

# PLAZA DELRAY SHOPS.

FLORIDA'S  
TURNPIKE

8752 W ATLANTIC AVENUE  
DELRAY BEACH, FL



Joseph's  
CLASSIC  
MARKET

W ATLANTIC AVE  
43,308 VPD

CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™

LYONS ROAD  
19,593 VPD

**OFFERED  
FOR SALE**

**\$7,709,000  
5.75% CAP**



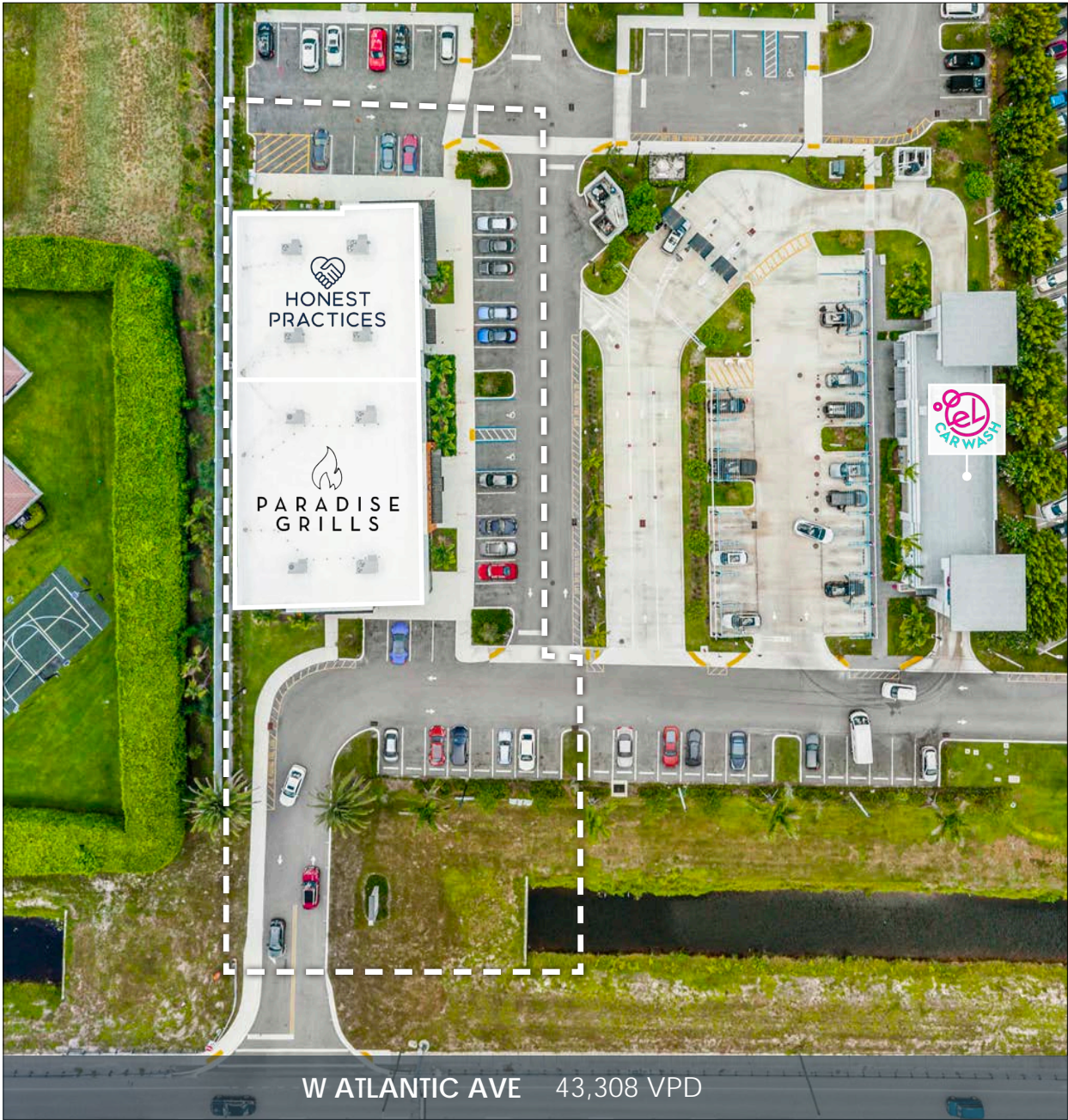
# PLAZA DELRAY SHOPS.

## EXECUTIVE SUMMARY


Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Plaza Delray Shops. This two-tenant retail center features NNN leases, brand new construction and a 13.1 WALT.

ASSET SNAPSHOT	
ADDRESS:	8752 W Atlantic Ave. Delray Beach, FL
BUILDING SIZE (GLA)	10,200 SF
PARCEL SIZE	1.11 AC
YEAR BUILT	2024
OCCUPANCY	100%
WALT	13.1 Years
NOI	\$443,280
CAP RATE	5.75%
ASKING PRICE	\$7,709,000

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CAP RATE	5.75%
PRICE	\$7,709,000



 49,656 PEOPLE  
IN 3 MILE RADIUS

 \$157,483 AHHI  
IN 3 MILE RADIUS

 43,308 VPD  
ON W ATLANTIC





### TROPHY SOUTH FLORIDA RETAIL ASSET

Rare opportunity to acquire a newly constructed retail center with long-term NNN leases in one of South Florida's most soughtafter markets



### GOURMET MARKET ANCHOR

Plaza Delray is anchored by Joseph's Classic Market, a gourmet market and grocery store which caters to affluent communities in South FL



### LANDLORD FRIENDLY LEASE STRUCTURE

Leases allow for reimbursement of all operating expenses including professional management, administration fees and an over-head fee



### EXCELLENT UNDERLYING FUNDAMENTALS

Excellent visibility to 43,308 VPD along Atlantic Ave. with full access from signalized intersection



### AFFLUENT DEMOGRAPHIC

\$185,281 AHHI and \$980,000 average home value in 1 mile



### 13.1 WALT

Rare 15 year lease from Paradise Grills brings WALT to 13.1



### DEPRECIATION

Fee simple ownership allows for depreciation boosting after tax returns



### INFLATION HEDGE

Fixed rental increases provide hedge against inflation



### SUNSHINE STATE

Florida leads the national in population and capital migration and Florida owners benefit from no state income tax and a business friendly political climate







TENANT	GUARANTEE	SF	% OF TOTAL SF	LEASE START	LEASE END	REMAINING LEASE TERM	RENT PSF	ANNUAL RENT	RENT INCREASES	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS
Paradise Grills	Paradise Grills Direct, Inc. (Corporate)	6,000	58.80%	3/17/2025	3/31/2040	14.5 Years	\$45.88	\$275,280	10% in Years 6, 16, 21 And 26. 6.7% in Year 11	CAM, Taxes, Insurance, Management, Admin costs for on-site personnel and 10% Overhead Fee on CAM & Insurance	3 x 5 Years
Honest Practices Dental	Personal	4,200	41.20%	1/12/2025	4/30/2035	9.6 Years	\$40.00	\$168,000	3.0% Annual Increases	CAM, Taxes, Insurance, Management, Admin costs for onsite personnel and 15% Overhead Fee on CAM & Insurance	2 x 5 Years

AVERAGE		10,200	100%			13.1 Years	\$42.94	\$443,280			
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### CASH FLOW

Income		PSF
Base Rent	\$443,280	\$43.46
Expense Reimbursements	\$180,073	\$17.65
Effective Gross Income	\$623,353	
Expenses		
CAM	\$56,100	\$5.50
Insurance	\$20,400	\$2.00
Real Estate Taxes	\$85,417	\$8.37
Management (3% of Gross Rent)	\$18,156	\$1.78
Total Operating Expenses	\$180,073	\$17.65
NET OPERATING INCOME	\$443,280	\$43.46





Joseph's CLASSIC MARKET

PLAZA  
DELRAY  
SHOPS.





Joseph's CLASSIC MARKET

DELRAY MARKETPLACE  
SHOPPING MALL

Publix Hooky  
WHBM Orangetheory

pel CARWASH

W ATLANTIC AVE 43,308 VPD

PLAZA  
DELRAY  
SHOPS.

PARADISE GRILLS  
HONEST PRACTICES



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W ATLANTIC AVE 43,308 VPD

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PARADISE GRILLS  
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FUTURE MIXED-USE  
DEVELOPMENT





Delray Marketplace is a 260,000-square-foot open-air lifestyle center, highlighted by a premium renovation of its on-site cinema by Hooky Entertainment and new upscale restaurant additions—significant enhancements made in 2021. Delray Marketplace acts as a key community hub—by concentrating a variety of services (grocery (Publix), retail, dining, and entertainment) in one location, it drives foot traffic and stimulates economic activity. This helps strengthen the wider Delray Beach area's positioning as a desirable shopping and lifestyle destination.











## PARADISE GRILLS

Paradise Grills is a top-tier brand specializing in high-end outdoor kitchen islands and grill systems. Known for their luxurious design, integrated appliances, and generous storage, their MAUI 10 + GX10 setup exemplifies functionality and style. With nationwide showrooms, the brand makes it easy for customers to experience their premium outdoor kitchen products firsthand. Backed by a reputation for quality craftsmanship and innovation, Paradise Grills caters to the growing demand for outdoor living spaces, positioning itself as a leader in the premium lifestyle and entertainment segment.

### PARADISE GRILLS QUICK FACTS

FOUNDED: 2008

OWNERSHIP: Private

# OF LOCATIONS: 40+ Showrooms

HEADQUARTERS: Ocoee, Florida

GUARANTY: Private



## HONEST PRACTICES

Honest Practices Dental stands out for its patient-centered care rooted in transparency and ethics. Based in Delray Beach, this family-owned practice ensures that clinical decisions prioritize patient outcomes rather than revenue—doctors are salaried and incentivized by patient health, not commissions. From routine cleanings and fillings to oral surgery, cosmetic treatments, and patient education, their full-service approach and core values—like “Honesty Wins”—define a trusted, modern dental experience.

### HONEST PRACTICES QUICK FACTS

FOUNDED: 2023

OWNERSHIP: Private

# OF LOCATIONS: 1

HEADQUARTERS: Delray Beach, Florida

GUARANTY: Private



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**5.75% CAP**

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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