



TRIUMPHANT
COMMERCIAL GROUP

SATI'S INDIAN & VARIETY STORE

715

866-715-SATI

FOREVER
ULTRA
four

SATI
INDIAN
STORE

ReddyIce

ReddyIce

MARGATE EXPRESS MART

High-Visibility Retail Owner-User Opportunity

715 N State Road 7 Margate, FL 33068

OFFERING MEMORANDUM

CONFIDENTIALITY AND DISCLAIMER

The material contained in this Offering Memorandum ("Memorandum") has been prepared and is provided solely for the purpose of enabling prospective purchasers to evaluate the possible acquisition of the property described herein ("Property"). By accepting this Memorandum, the recipient agrees to keep all information contained herein strictly confidential and not to use it for any purpose other than evaluating the potential purchase of the Property. No portion of this Memorandum may be copied, reproduced, disclosed, or distributed to any third party without the prior written consent of Triumphant Commercial Group ("Broker") or the Owner. If the recipient decides not to pursue a purchase of the Property, this Memorandum and all related materials must be promptly returned to the Broker upon request.

The only party authorized to represent the Owner in connection with the sale of the Property is the Triumphant Commercial Group Advisor identified in this Memorandum. No other person is authorized by the Owner to provide information or to make any representation regarding the Property. Any such unauthorized statements or information should not be relied upon.

Neither the Broker nor the Owner makes any representation or warranty, express or implied, as to the accuracy, completeness, or reliability of the information contained in this Memorandum. The information provided herein has been compiled from sources believed to be reliable; however, it has not been independently verified by the Broker or the Owner. Any projections, opinions, assumptions, or estimates contained in this Memorandum are provided for illustrative purposes only and are subject to uncertainty. Actual results may vary materially, and no assurance can be given as to the accuracy of such projections or that they will be realized.

Recipients of this Memorandum acknowledge and agree that neither the Broker, the Owner, nor any of their respective officers, employees, agents, or affiliates shall have any liability for statements, omissions, or representations made (or deemed to be made) in this Memorandum or in any other written or oral communication transmitted or made available to the recipient. The recipient agrees to rely solely on its own due diligence and on any representations and warranties that may be expressly set forth in a final, fully executed, and delivered Real Estate Purchase Agreement ("Purchase Agreement") between the recipient and the Owner.

This Memorandum is provided solely as a solicitation of interest and does not constitute an offer to sell or a solicitation of an offer to buy the Property. The Owner expressly reserves the right, in its sole and absolute discretion, to reject any and all expressions of interest or offers to purchase the Property, to terminate negotiations at any time, or to modify the terms of a potential transaction without notice or obligation to any party.

No legal commitment or obligation shall arise unless and until a written Purchase Agreement has been executed and delivered by both the Owner and the prospective purchaser on terms acceptable to the Owner, in the Owner's sole discretion. By reviewing this Memorandum, the recipient acknowledges and accepts the foregoing terms and releases the Owner, the Broker, and their respective affiliates, officers, employees, and agents from any and all liability in connection with this Memorandum and any subsequent communications regarding the Property.

All inquiries, requests for additional information, and discussions concerning the Property must be directed exclusively to the Triumphant Commercial Group Advisor identified in this Memorandum.

TRIUMPHANT COMMERCIAL GROUP

BROKER OF RECORD

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PROPERTY INFORMATION

Walmart

Bank of America

Burger
King

Dennys

N State Rd 7
(+/- 56,000 AADT)

715 N State Rd 7,
Margate FL 33063

**CITY OF MARGATE
50+ ACRES MIXED-USE
REDEVELOPMENT**



PROPERTY SUMMARY



OFFERING HIGHLIGHTS

PRICE:	\$1,300,000
BUILDING SIZE:	+/- 1,527 SF
LOT SIZE:	0.20 acres (8,818 SF)
YEAR BUILT:	1988
APN:	48-41-36-06-0200
ZONING:	TOC-C Transit Oriented Corridor- Corridor
COUNTY:	BROWARD

PROPERTY OVERVIEW

Triumphant Commercial Group is pleased to present for sale Margate Express Mart (the "Property"), located at 715 N State Road 7, Margate, FL 33063. This freestanding retail property sits on a corner lots with 62 feet of frontage on N State Road 7, one of Broward County's busiest commercial corridors, with approximately 56,000 vehicles passing daily.

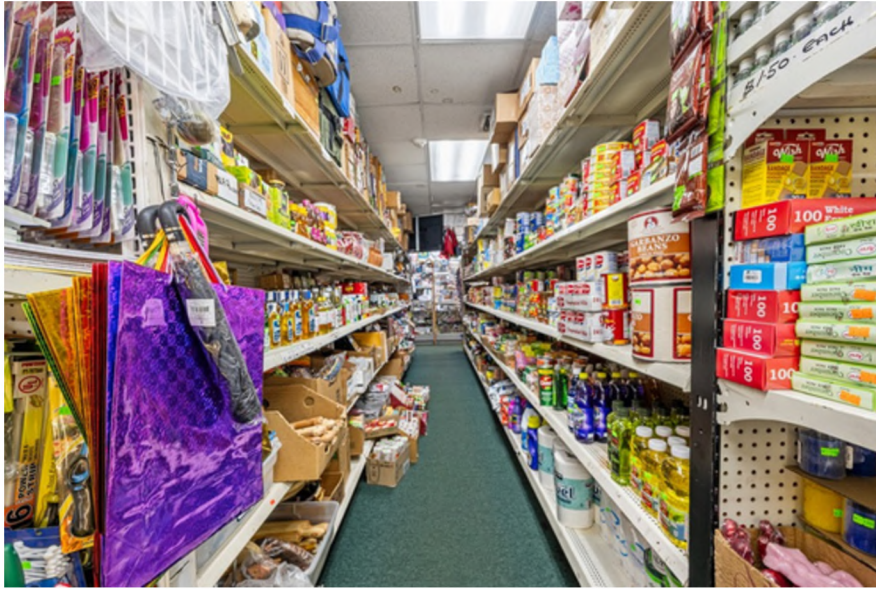
The Property is ideal for an owner-user seeking to establish or expand operations nearby major national retailers including Walmart, Bank of America, Denny's, and Amscot. The site is adjacent to the City of Margate's 36-acre Mixed-Use Redevelopment Opportunity and lies within the CRA boundaries, qualifying businesses for the Commercial Property Improvement Grant Programs.

An established convenience store business is available separately for purchase, and operating as an Indian variety store featuring religious and devotional items, accessories, and more, with upside potential for revenue growth.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS (CONT.)





LOCATION OVERVIEW

715 N State Rd 7,
Margate FL 33063

N State Rd 7
(+/- 56,000 AADT)

LOCATION OVERVIEW



715 N State Road 7 is located on one of Broward County's primary commercial corridors, State Road 7/US-441, which carries an estimated 56,000 vehicles per day. The property is positioned within the City of Margate's 36-acre Mixed-Use Redevelopment Area and lies inside the Margate Community Redevelopment Agency (CRA) district, which provides potential access to local business improvement grants.

The surrounding trade area is dense and established. Within a five-mile radius, there are approximately 418,000 residents, supported by stable household incomes and consistent demand for retail and service businesses.

The immediate corridor is anchored by a mix of national and regional retailers including Walmart, Bank of America, Denny's, Amscot, Miami Grill, Wawa, and Dollar Tree, generating steady customer traffic and establishing the area as a retail destination.

The property benefits from excellent regional connectivity with access to Atlantic Boulevard, Coconut Creek Parkway, and the Florida Turnpike.

RETAIL MAP





MARGATE, FL

Founded in the 1950s and officially becoming a city in 1961, Margate’s name derives from the first three letters of its founder’s surname, Jack Marqusee, combined with the first four letters of “gateway,” reflecting its role as an entryway to western Broward County. Located in Florida, Margate has exceptional amenities and living conditions. Notably, the Margate Community Redevelopment Agency (MCRA) Board has endorsed an innovative MCRA Property Improvement Program Grant, offering a substantial 50% reimbursement grant, potentially up to \$750,000, for enhancing commercial properties.

METRO HIGHLIGHTS

COUNTY:	Broward
POPULATION (5 MI):	418,000
MEDIAN HH INCOME:	\$60,852

POINTS OF INTEREST

- Florida Turnpike | Distance: 2.4 Miles / Travel Time: 5 minutes
- Harrah’s Casino | Distance: 4.7 Miles / Travel Time: 10 minutes
- Chase Stadium | Distance: 6.8 Miles / Travel Time: 12 minutes
- Fort Lauderdale International Airport | Distance: 20.7 miles / Travel Time: 30 minutes



TRIUMPHANT
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OFFERING MEMORANDUM

MARGATE EXPRESS MART

715 N State Rd 7 Margate, FL 33063

PRESENTED BY:

CLEVELAND SAINPREUX

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