

# PRIME REDEVELOPMENT OPPORTUNITY PORTFOLIO FOR SALE

2706 N Federal Highway & 2703 Old Dixie Highway  
Delray Beach, FL 33483



PRESENTED BY:

Ted Ciaccia [Ted@fitzgeraldgroup.com](mailto:Ted@fitzgeraldgroup.com) | Cell: 561-239-9634

Nick Solimine, CCIM [Nick@fitzgeraldgroup.com](mailto:Nick@fitzgeraldgroup.com) | Cell: 561-239-9633

**Boca Raton Office: 561-620-2800**  
333 Camino Gardens Blvd, Suite 201 Boca Raton, FL 33432



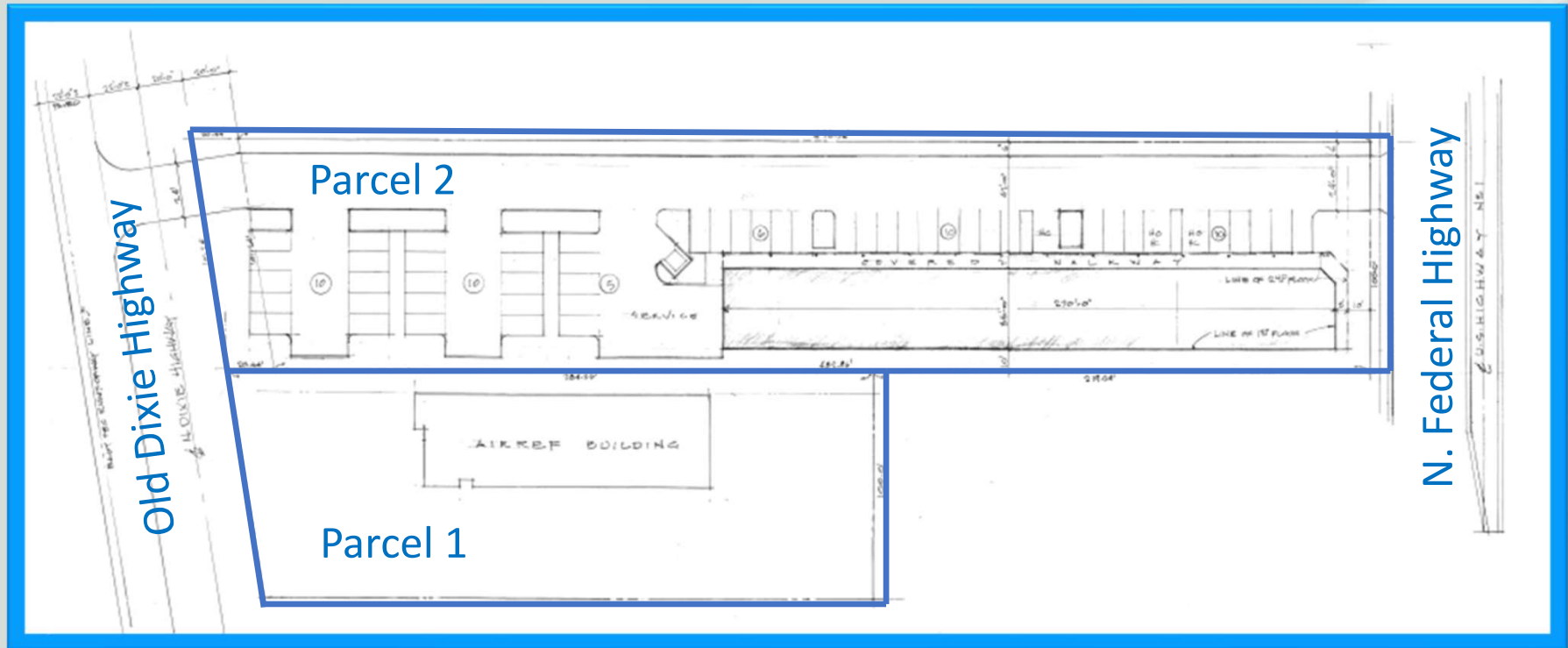
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# 1.78 Acres of Prime Development Opportunity

One of the hottest markets in South Florida

\$4,800,000



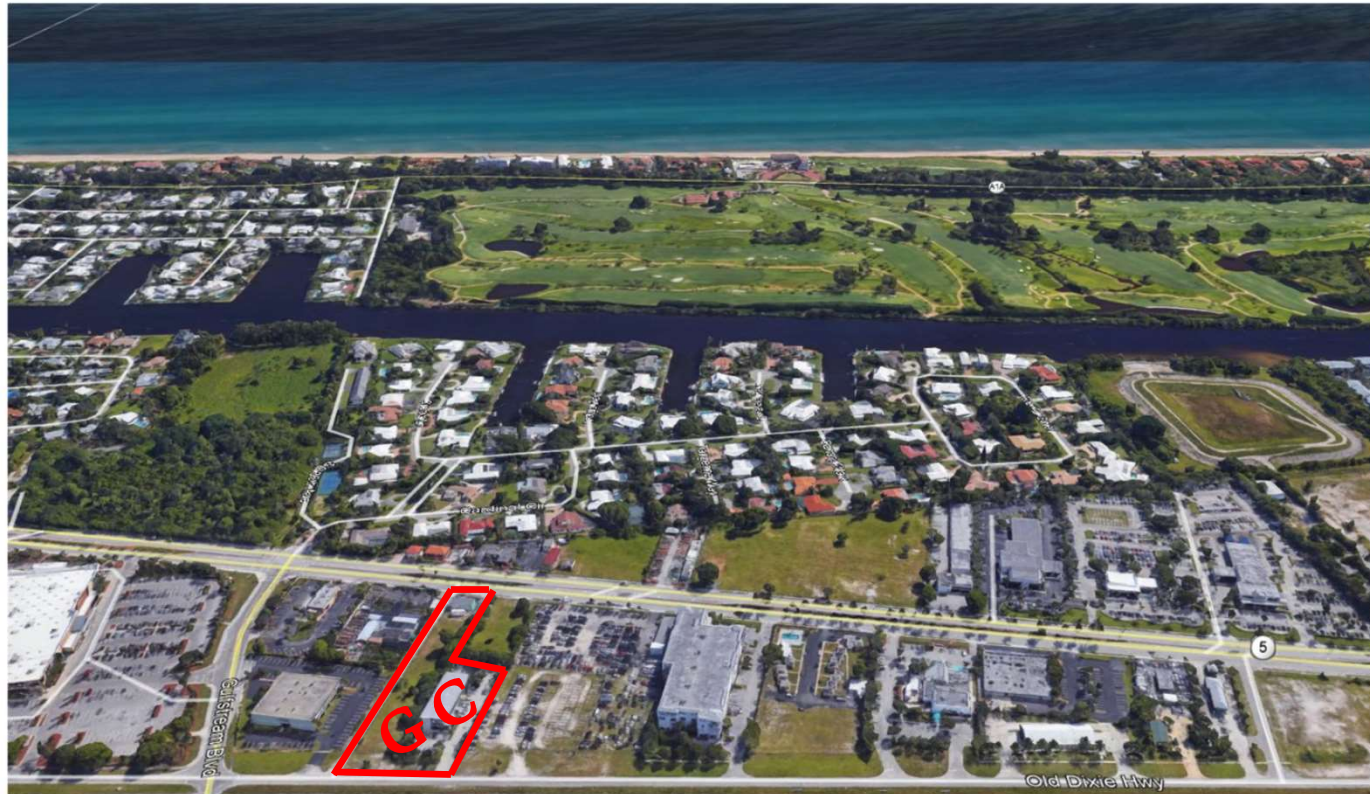
- 2 Parcels Available in East Delray Beach along the Federal Highway Corridor
- Parcel 1: .63 Acres of Land and a two story office/warehouse building totaling 7,100 Sq. Ft., all concrete fenced in parking lot
- Parcel 2: 1.15 Acres of Land that runs from Federal Highway to Old Dixie Highway



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# ZONING

## GC – General Commercial



### ➤ General Commercial (GC)

provides basic regulations for small parcels which are best suited for a general retail and office uses. In addition, this district has provisions in the Four Corners Overlay District which encourages **mixed use development that may include retail, office, and multi-family uses**. The GC designation is applied to small parcels, most of which are developed, where adherence to standard regulations is most appropriate. The GC designation is to be applied primarily along arterial and collector streets. Uses may be conducted singularly or in combination within the same structure.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2018 Estimated Population	9,328	72,347	191,790
2023 Projected Population	10,057	77,871	206,530
Average Household Income	\$92,548	\$79,389	\$72,635