



718 George Bush Blvd | Delray Beach FL 33483

\$2,185,000 | 5.75% CAP



Representative Photo



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com



INVESTMENT SUMMARY

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Retail Tenant	Base Rent	RE Tax/CAM Reimb	Lease Exp.	Increases	Options
Laundromat	\$26,609.28	\$6,000.26	12/31/2023	3.5%	2-7 Year Opts.
7 - Eleven	\$99,999.96	\$11,047.98	1/31/2027	10.0%	1-5 Year Opt.
Totals:	\$126,609.24	\$17,048.24			

Gross Income:		
Base Rent:	126,609.24	
RE Tax/CAM Reimb:	17,048.24	
Gross Income:		143,657.48
Expenses:		
RE Taxes:	16,588.56	
Insurance:	1,376.29	
Total Expenses:		17,964.85
Net Income:		125,692.63

INVESTMENT HIGHLIGHTS

- Located 2.2 miles from I-95 (47,831 Vehicles per day)
- Neighboring tenants include: Advance Auto Parts, CVS, Walgreens, Sunoco, Publix Supermarket, Dollar Tree and more.



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PROPERTY AERIAL

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NE 8TH ST.

GEORGE BUSH BLVD



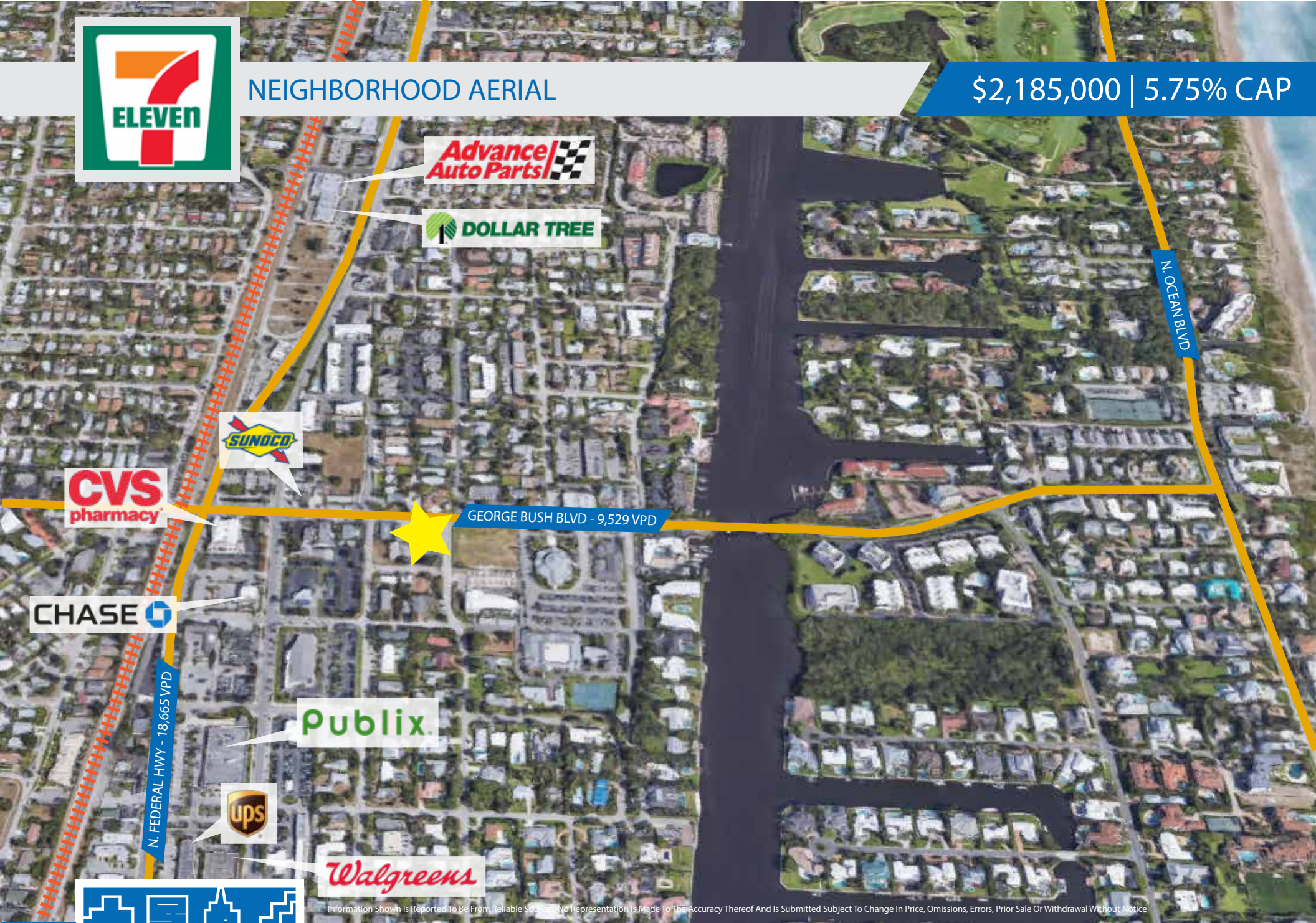
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NEIGHBORHOOD AERIAL

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DEMOGRAPHICS

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POPULATION:	1 MILE	3 MILE	5 MILE
2024 PROJECTION	72,699	197,901	607,011
2019 ESTIMATE	67,862	184,127	565,938
2010 CENSUS	59,211	156,937	488,900
GROWTH 2019-2024	7.13%	7.48%	7.26%
GROWTH 2010-2019	14.61%	17.33%	15.76%
2019 POPULATION HISPANIC ORIGIN	7,974	21,371	95,089

2019 POPULATION BY RACE:

WHITE	45,409	134,915	439,497
BLACK	20,157	42,231	97,763
AM. INDIAN & ALASKAN	181	492	3,406
ASIAN	1,139	3,803	15,893
HAWAIIAN & PACIFIC ISLAND	52	106	428
OTHER	924	2,580	8,952
U.S. ARMED FORCES:	0	8	180

HOUSEHOLDS:

2024 PROJECTION	31,835	92,620	263,737
2019 ESTIMATE	29,852	86,570	246,896
2010 CENSUS	26,415	74,866	215,959
GROWTH 2019 - 2024	6.64%	6.99%	6.82%
GROWTH 2010 - 2019	13.01%	15.63%	14.33%
OWNER OCCUPIED	20,327	62,860	183,849
RENTER OCCUPIED	9,525	23,710	63,047
2019 AVG HOUSEHOLD INCOME	\$85,268	\$76,458	\$87,318
2019 MED HOUSEHOLD INCOME	\$57,308	\$53,233	\$59,899

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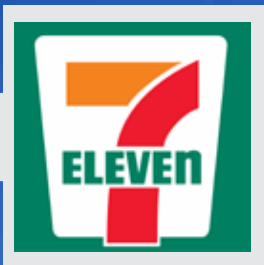
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TENANT INFORMATION

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The 7-Eleven brand is known and loved around the world, and our iconic products are a big part of the American culture. And although we've grown significantly over the years, our focus stays fixed on making life easier for customers. This simple idea is the reason we're the marketplace leader. It's also why our customers, employees, Franchisees and community leaders are proud to be part of the 7-Eleven story.

We've also invested in software and business processes that have revolutionized the way our stores operate. It's how we're able to deliver fresh food products to our stores daily. Whether it's implementing the newest equipment and technology, remodeling or installing eco-friendly LED lighting in stores – we're all about innovations that inspire our employees and grow a loyal customer base.

Convenience may be our focus, but serving is our business. And that business extends beyond our stores into the communities where our customers, employees and Franchisees live, work and play.

Being a great neighbor is all about investing and getting involved. It's also about responsibility, which is one of our key business principals. That's why we put such a focus on serving people, improving our products and protecting the planet. 7-Eleven is proud to set the standard for responsible retailing in the convenience industry.

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DELRAY BEACH | FLORIDA

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Delray Beach is a small city on Florida's southeast coast. The Pineapple Grove Arts District is dotted with public art and galleries.

Nearby, Cornell Art Museum displays contemporary works. The lakeside Morikami Museum and Japanese Gardens offers tea ceremonies, calligraphy workshops and serene outdoor spaces. Wakodahatchee

Wetlands is a park featuring a raised boardwalk with views of birds, turtles and alligators.



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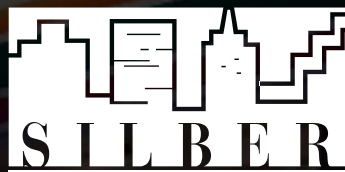
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FOR MORE INFORMATION



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