



**APEX**

CAPITAL REALTY

**FOR SALE**

PRIME RETAIL BUILDING  
NET LEASED TO NATIONAL  
CREDIT TENANT

**3003 S FEDERAL HWY**  
DELRAY BEACH, FL 33483

# ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



## ADVISORS

### **JASON ABITBOL**

Senior Commercial Advisor

561 542 3704

[Jason@ApexCapitalRealty.com](mailto:Jason@ApexCapitalRealty.com)

# OFFERING SUMMARY

**3003 S FEDERAL HWY, DELRAY BEACH, FL 33483**

<b>Building Size</b>	7,452 SF
<b>Lot Size</b>	22,490 SF
<b>Lease Term Remaining</b>	3 Years
<b>Zoning</b>	PC - Planned Commercial
<b>Current Income</b>	\$130,745 / Year
<b>Next Rent Increase In 2026</b>	\$142,740 / Year (\$19.15 / SF)
<b>Asking Price</b>	\$2,750,000

Highly coveted Delray Beach retail pad site location with over 200 linear feet of direct frontage on South Federal Highway. This double net leased property features 7,452 SF of building improvements, on a 22,460 SF lot that is a pad site to a Walmart Neighborhood Market plaza, that includes over 20 retail units plus a Planet Fitness. This site's strategic location enjoys high visibility, with an AADT of over 27,500 vehicles passing each day.

Owner is only responsible for roof, structure, and parking lot. Advanced Auto Parts has been leasing this property since 2011 and exercised its first option to renew for 5 years in 2021. Advanced has two remaining lease renewal options of five years each. There are rent escalations in place to increase rent by 10% every 5 years.





# LEASE ABSTRACT

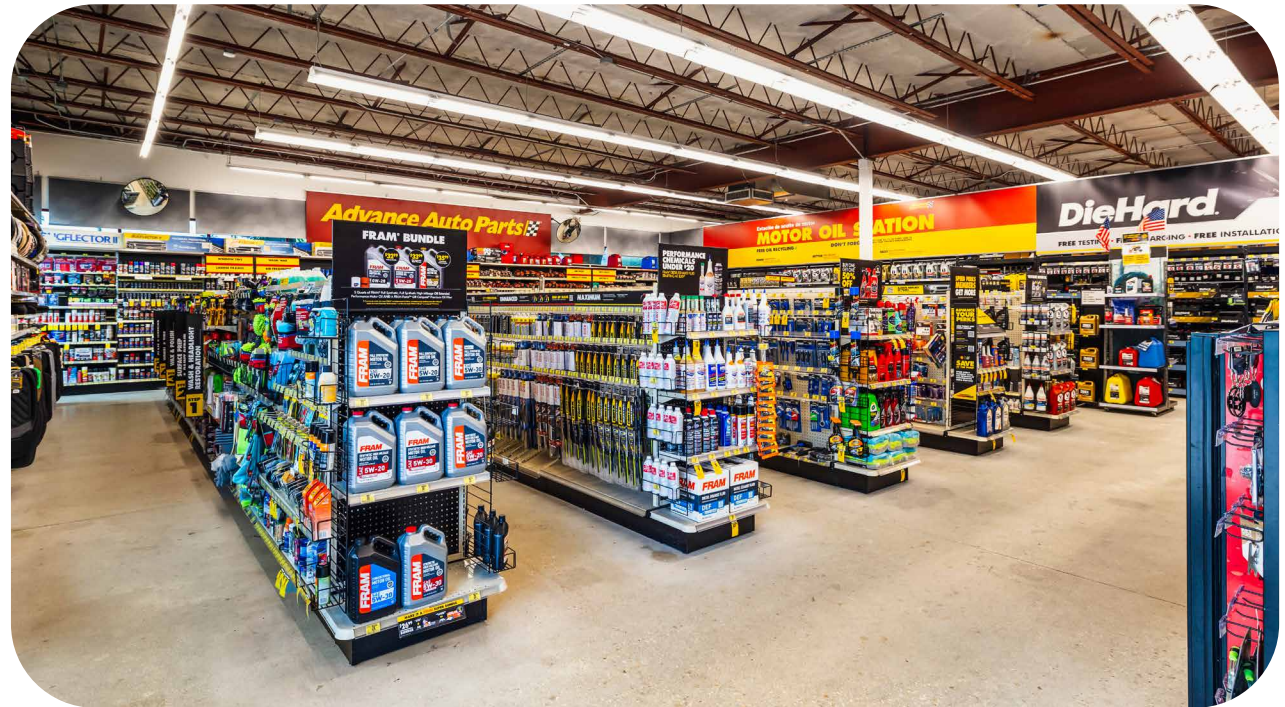
<b>Tenant</b>	Advance Stores Company
<b>Leaseable Sqft</b>	7,452 SF
<b>Type</b>	NN
<b>Start Date</b>	April 11, 2011
<b>Expiration Date</b>	April 20, 2021
<b>Year One Rent</b>	\$108,054
<b>Current Rent</b>	\$130,745.04
<b>Lease Term Remaining</b>	3.3 Years
<b>Escalations</b>	10% Every 5 Years
<b>Renewal Options</b>	Three (3) options - Five (5) years each
<b>Full Lease Term End Date</b>	April 30, 2036
<b>Right Of First Refusal</b>	None
<b>Parking</b>	35 Spaces

## Operating Expenses

<b>Taxes</b>	Tenant shall reimburse Landlord for all real estate taxes
<b>Insurance</b>	Tenant shall reimburse Landlord for all insurance premium
<b>Utilities</b>	Tenant shall pay for all utilities directly
<b>Landlord Responsibilities</b>	Roof, structure, slab foundation, exterior systems, ingress & egress easements
<b>Assignment</b>	Tenant may sublease with Landlord's prior consent, cannot be unreasonably withheld



# INTERIOR PHOTOS



# BIRD'S EYE VIEW



# SOUTH VIEW

**Walmart**  
Neighborhood Market



S FEDERAL HWY

S FEDERAL HWY



# RETAIL MAP







**APEX**  
CAPITAL REALTY

**JASON ABITBOL**

Senior Commercial Advisor

561 542 3704

Jason@ApexCapitalRealty.com

561 NE 79 ST, Suite 420  
Miami FL 33138  
305 570 2600  
[www.apexcapitalrealty.com](http://www.apexcapitalrealty.com)