

ATLANTIC = CROSSING =

ATLANTIC AVE • DELRAY BEACH, FLORIDA

**SOUTH FLORIDA'S EXCITING NEW MIXED USE DEVELOPMENT
COMING TO ATLANTIC AVENUE & US1!**

• 76,000 SF Retail / Restaurant • 83,000 SF Class A Office • 343 Luxury Residential Units

NOW UNDER CONSTRUCTION!



SHOPPING



DINING



LIFESTYLE

Delray Beach DDA

S·R·A
STRATEGIC RETAIL ADVISORS

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 Developed by the
Edwards Companies

ATLANTIC CROSSING

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As a quarter billion dollar anchor for the east end of Downtown Delray Beach's famed Atlantic Avenue, Atlantic Crossing puts select retailers and restaurateurs at the premiere address in one of the region's hottest markets. With a character all its own, this spectacular mixed-use destination secures the Avenue's place alongside Miami's Lincoln Road, Fort Lauderdale's Las Olas Blvd., and Palm Beach's Worth Ave. as an exceptional "High Street" destination.

DELRAY BEACH – THE KUDOS KEEP COMING

ONE OF AMERICA'S HAPPIEST
SEASIDE TOWNS
(COASTAL LIVING 2017)

ALL AMERICA CITY 2017
– THIRD TIME WINNER

RECOGNIZED BY
RAND MCNALLY & USA TODAY'S
BEST OF THE ROAD 2012

YEAR-ROUND DRAW

Downtown Delray draws hundreds of thousands of visitors year-round with lively cultural and culinary events, many centered on Atlantic Avenue.

HIGHLIGHTS:

- Delray Affair
- Fashion Week
- Dine Out Delray Restaurant Week
- Savor the Avenue – Florida's largest dining table, 5 blocks long
- Delray After Dark
- Holiday Tree Lighting
- First Friday Art Walks

TAKING ONE OF SOUTH FLORIDA'S MOST ENGAGING MAIN STREETS TO A WHOLE NEW LEVEL

One of 10 Great
American Shopping Streets
(USA Today)

Restaurants averaging
over \$1,000 psf

Florida's best main street
(Florida Monthly Magazine)

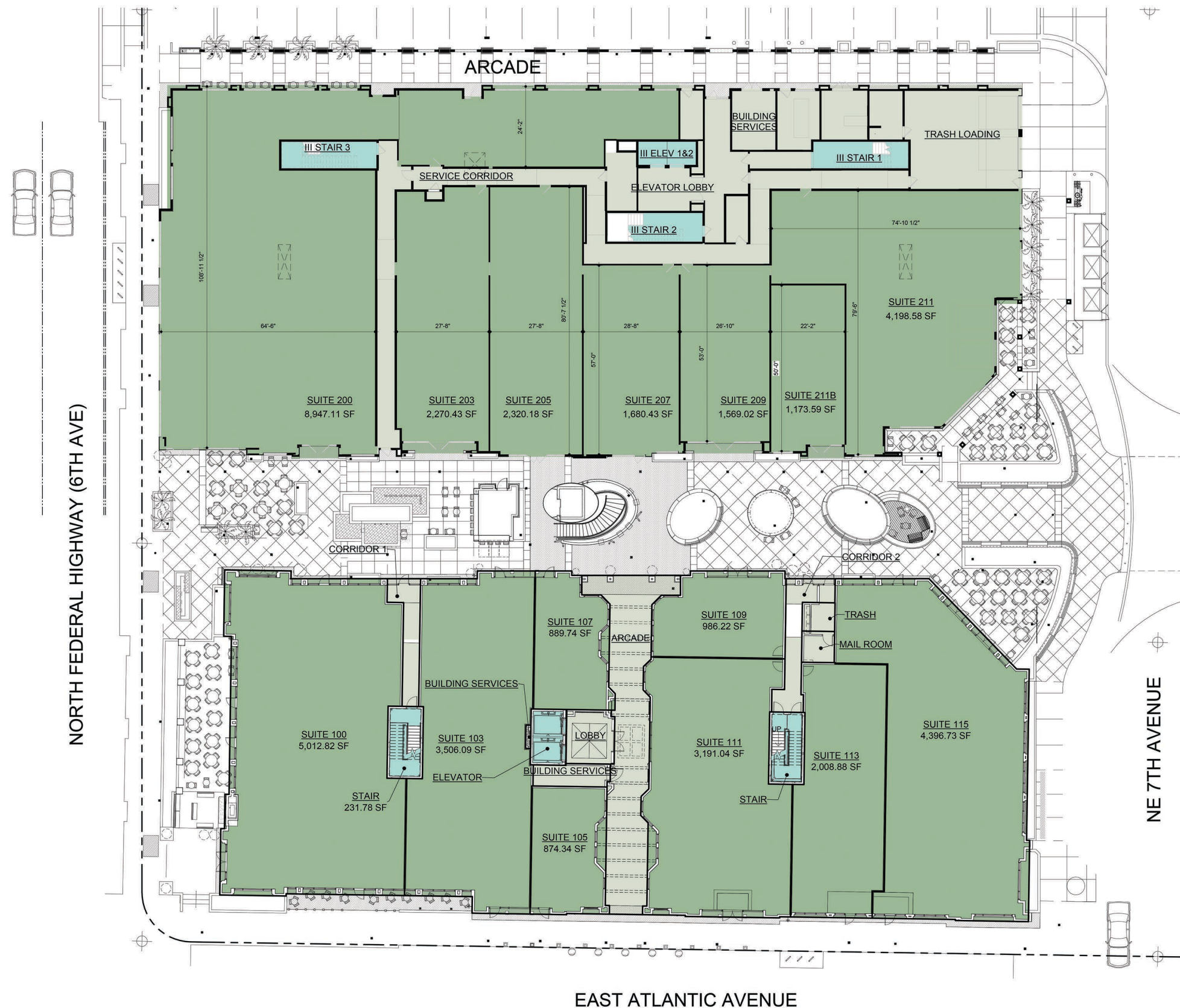
Downtown Delray
Walkability: 92/100.

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	72,769	169,510	306,195
EST. POPULATION GROWTH (2019-2024)	+1.2%	+1.2%	+1.1%
AVERAGE HOUSEHOLD INCOME	\$93,951	\$88,083	\$91,564
EST. INCOME GROWTH (2019-2024)	+3.5%	+3.5%	+3.5%
TOTAL DAYTIME POPULATION	75,350	211,223	350,839



PHASE 1 RETAIL



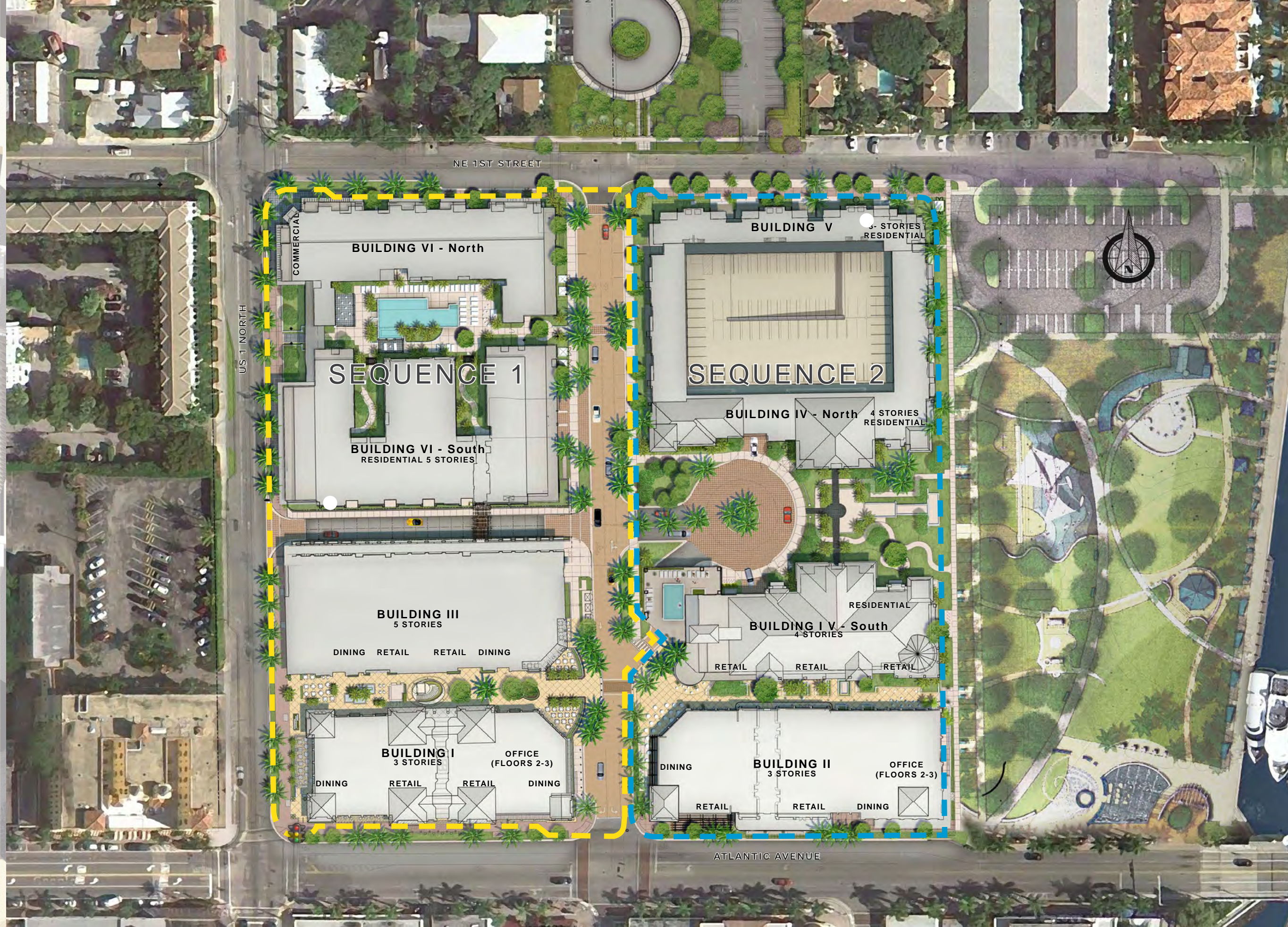
MERCHANDISING PLAN LEGEND

- BUILDING SERVICE AREAS
- MAJOR VERTICAL PENETRATIONS
- OCCUPANT AREAS

BUILDING I & BUILDING III - FIRST FLOOR
1/16" = 1'-0"

ATLANTIC CROSSING
12.11.19

217093
MERCHANDISING PLAN
A001



SEQUENCE 1

SEQUENCE 2

ATLANTIC = CROSSING =

