
Delray Marketplace Demographic Report

11/10/2015

PREPARED BY:



Rosenfeld Realty Advisors

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Orin Rosenfeld

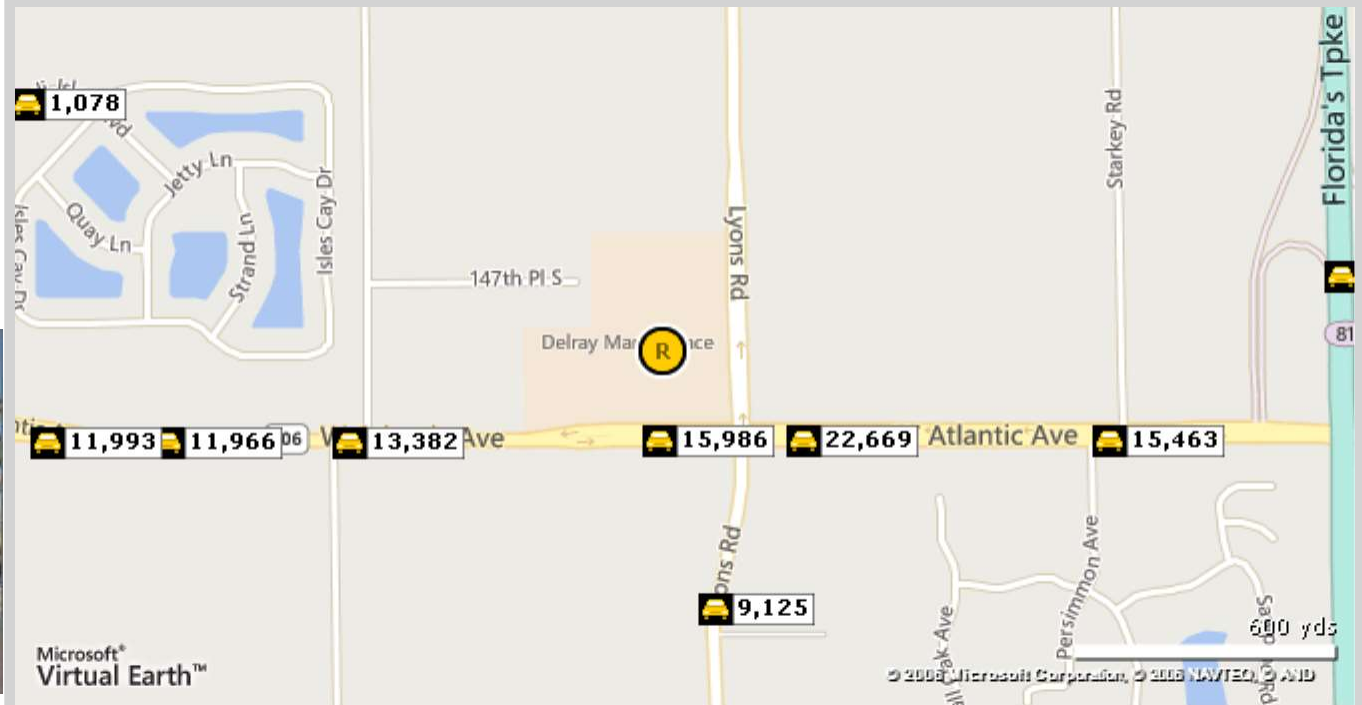
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Traffic Count Report

Retail 502-609

14851 W Lyons Rd, Delray Beach, FL 33446

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **21,463 SF**
 Year Built: **2013**
 Total Available: **750 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W Atlantic Ave	One Mile Rd	0.07 E	2010	15,986	ADT	.12
2 W Atlantic Ave	90th Ave S	0.08 W	2014	22,669	MPSI	.22
3 One Mile Rd	152nd PI S	0.04 S	2012	7,354	ADT	.35
4 Lyons Rd	152nd PI S	0.04 S	2014	9,125	MPSI	.35
5 W Atlantic Ave	Smith Sundy Rd	0.02 E	2014	13,382	MPSI	.43
6 W Atlantic Ave	Starkey Rd	0.02 E	2014	15,463	MPSI	.61
7 W Atlantic Ave	Smith Sundy Rd	0.27 E	2014	11,966	MPSI	.67
8 W Atlantic Ave	Hwy 441	0.12 W	2014	11,993	MPSI	.82
9 Tivoli Isles Blvd	Isles Cay Dr	0.09 E	2012	1,078	ADT	.90
10 I-91	W Atlantic Ave	0.22 S	2014	91,523	MPSI	.91

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Total Available: **750 SF**
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Description	2010	2015	2020
Population	954	1,206	1,320
Age 0 - 4	67 7.02%	61 5.06%	70 5.30%
Age 5 - 9	88 9.22%	85 7.05%	77 5.83%
Age 10 - 14	80 8.39%	102 8.46%	94 7.12%
Age 15 - 19	58 6.08%	94 7.79%	105 7.95%
Age 20 - 24	29 3.04%	71 5.89%	98 7.42%
Age 25 - 29	22 2.31%	47 3.90%	78 5.91%
Age 30 - 34	30 3.14%	37 3.07%	58 4.39%
Age 35 - 39	61 6.39%	49 4.06%	50 3.79%
Age 40 - 44	84 8.81%	77 6.38%	62 4.70%
Age 45 - 49	78 8.18%	95 7.88%	82 6.21%
Age 50 - 54	72 7.55%	97 8.04%	97 7.35%
Age 55 - 59	72 7.55%	92 7.63%	100 7.58%
Age 60 - 64	77 8.07%	87 7.21%	94 7.12%
Age 65 - 69	62 6.50%	80 6.63%	84 6.36%
Age 70 - 74	36 3.77%	62 5.14%	70 5.30%
Age 75 - 79	19 1.99%	36 2.99%	49 3.71%
Age 80 - 84	11 1.15%	19 1.58%	29 2.20%
Age 85+	7 0.73%	14 1.16%	22 1.67%
Age 15+	718 75.26%	957 79.35%	1,078 81.67%
Age 20+	660 69.18%	863 71.56%	973 73.71%
Age 65+	135 14.15%	211 17.50%	254 19.24%
Median Age	43	44	42
Average Age	38.60	40.00	40.50
Population By Race	954	1,206	1,320
White	885 92.77%	1,108 91.87%	1,212 91.82%
Black	30 3.14%	44 3.65%	48 3.64%
Am. Indian & Alaskan	6 0.63%	8 0.66%	9 0.68%
Asian	26 2.73%	37 3.07%	41 3.11%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	6 0.63%	8 0.66%	9 0.68%

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Retail 502-609

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Description	2010	2015	2020
Population by Race (Hispanic)	136	189	207
White	125 91.91%	174 92.06%	191 92.27%
Black	3 2.21%	5 2.65%	6 2.90%
Am. Indian & Alaskan	6 4.41%	7 3.70%	8 3.86%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	2 1.47%	2 1.06%	2 0.97%
Household by Household Income	323	407	443
<\$25,000	36 11.15%	31 7.62%	32 7.22%
\$25,000 - \$50,000	60 18.58%	61 14.99%	62 14.00%
\$50,000 - \$75,000	37 11.46%	37 9.09%	38 8.58%
\$75,000 - \$100,000	23 7.12%	48 11.79%	56 12.64%
\$100,000 - \$125,000	20 6.19%	20 4.91%	22 4.97%
\$125,000 - \$150,000	31 9.60%	44 10.81%	49 11.06%
\$150,000 - \$200,000	53 16.41%	49 12.04%	51 11.51%
\$200,000+	63 19.50%	117 28.75%	133 30.02%
Average Household Income	\$130,796	\$152,052	\$155,347
Median Household Income	\$106,875	\$128,693	\$130,867

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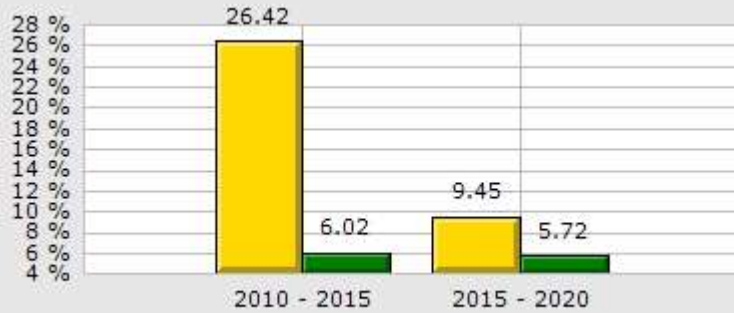
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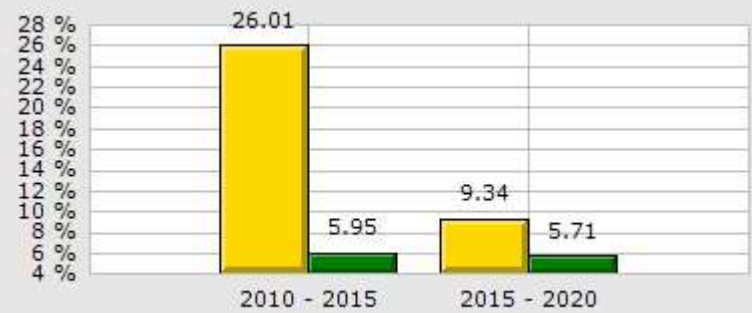
Type: **Retail/Freestanding (Lifestyle Ctr)**
 County: **Palm Beach**

1 Mile
County

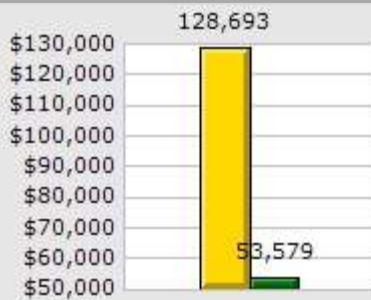
Population Growth



Household Growth



2015 Med Household Inc



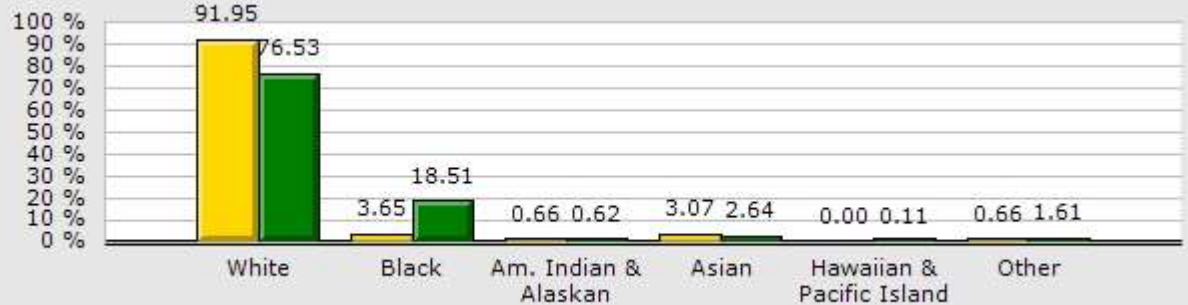
2015 Households by Household Income



2015 Median Age



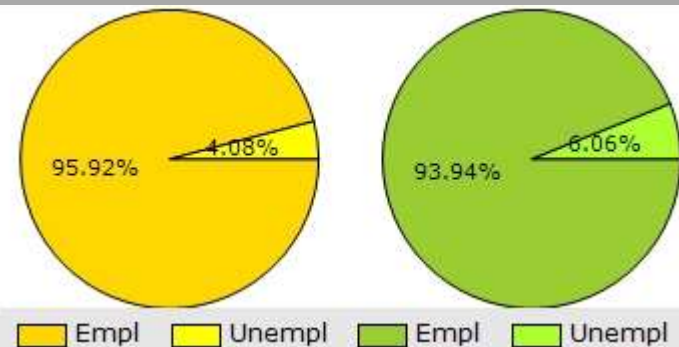
2015 Population by Race



2015 Renter vs. Owner



2015 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Retail 502-609

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Type: **Retail/Freestanding (Lifestyle Ctr)**
 County: **Palm Beach**

	1 Mile		County	
Population Growth				
Growth 2010 - 2015	26.42%		6.02%	
Growth 2015 - 2020	9.45%		5.72%	
Empl	611	95.92%	650,864	93.94%
Unempl	26	4.08%	41,958	6.06%
2015 Population by Race				
	1,205		1,399,672	
White	1,108	91.95%	1,071,122	76.53%
Black	44	3.65%	259,059	18.51%
Am. Indian & Alaskan	8	0.66%	8,620	0.62%
Asian	37	3.07%	36,902	2.64%
Hawaiian & Pacific Island	0	0.00%	1,490	0.11%
Other	8	0.66%	22,479	1.61%
Household Growth				
Growth 2010 - 2015	26.01%		5.95%	
Growth 2015 - 2020	9.34%		5.71%	
Renter Occupied	51	12.53%	165,034	28.62%
Owner Occupied	356	87.47%	411,588	71.38%
2015 Households by Household Income				
	407		576,622	
Income <\$25K	31	7.62%	131,022	22.72%
Income \$25K - \$50K	61	14.99%	140,715	24.40%
Income \$50K - \$75K	37	9.09%	101,027	17.52%
Income \$75K - \$100K	48	11.79%	67,034	11.63%
Income \$100K - \$125K	20	4.91%	45,959	7.97%
Income \$125K - \$150K	44	10.81%	24,681	4.28%
Income \$150K - \$200K	49	12.04%	26,769	4.64%
Income \$200K+	117	28.75%	39,415	6.84%
2015 Med Household Inc	\$128,693		\$53,579	
2015 Median Age	43.70		44.00	



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Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
Population			
2020 Projection	1,320	32,078	131,772
2015 Estimate	1,206	29,891	124,194
2010 Census	954	26,235	115,260
Growth 2015 - 2020	9.45%	7.32%	6.10%
Growth 2010 - 2015	26.42%	13.94%	7.75%

2015 Population by Age	1,206		29,891		124,194	
Age 0 - 4	61	5.06%	634	2.12%	3,949	3.18%
Age 5 - 9	85	7.05%	718	2.40%	4,278	3.44%
Age 10 - 14	102	8.46%	765	2.56%	4,551	3.66%
Age 15 - 19	94	7.79%	717	2.40%	4,464	3.59%
Age 20 - 24	71	5.89%	606	2.03%	4,065	3.27%
Age 25 - 29	47	3.90%	543	1.82%	3,713	2.99%
Age 30 - 34	37	3.07%	554	1.85%	3,734	3.01%
Age 35 - 39	49	4.06%	638	2.13%	4,133	3.33%
Age 40 - 44	77	6.38%	834	2.79%	5,043	4.06%
Age 45 - 49	95	7.88%	992	3.32%	5,772	4.65%
Age 50 - 54	97	8.04%	1,140	3.81%	6,383	5.14%
Age 55 - 59	92	7.63%	1,420	4.75%	7,041	5.67%
Age 60 - 64	87	7.21%	2,051	6.86%	8,157	6.57%
Age 65 - 69	80	6.63%	2,956	9.89%	10,064	8.10%
Age 70 - 74	62	5.14%	3,518	11.77%	11,406	9.18%
Age 75 - 79	36	2.99%	3,454	11.56%	11,251	9.06%
Age 80 - 84	19	1.58%	3,364	11.25%	10,782	8.68%
Age 85+	14	1.16%	4,987	16.68%	15,410	12.41%
Age 65+	211	17.50%	18,279	61.15%	58,913	47.44%
Median Age	43.70		70.50		63.00	
Average Age	40.00		62.70		55.90	

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Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2015 Population By Race	1,206		29,891		124,194	
White	1,108	91.87%	28,456	95.20%	112,206	90.35%
Black	44	3.65%	863	2.89%	7,497	6.04%
Am. Indian & Alaskan	8	0.66%	45	0.15%	158	0.13%
Asian	37	3.07%	372	1.24%	3,120	2.51%
Hawaiian & Pacific Island	0	0.00%	3	0.01%	25	0.02%
Other	8	0.66%	152	0.51%	1,189	0.96%
Population by Hispanic Origin	1,206		29,891		124,194	
Non-Hispanic Origin	1,018	84.41%	27,881	93.28%	112,974	90.97%
Hispanic Origin	189	15.67%	2,010	6.72%	11,220	9.03%
2015 Median Age, Male	44.00		69.30		59.70	
2015 Average Age, Male	40.30		61.00		53.70	
2015 Median Age, Female	43.50		71.30		65.40	
2015 Average Age, Female	39.70		64.00		57.70	
2015 Population by Occupation Classification	940		27,631		110,521	
Civilian Employed	611	65.00%	7,843	28.38%	41,688	37.72%
Civilian Unemployed	26	2.77%	429	1.55%	2,337	2.11%
Civilian Non-Labor Force	303	32.23%	19,359	70.06%	66,476	60.15%
Armed Forces	0	0.00%	0	0.00%	20	0.02%
Households by Marital Status						
Married	325		8,362		32,048	
Married No Children	169		7,301		25,597	
Married w/Children	156		1,061		6,451	
2015 Population by Education	816		27,023		106,585	
Some High School, No Diploma	53	6.50%	1,954	7.23%	7,554	7.09%
High School Grad (Incl Equivalency)	117	14.34%	7,544	27.92%	26,904	25.24%
Some College, No Degree	169	20.71%	6,851	25.35%	27,630	25.92%
Associate Degree	23	2.82%	572	2.12%	3,697	3.47%
Bachelor Degree	290	35.54%	5,582	20.66%	23,498	22.05%
Advanced Degree	164	20.10%	4,520	16.73%	17,302	16.23%

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Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2015 Population by Occupation	1,154		14,868		78,315	
Real Estate & Finance	100	8.67%	1,150	7.73%	4,974	6.35%
Professional & Management	402	34.84%	4,710	31.68%	25,559	32.64%
Public Administration	9	0.78%	103	0.69%	872	1.11%
Education & Health	112	9.71%	1,880	12.64%	9,387	11.99%
Services	42	3.64%	924	6.21%	5,521	7.05%
Information	40	3.47%	271	1.82%	1,161	1.48%
Sales	179	15.51%	2,388	16.06%	13,459	17.19%
Transportation	3	0.26%	124	0.83%	433	0.55%
Retail	64	5.55%	1,146	7.71%	6,169	7.88%
Wholesale	28	2.43%	237	1.59%	1,536	1.96%
Manufacturing	16	1.39%	285	1.92%	1,539	1.97%
Production	3	0.26%	442	2.97%	2,016	2.57%
Construction	68	5.89%	440	2.96%	1,744	2.23%
Utilities	2	0.17%	157	1.06%	1,079	1.38%
Agriculture & Mining	47	4.07%	198	1.33%	563	0.72%
Farming, Fishing, Forestry	25	2.17%	109	0.73%	244	0.31%
Other Services	14	1.21%	304	2.04%	2,059	2.63%
2015 Worker Travel Time to Job	480		6,844		37,012	
<30 Minutes	378	78.75%	4,797	70.09%	24,480	66.14%
30-60 Minutes	85	17.71%	1,762	25.75%	10,923	29.51%
60+ Minutes	17	3.54%	285	4.16%	1,609	4.35%
2010 Households by HH Size	324		14,498		57,877	
1-Person Households	32	9.88%	5,747	39.64%	20,883	36.08%
2-Person Households	126	38.89%	7,169	49.45%	26,531	45.84%
3-Person Households	50	15.43%	728	5.02%	4,605	7.96%
4-Person Households	75	23.15%	562	3.88%	3,705	6.40%
5-Person Households	29	8.95%	206	1.42%	1,443	2.49%
6-Person Households	8	2.47%	56	0.39%	439	0.76%
7 or more Person Households	4	1.23%	30	0.21%	271	0.47%
2015 Average Household Size	3.00		1.80		2.00	
Households						
2020 Projection	445		17,576		65,425	
2015 Estimate	407		16,401		61,789	
2010 Census	323		14,499		57,876	
Growth 2015 - 2020	9.34%		7.16%		5.88%	
Growth 2010 - 2015	26.01%		13.12%		6.76%	

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Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2015 Households by HH Income	407		16,402		61,791	
<\$25,000	31	7.62%	4,604	28.07%	14,488	23.45%
\$25,000 - \$50,000	61	14.99%	4,042	24.64%	15,187	24.58%
\$50,000 - \$75,000	37	9.09%	2,584	15.75%	10,206	16.52%
\$75,000 - \$100,000	48	11.79%	1,524	9.29%	6,438	10.42%
\$100,000 - \$125,000	20	4.91%	855	5.21%	4,263	6.90%
\$125,000 - \$150,000	44	10.81%	533	3.25%	2,802	4.53%
\$150,000 - \$200,000	49	12.04%	787	4.80%	2,921	4.73%
\$200,000+	117	28.75%	1,473	8.98%	5,486	8.88%
2015 Avg Household Income	\$152,052		\$77,500		\$81,629	
2015 Med Household Income	\$128,693		\$46,352		\$52,604	
2015 Occupied Housing	407		16,401		61,789	
Owner Occupied	356	87.47%	14,700	89.63%	54,397	88.04%
Renter Occupied	51	12.53%	1,701	10.37%	7,392	11.96%
2010 Housing Units	444		19,281		72,115	
1 Unit	427	96.17%	9,701	50.31%	43,084	59.74%
2 - 4 Units	0	0.00%	1,530	7.94%	8,088	11.22%
5 - 19 Units	5	1.13%	1,962	10.18%	5,238	7.26%
20+ Units	12	2.70%	6,088	31.58%	15,705	21.78%
2015 Housing Value	356		14,698		54,396	
<\$100,000	41	11.52%	5,622	38.25%	16,976	31.21%
\$100,000 - \$200,000	8	2.25%	2,998	20.40%	10,679	19.63%
\$200,000 - \$300,000	5	1.40%	1,535	10.44%	8,304	15.27%
\$300,000 - \$400,000	7	1.97%	1,452	9.88%	7,597	13.97%
\$400,000 - \$500,000	32	8.99%	827	5.63%	3,526	6.48%
\$500,000 - \$1,000,000	182	51.12%	1,481	10.08%	5,215	9.59%
\$1,000,000+	81	22.75%	783	5.33%	2,099	3.86%
2015 Median Home Value	\$733,516		\$157,604		\$195,720	
2015 Housing Units by Yr Built	443		19,287		72,660	
Built 2010+	71	16.03%	1,541	7.99%	3,340	4.60%
Built 2000 - 2010	288	65.01%	4,521	23.44%	14,642	20.15%
Built 1990 - 1999	35	7.90%	3,990	20.69%	18,739	25.79%
Built 1980 - 1989	30	6.77%	4,919	25.50%	22,514	30.99%
Built 1970 - 1979	17	3.84%	3,757	19.48%	11,778	16.21%
Built 1960 - 1969	0	0.00%	391	2.03%	937	1.29%
Built 1950 - 1959	2	0.45%	67	0.35%	408	0.56%
Built <1949	0	0.00%	101	0.52%	302	0.42%
2015 Median Year Built	2004		1990		1989	

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Consumer Spending Report

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2015 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$17,710	\$429,902	\$1,686,893
Total Apparel	\$920	\$19,868	\$81,703
Women's Apparel	383	9,092	36,361
Men's Apparel	205	4,391	17,961
Girl's Apparel	73	1,059	4,788
Boy's Apparel	46	669	3,147
Infant Apparel	30	606	2,724
Footwear	182	4,051	16,723
Total Entertainment & Hobbies	\$1,170	\$33,179	\$129,066
Entertainment	186	3,917	16,073
Audio & Visual Equipment/Service	544	16,773	64,723
Reading Materials	63	2,177	7,927
Pets, Toys, & Hobbies	378	10,313	40,344
Total Food and Alcohol	\$3,964	\$104,690	\$414,575
Food At Home	2,001	56,566	222,236
Food Away From Home	1,668	40,777	163,541
Alcoholic Beverages	294	7,347	28,798
Total Household	\$3,038	\$72,578	\$275,219
House Maintenance & Repair	495	16,035	59,554
Household Equip & Furnishings	1,112	26,881	102,963
Household Operations	981	22,282	83,896
Housing Costs	449	7,380	28,806

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2015 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$4,844	\$102,389	\$417,631
Vehicle Purchases	1,660	25,750	111,313
Gasoline	2,046	51,048	207,366
Vehicle Expenses	217	5,346	18,854
Transportation	437	8,504	33,263
Automotive Repair & Maintenance	483	11,741	46,834
Total Health Care	\$899	\$31,721	\$115,582
Medical Services	516	15,510	57,703
Prescription Drugs	302	13,232	46,939
Medical Supplies	81	2,979	10,939
Total Education/Day Care	\$1,498	\$26,481	\$106,709
Education	919	16,168	66,338
Fees & Admissions	579	10,313	40,371

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11/10/2015



Retail 502-609
14851 W Lyons Rd, Delray Beach, FL 33446

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **21,463 SF**
 Year Built: **2013**

Total Available: **750 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	167	1,543	9
Retail & Wholesale Trade	54	476	9
Hospitality & Food Service	8	73	9
Real Estate, Renting, Leasing	13	56	4
Finance & Insurance	6	28	5
Information	3	26	9
Scientific & Technology Services	9	27	3
Management of Companies	0	0	0
Health Care & Social Assistance	12	49	4
Educational Services	1	12	12
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	3	8	3
Utilities & Waste Management	19	656	35
Construction	23	73	3
Manufacturing	1	4	4
Agriculture, Mining, Fishing	0	0	0
Other Services	15	55	4

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