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From the South Florida Business Journal:

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## Delray Beach Market abandons food hall concept



Delray Beach Market's former food hall is transforming into five unique, individually-leased spaces.

JOCK FISTICK / SOUTH FLORIDA BUSINESS JOURNAL

By [Dina Katgara](#) – , South Florida Business Journal  
Jul 17, 2024

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Delray Beach Market's former food hall is transforming into five individually leased spaces, including a 1970s-inspired disco nightclub.

The 25,000-square-foot space is on the ground floor of the four-story, 150,000-square-foot building at 33 S.E. Third Ave. It opened in April 2021 and closed for renovations in January 2023. The reimagined space is expected to reach full occupancy by the end of 2025, according to Jeff Sussman, president of Boca Raton-based Sussman Restaurant Brokerage.

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Previously, diners could purchase food from each individual vendor and share the same dining space and central bar. Now, Sussman envisions the space as an “eatertainment” venue where guests can “hop” between independent bars, eateries and clubs.

“The food hall was like the perfect storm,” he said. “It opened up right at the gateway of COVID. It never really got the proper send-off, was not well-received and was not the right concept for Delray, where people sit down for dinners and go to bars for nightlife.”

None of the market's previous 25 vendors - including Big T's Deli, Chuck and Patty, Kasai & Koori, Roots, Salvo's Pizzeria, Scoops and Cones, Tip to Tail and Vote for Pedro - will return.

The new tenants include Bounce Sporting Club, which opened in April, and Lefkes Mediterranean Restaurant, which will open within the next 10 days.

One of the major attractions for the project is Good Night John Boy, a “groovy” ’70s-themed disco nightclub, set to open at the beginning of 2025. The nightclub currently has five locations nationwide, including a Florida location in St. Petersburg.

A nationally recognized New York-based restaurant group will open a restaurant bar concept in late 2025, Sussman said. Several fast-casual concepts, including a New York-style pizzeria and a local taco eatery, are being evaluated to fill the remaining 2,500 square feet.

"We are very confident that this project will become one of the most sought-after, go-to venues in South Florida," he said.

The number of food halls in the U.S. has tripled since 2016, according to Garrick Brown Real Estate Consulting, a researcher for real estate services company [Cushman & Wakefield](#). In 2023, there were 343 operating food halls, with 127 in development.

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