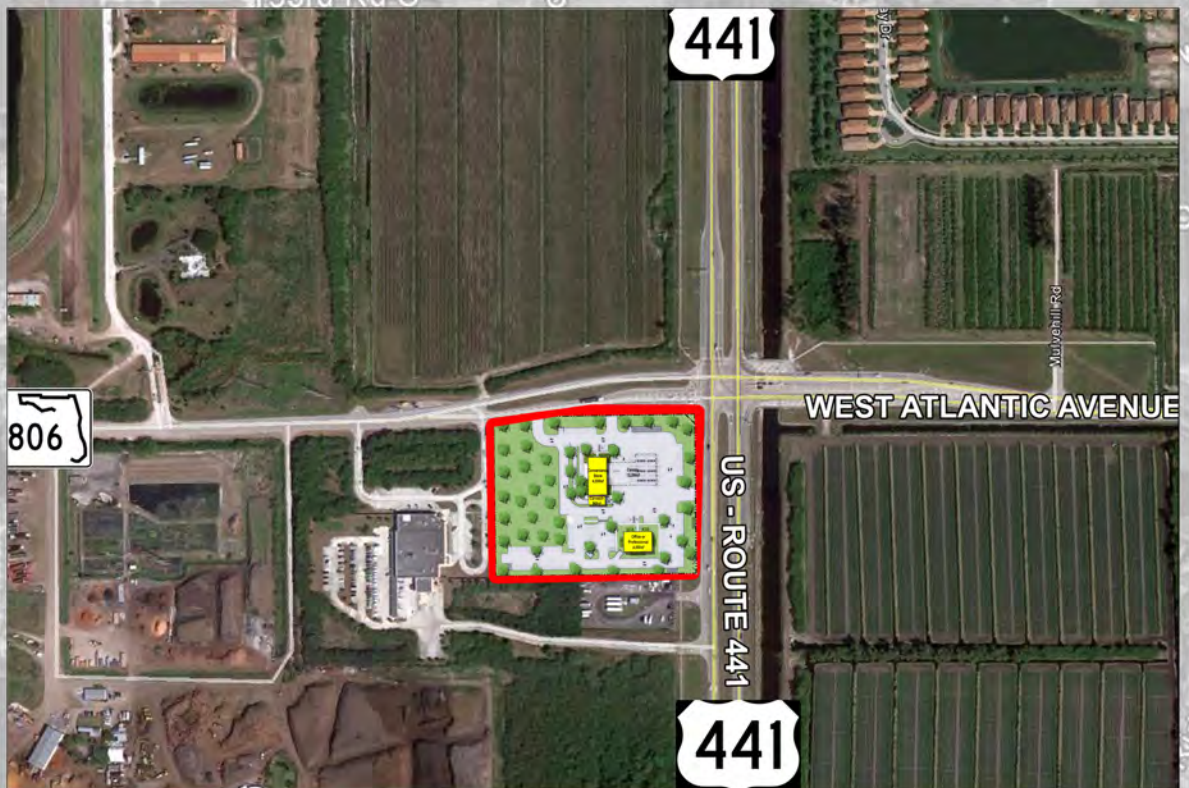
300 Robbins Lane Syosset, NY 11791

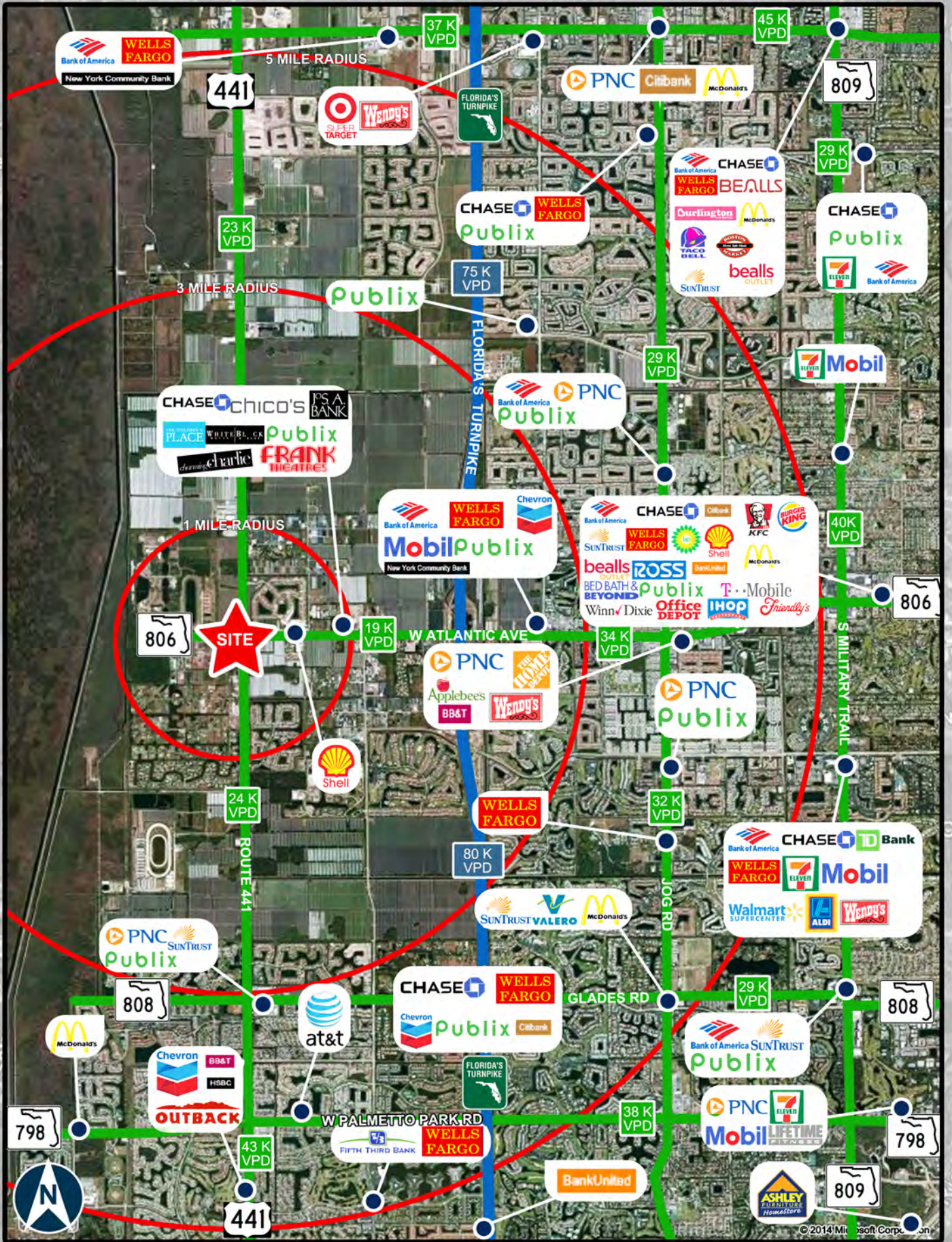
Brad Blumenfeld

516.921.0800

bblumenfeld@bdg.net

www.bdg.net





© 2014 Microsoft Corporation



# DELRAY BEACH PLAZA

441

Churchill Downs Dr

Tivoli Isles Blvd

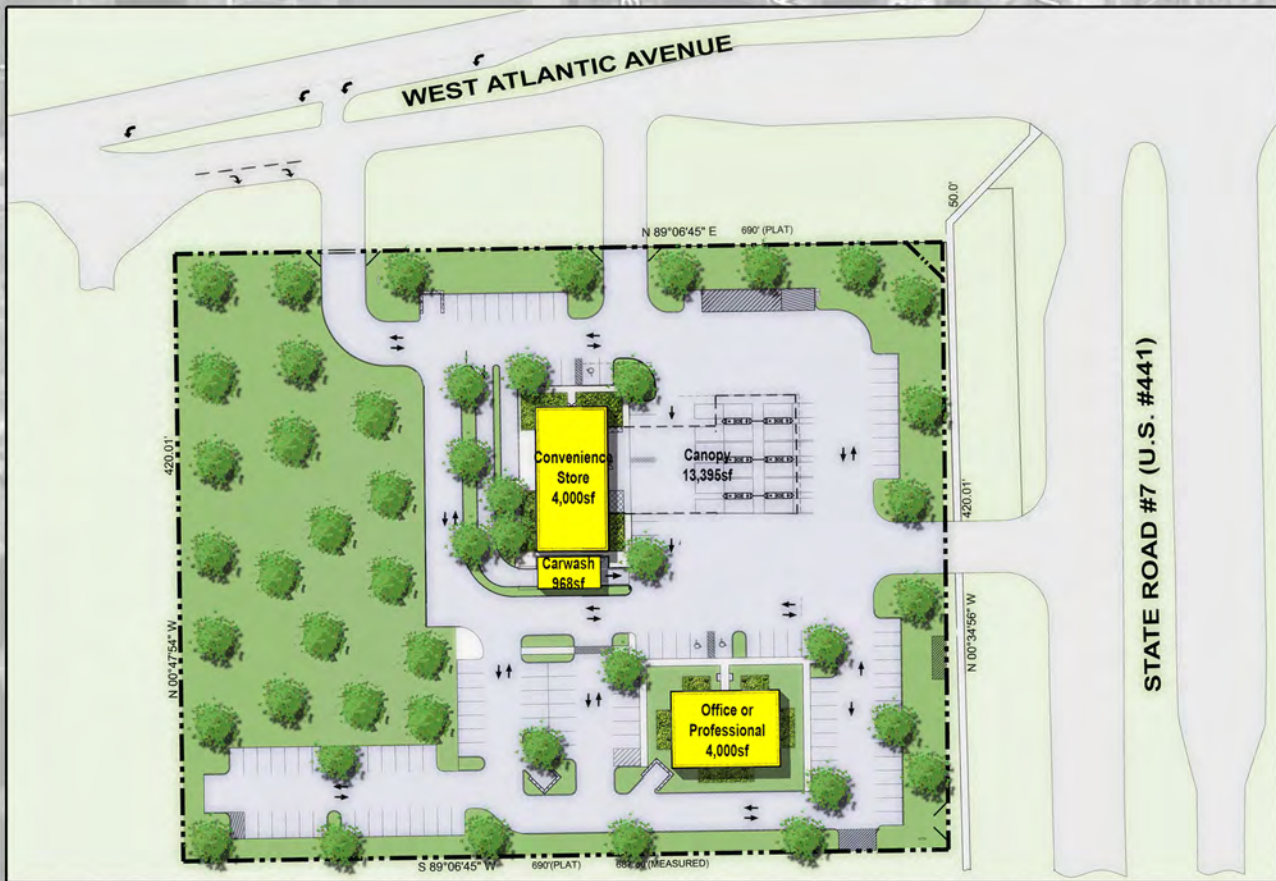
Isles Ct

Jetty

Strand

Smith-Sundy

147 Pl S



ATIC 7

d S

n S

441

El Caballo Ct

Rio Hermoso

Saturnia Isles Bl

Half Mile Rd

158th Rd S

Quiet Vista Cr

© 2013 Google



# DELRAY BEACH PLAZA