

NEW RETAIL DEVELOPMENT



Cocomar Business
Logistics Park
385,000 sqft
Under Construction

Atlantic & Banks

W ATLANTIC BLVD & BANKS RD
MARGATE, FL

EXCLUSIVE
RETAIL LEASING:

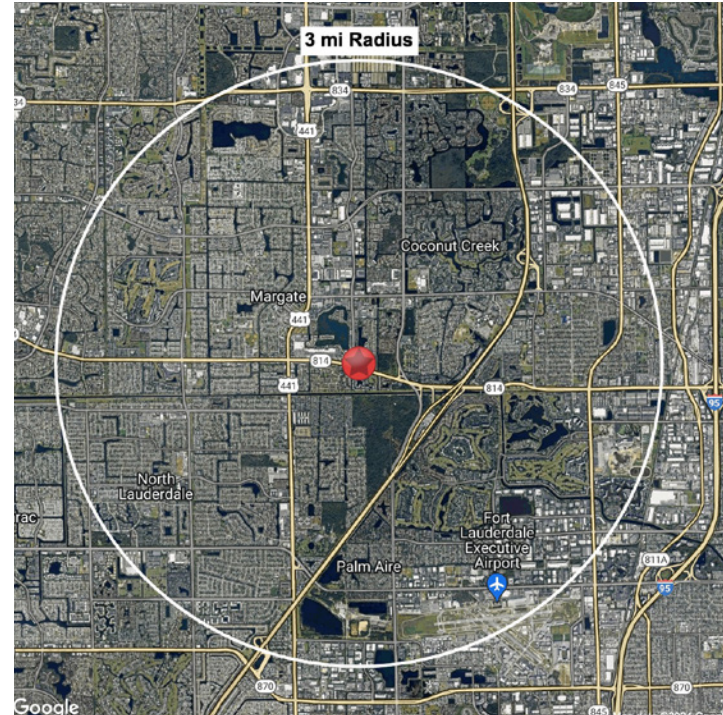
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HIGHLIGHTS

- 5.97 acre retail development for lease
- Features two freestanding buildings, over 11,000 SF of multi-tenant retail, and a car wash
- Fronting Atlantic Blvd, a highly trafficked corridor within Broward County averaging over 52,000 cars daily.
- Close proximity to Florida's Turnpike and US 441



DEMOGRAPHICS (3 mi)



Population

104,710



Daytime
Population

68,787



Median
Age

41.2



Average HH
Income

\$139,905

JOIN THESE RETAILERS



Marshalls

Walmart





Lakewood Shopping Center

- snipes
- five BELOW
- Bank of America
- Publix Tropical
- Harbor Freight
- Applebees
- ROSS
- McDonald's
- Marshalls
- Walmart
- Denny's
- SUBWAY
- BURGER KING
- SYNOVUS
- TD Bank

BANKS RD

W ATLANTIC BLVD

SITE

Cocomar Business
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DUNKIN' BASKIN **IB** ICECREAM

7-ELEVEN **PAPA JOHN'S**

52,500 AADT



| Legend | |
|-------------------|---------------------|
| BUILDING 1 | 3,500 SF |
| BUILDING 2 | 2,950 SF |
| BUILDING 3 | 11,300 Multi Tenant |
| BUILDING 4 | Proposed Car Wash |





441

Lakewood Shopping Center

- snipes
- five BELOW
- SYNOVUS
- Bank of America
- Pollo Tropical
- TD Bank
- HARBOR FREIGHT
- Applebees
- ROSS DRESS FOR LESS
- McDonald's
- Marshalls
- Walmart
- Denny's
- SUBWAY
- BURGER KING

SITE

Cocomar Business
Logistics Park
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- DUNKIN'
- BASKIN-ROBBINS
- PAPA JOHN'S
- 7-ELEVEN

54,500 AADT

441

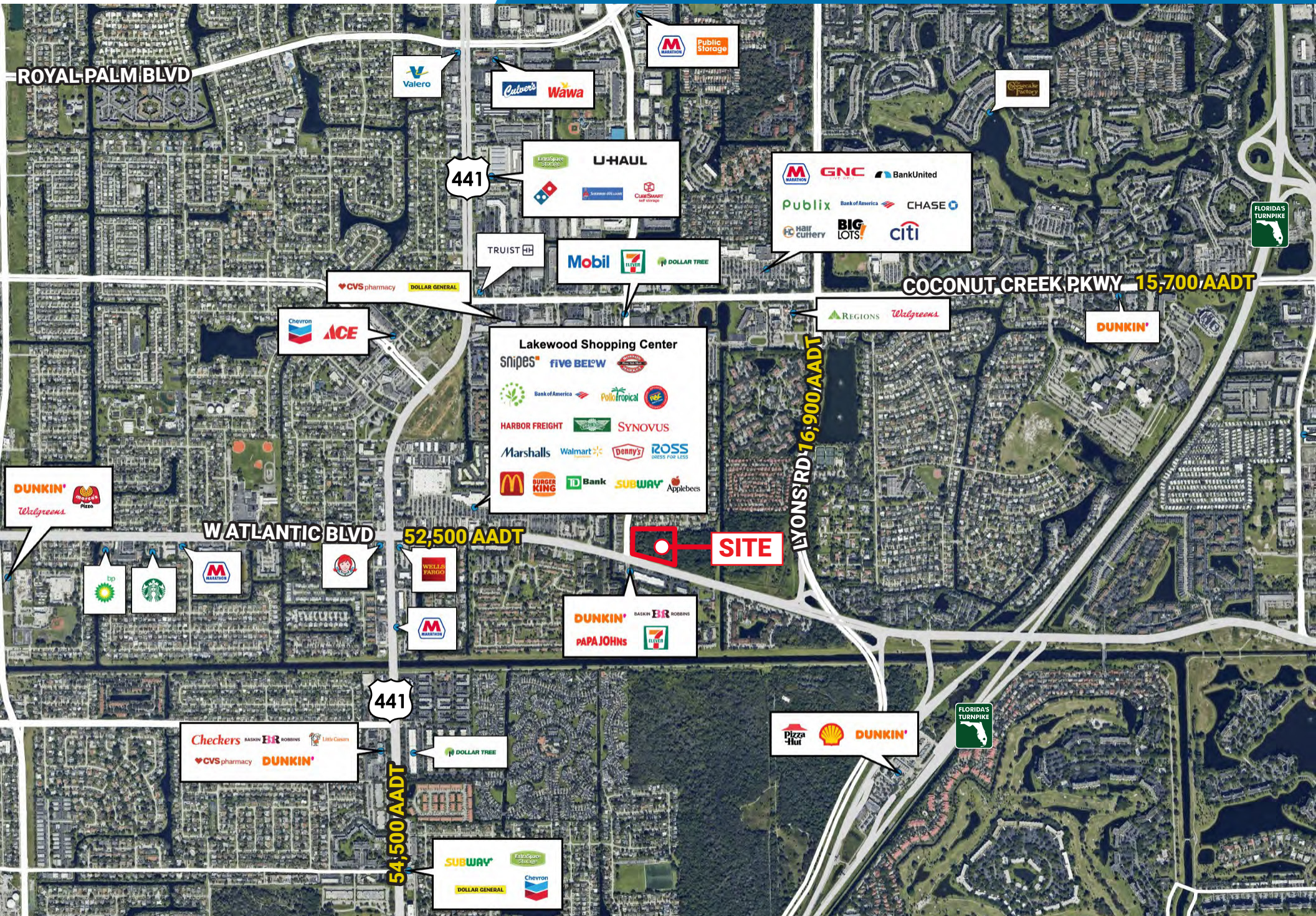
W ATLANTIC BLVD

LYONS RD 16,900 AADT

52,500 AADT

COCONUT CREEK PKWY





ROYAL PALM BLVD

441

COCONUT CREEK PKWY 15,700 AADT

W ATLANTIC BLVD 52,500 AADT

LYONS RD 16,900 AADT

441

54,500 AADT

SITE

Lakewood Shopping Center

- snipes
- FIVE BELOW
- Bank of America
- Pollo Tropical
- HARBOR FREIGHT
- SYNOVUS
- Marshall's
- Walmart
- Denny's
- ROSS DRESS FOR LESS
- McDonald's
- BURGER KING
- ID Bank
- SUBWAY
- Applebees

U-HAUL

- ExtraSpace Storage
- Simon's 4th Floor
- ClearSmart self storage

- MARSHALLS
- GNC
- BankUnited
- Publix
- Bank of America
- CHASE
- hair cutters
- BIG LOTS
- citi

- CVS pharmacy
- DOLLAR GENERAL
- Chevron
- ACE

- TRUIST
- Mobil
- 7 ELEVEN
- DOLLAR TREE

- DUNKIN'
- Walgreens

- bp
- Starbucks

- MARSHALLS

- WELLS FARGO

- MARSHALLS

- DUNKIN'
- BASKIN ROBBINS
- PAPA JOHN'S
- 7 ELEVEN

- Checkers
- BASKIN ROBBINS
- Lilly Casars
- CVS pharmacy
- DUNKIN'

- SUBWAY
- ExtraSpace Storage
- DOLLAR GENERAL
- Chevron

- Pizza Hut
- Shell
- DUNKIN'



