

KITE

**DELRAY
MARKETPLACE**

MARKET OVERVIEW
DELRAY MARKETPLACE
DELRAY BEACH, FL

KRG
LISTED
NYSE

888 577 5600 kiterealty.com





THE KITE TEAM

Kite Realty Group (NYSE: KRG) is a full-service, vertically integrated real estate investment trust (REIT) engaged in the ownership and operation, acquisition, development and redevelopment of high-quality, open-air neighborhood and community shopping centers in select strategic markets.

PUBLICLY TRADED SINCE 2004

KRG LISTED NYSE

with a successful history in the real estate industry dating back to the 1960s.

TOP 5 SHOPPING CENTER REIT | \$7.5 BILLION

in combined enterprise value.

180 PROPERTIES

in thriving markets across the country.

29 MILLION SF

and eight development and redevelopment projects currently under construction.

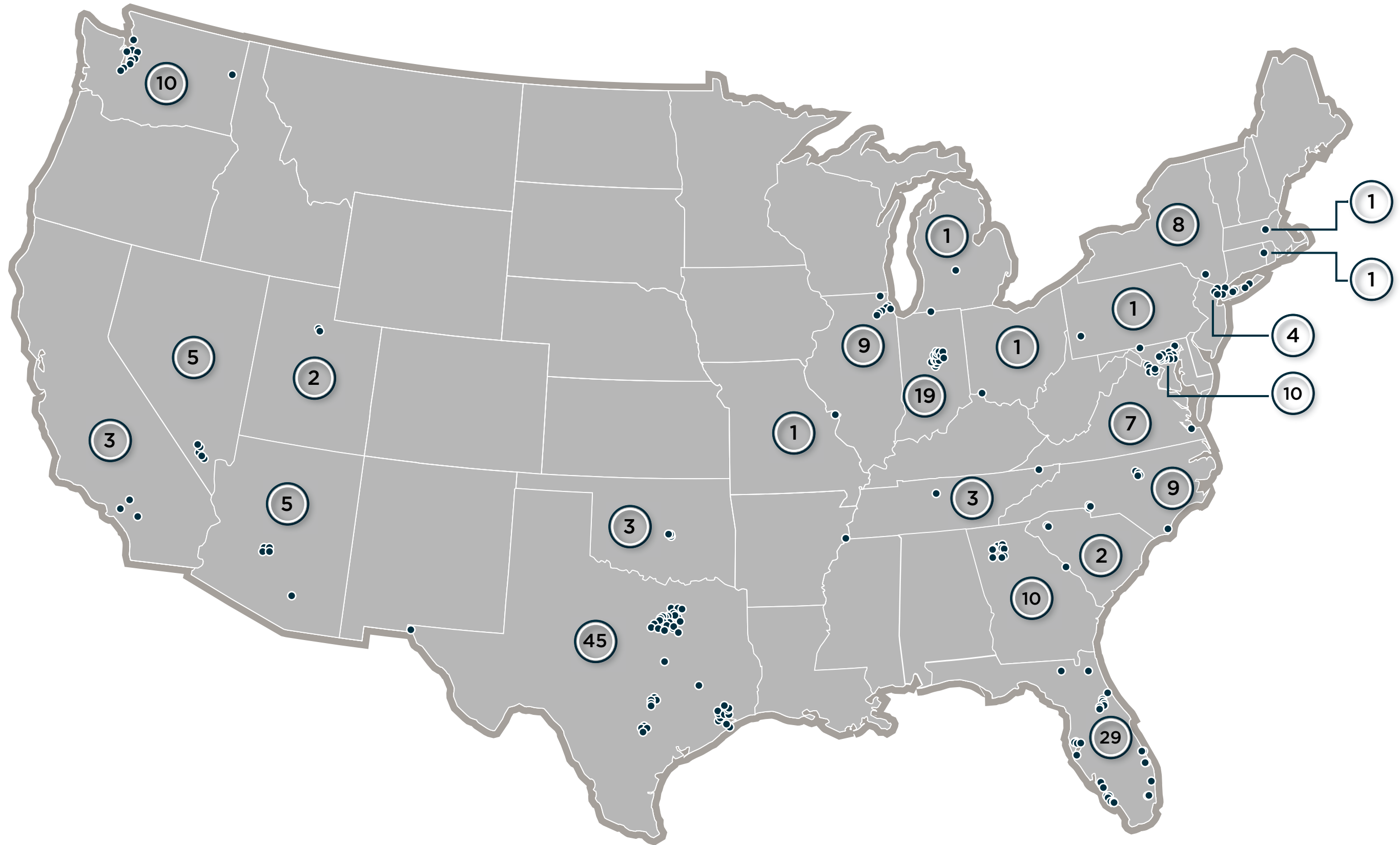
24 STATES,

including Arizona, California, Connecticut, Florida, Georgia, Illinois, Indiana, Maryland, Massachusetts, Michigan, Missouri, Nevada, New Jersey, New York, North Carolina, Ohio, Oklahoma, Pennsylvania, South Carolina, Tennessee, Texas, Utah, Virginia, and Washington.

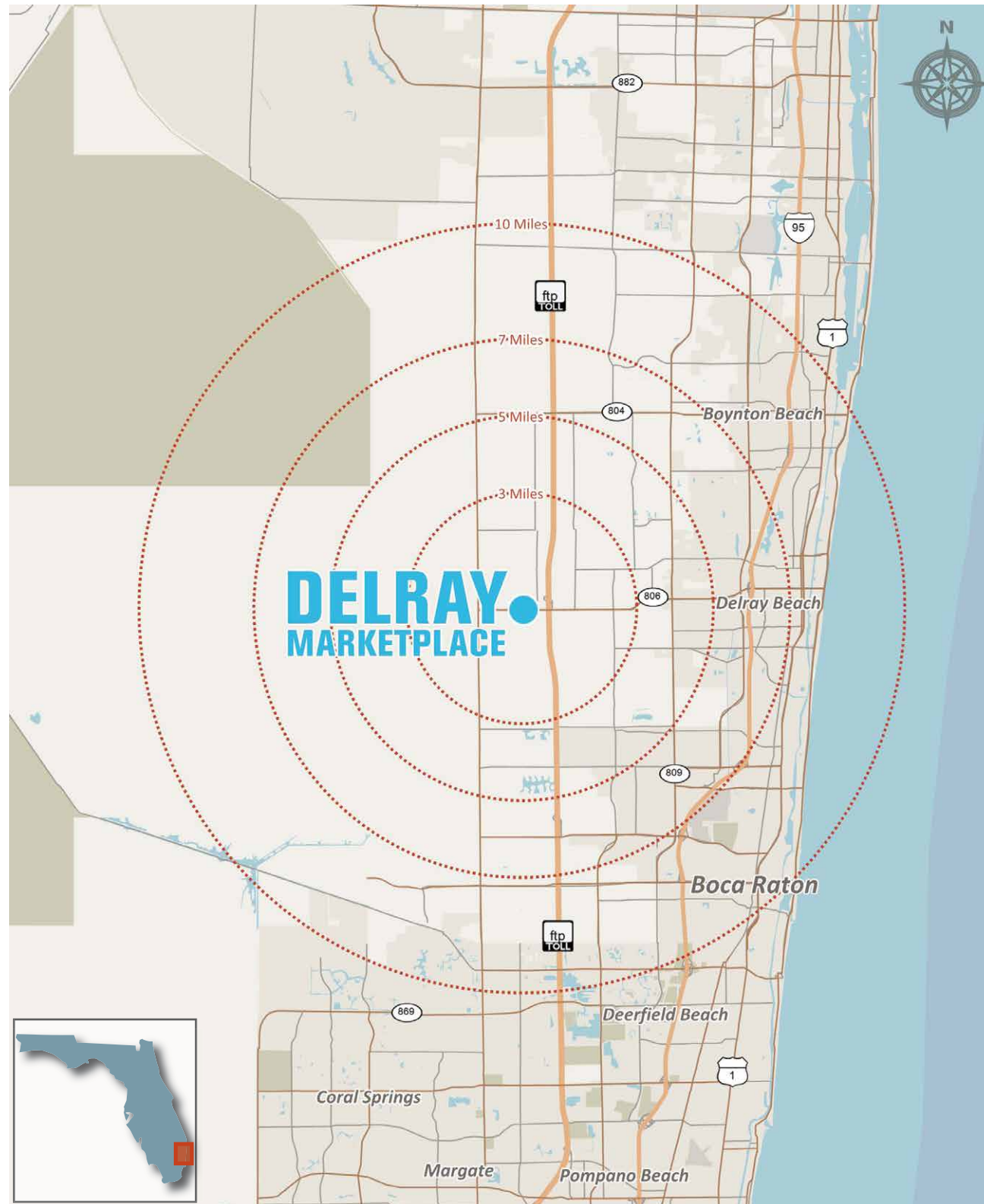
*Information accurate as of 12/31/2021

KRG LISTED NYSE kiterealty.com 888 577 5600
30 South Meridian Street, Suite 1100, Indianapolis, IN 46204



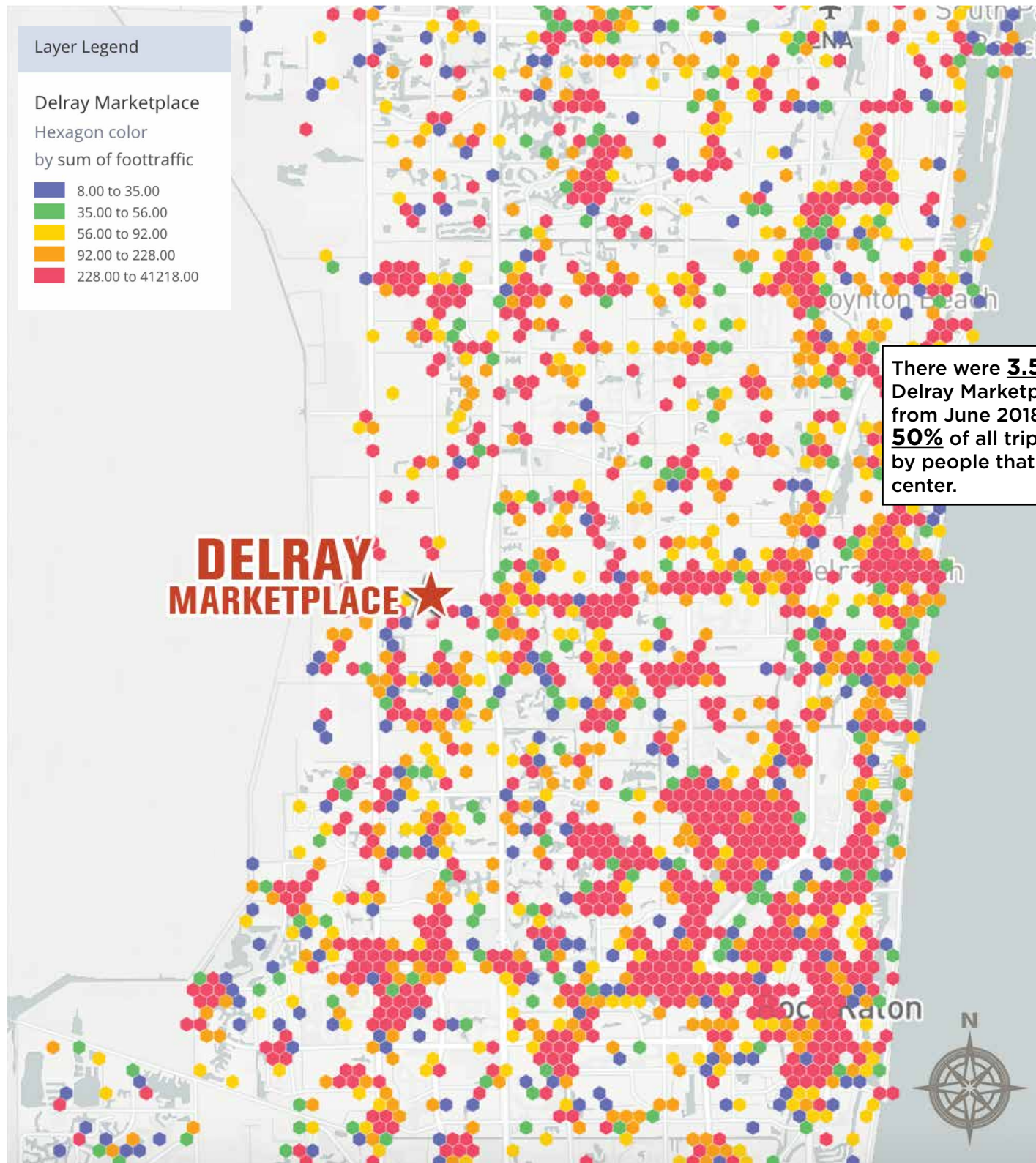


DELRAY MARKETPLACE • DEMOGRAPHIC DATA

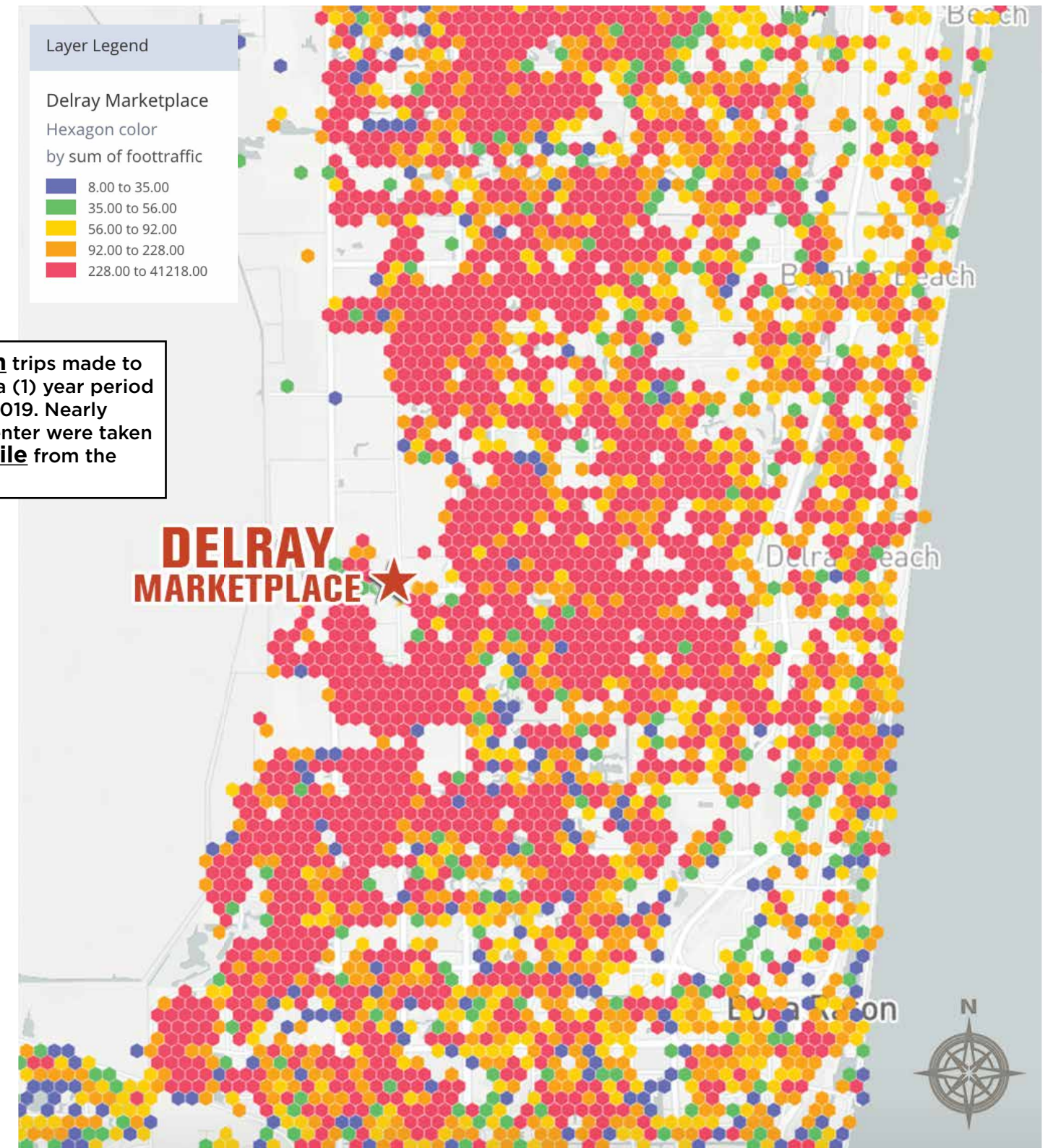


	1 MILE	3 MILE	5 MILE	7 MILE	10 MILE
Population Estimate 2021	2,919	39,663	146,004	277,404	616,991
<i>Transient Population Estimate (Hotel / Motel)</i>	-	-	1	675	2,545
<i>Seasonal Population Estimate</i>	61	3,159	11,140	19,351	37,467
Projected Population 2026	3,842	46,215	162,134	298,364	652,630
Projected Annual Growth 2021 - 2026	5.65%	3.10%	2.12%	1.47%	1.13%
2010 Census Population	1,033	26,614	113,793	230,333	523,618
Historical Annual Growth 2010 to 2021	9.67%	3.61%	2.24%	1.67%	1.47%
Households Estimate 2021	997	19,855	69,706	127,965	270,415
<i>Households With Children</i>	36.40%	11.92%	14.67%	15.79%	20.17%
Projected Households 2026	1,310	22,479	75,466	135,526	284,349
Median Age	44	67	61	57	50
Average Household Income	\$240,295	\$123,880	\$115,164	\$111,827	\$109,201
Median Household Income	\$162,157	\$67,447	\$69,365	\$71,083	\$72,943
HHs with Income Over \$75,000	786	9,096	32,788	61,149	131,954
HHs with Income Over \$75,000 (%)	78.85%	45.81%	47.04%	47.79%	48.80%
Bachelors Degree or Higher	59.49%	47.79%	46.83%	46.49%	43.92%
Workplace Employees	934	7,528	29,348	97,528	251,490
Population: White	84.38%	90.02%	87.14%	83.11%	80.60%
Population: Black	2.22%	3.26%	5.83%	10.30%	11.82%
Population: Hispanic	15.40%	9.66%	10.80%	11.21%	13.72%
Population: Asian	2.60%	1.87%	2.62%	2.53%	2.90%
Population: Other Races	10.80%	4.85%	4.41%	4.06%	4.68%

© 2021, Trade Area Systems / Demographic Source: Synergos Technologies, Inc. (PopStats)



Daytime Dwell Location

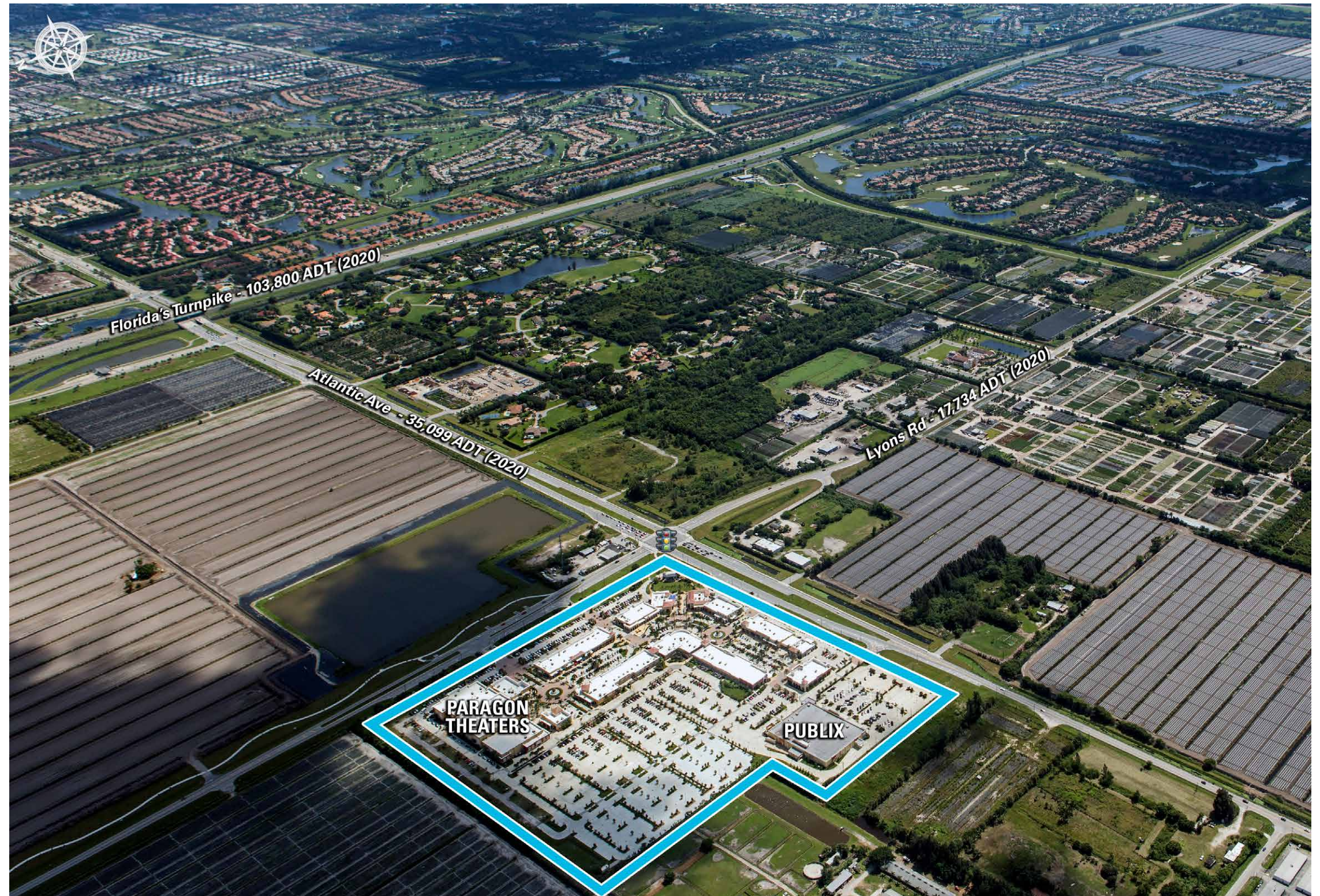


Evening Dwell Location

There were **3.54 million** trips made to Delray Marketplace over a (1) year period from June 2018 to June 2019. Nearly **50%** of all trips to the center were taken by people that live **<7 mile** from the center.

Delray Marketplace is an entertainment-oriented lifestyle center featuring a main street layout that incorporates street-front retail shops and restaurants with convenient parking throughout. It also includes an outdoor amphitheater that hosts music, performances, and family-friendly events weekly.

- **Anchored by: Paragon Theaters (12 screens and 16 lanes of bowling), Burt & Max's Bar & Grille, Ocean One Bar & Grille, and Publix.**
- **Access & Visibility:** Delray Marketplace is located on the newly improved 4-lane Atlantic Avenue, between the Florida Turnpike interchange and US Hwy 441, with four (4) main entrance points into the development off Atlantic Ave. and Lyons Road.
- **24 private golf courses within a 7-mile radius of Delray Marketplace.**
- **Between 2014 and 2016, traffic increased nearly 20 percent on Atlantic between Lyons Road and U.S. 441, west of Florida's Turnpike.** The traffic is a result of Delray Marketplace and the hundreds of homes that have been recently built in the area.
- **In early 2018, GL Homes announced its purchase of 265 acres of land just two miles north of Delray Marketplace. The company plans to build 2,420 new homes on the site.**
- **A large portion of Palm Beach County's new home construction is occurring in the Agricultural Reserve surrounding Delray Marketplace.** Thousands of homes are planned in the next few years. Some developments include Seven Bridges, an upscale community (1.5 miles south with a price range of \$696-\$850), Valencia Cove and Valencia Bay (2.5 miles north), and Tuscany (1 mile east).



ANCHORS: Publix, Ocean One Bar & Grille, Burt & Max's Bar & Grille, & Paragon Theaters

TOP 3 DOMINANT GROUPS

POWER ELITE (1 Mile 77.7% | 3 Mile 21.2%)

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer.

Key Features:

- Wealthy
- Highly Educated
- Politically Conservative
- Well-Invested
- Charitable Giving
- Active and Fit

BOOMING WITH CONFIDENCE (1 Mile 12% | 3 Mile 25.4%)

Prosperous, established couples in their peak earning years living in suburban homes.

Key Features:

- Highly Educated
- Affluent
- Upscale Housing
- Savvy Investors
- Country Club Members
- Environmental Philanthropists

GOLDEN YEAR GUARDIANS (1 Mile 2.6% | 3 Mile 43.3%)

Retirees living in old homes, settled residences and communities.

Key Features:

- Retired
- Health-conscious
- Daytime Entertainment
- Established Credit
- City Lifestyle
- Cautious Money Managers

DISPOSABLE INCOME

1 MILE: \$125,697

3 MILE: \$76,612

5 MILE: \$76,719

7 MILE: \$76,939

10 MILE: \$77,410

AVERAGE HOME VALUES

1 MILE
\$1,539,630

3 MILE
\$680,409

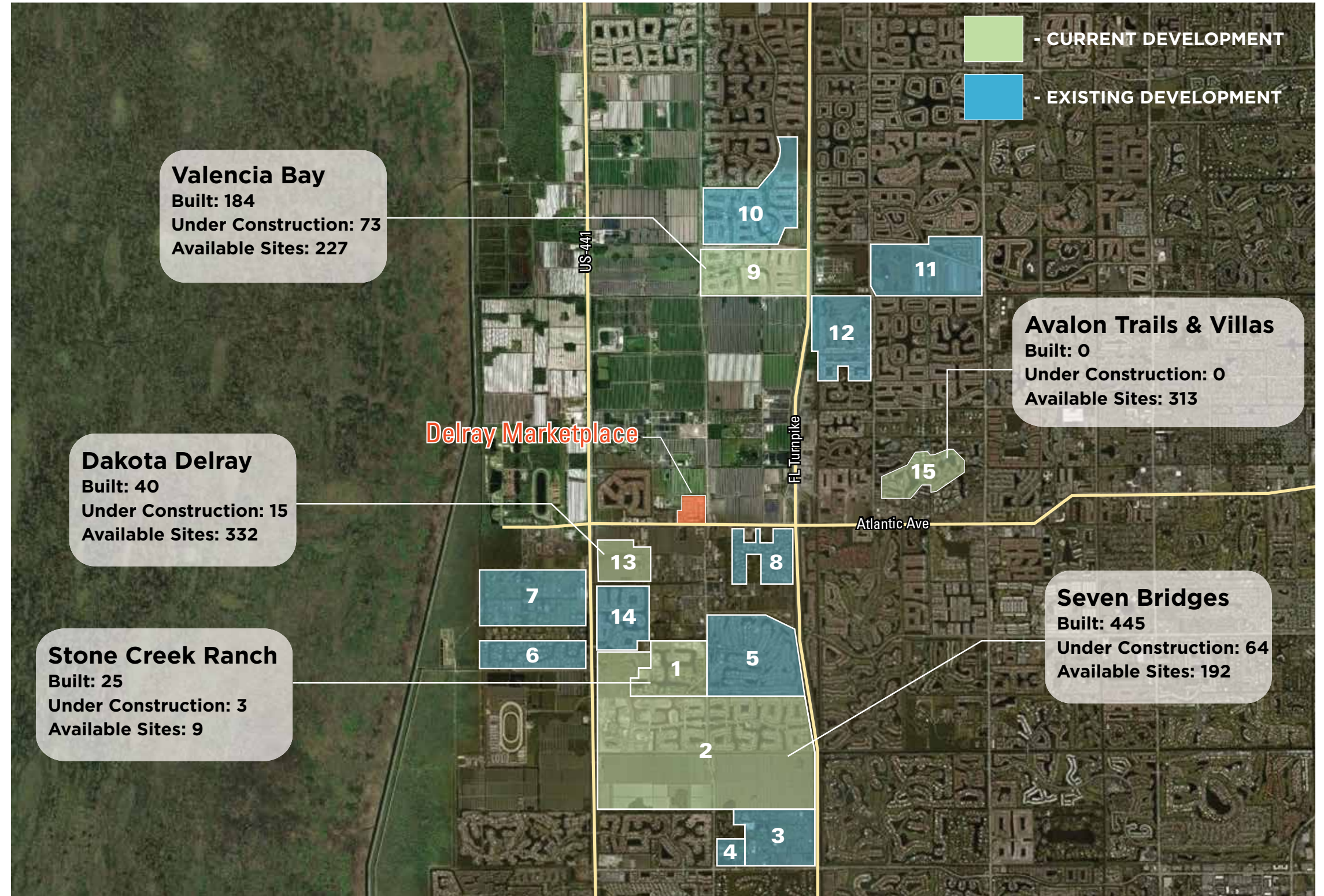
5 MILE
\$623,866

7 MILE
\$600,365

10 MILE
\$609,886

BOCA BRIDGES | GL HOMES

1. Stone Creek Ranch | 37 Homes
2. Seven Bridges | 701 Homes
3. Horseshoe Acres | 41 Homes
4. Le Rivage | 18 Homes
5. Mizner Country Club | 471 Homes
6. Rio POCO | 175 Homes
7. Tierra Del Rey | Approx. 46 Homes
8. Delray Lakes Est. | Approx. 75 Homes
9. Valencia Bay | 484 Homes
10. Valencia Cove | 823 Homes
11. Green Cay Village | 110 Townhomes
12. Polo Trace II | 320 Homes
13. Dakota Delray | 387 Homes
14. Saturnia Isles | 356 Homes
15. Avalon Trails & Villas | 313 Homes





Publix®

 **VERSONA**


PARAGON
THEATERS

EST. 2012
BURT & MAX'S
BAR AND GRILLE

TERRA FIAMMA
ITALIAN RISTORANTE

ANN TAYLOR
LOFT

IT'SUGAR


menchie's
frozen yogurt

 **RISE31**
RIDE. RESHAPE. REAWAKEN.

Soma
INTIMATES

WHITE | BLACK
HOUSE | MARKET

 **CLUB
CHAMPION**
Better fit...Lower scores

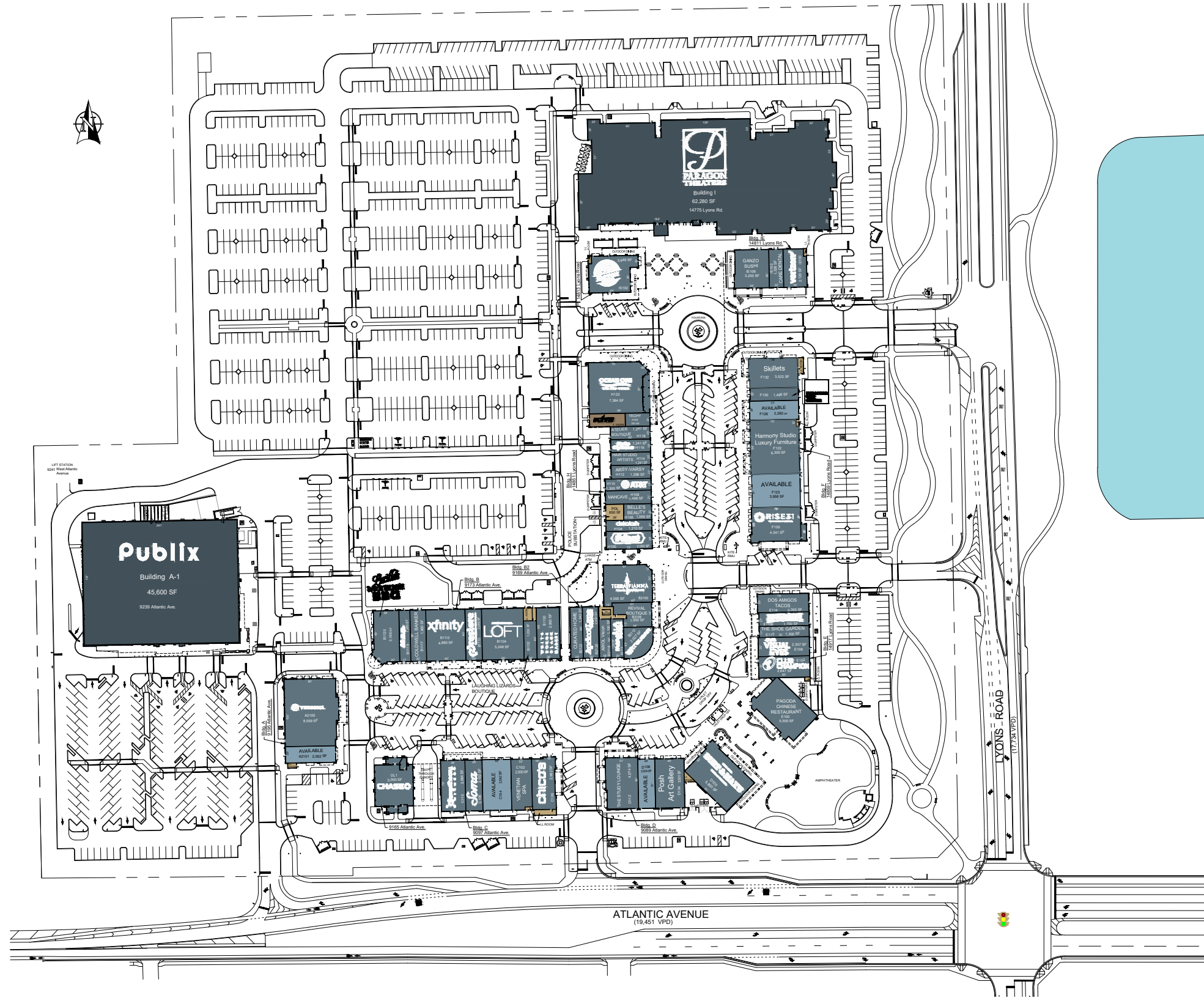
Apricot Lane
BOUTIQUE

chico's

DELRAY MARKETPLACE • GROUND EXPERIENCE



DELRAY MARKETPLACE • LEASING PLAN



SITE DATA		
Paragon Theatres	62,280	SF
Publix	45,600	SF
Retail	152,725	SF
Total GLA	260,605	SF
Parking	1,493	
Parking Ratio	5.73	/1000
Shopping Center AVERAGE	39.73	AC

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