

REDUCED



FOR SALE

5650 WEST SAMPLE ROAD, MARGATE, FL.

SALES PRICE: ~~\$4,150,000.00~~

\$2,700,000.00

- ◆ 13,050+/- sq.ft. free standing building
- ◆ Makes for an ideal sit down restaurant or retail conversion
- ◆ Situated on 1.43+/- acres
- ◆ 96+/- on site parking spaces with cross parking access
- ◆ Easy access to 441, Sample Road, Florida's Turnpike, & Sawgrass Expy
- ◆ Just south of Seminole Coconut Creek Casino
- ◆ Traffic counts exceeds 102,000 cars per day along W Sample Road & 441
- ◆ Situated at one of Broward County's busiest intersections
- ◆ Subject property is located in front of Peppertree Plaza, a 249,571 sq.ft. center which is home to multiple national-tenants including: One of Florida's top producing Winn Dixie stores, Planet Fitness, Bank of America & Dollar tree

Mernie Burdick
Lee D. Katsikos, PA
305-717-1880

Offered Exclusively By:

Andrew Meyers
Phone: 858-519-3242



Note: This offering is subject to errors, omissions, prior sale or withdrawal without notice



AERIAL VIEW



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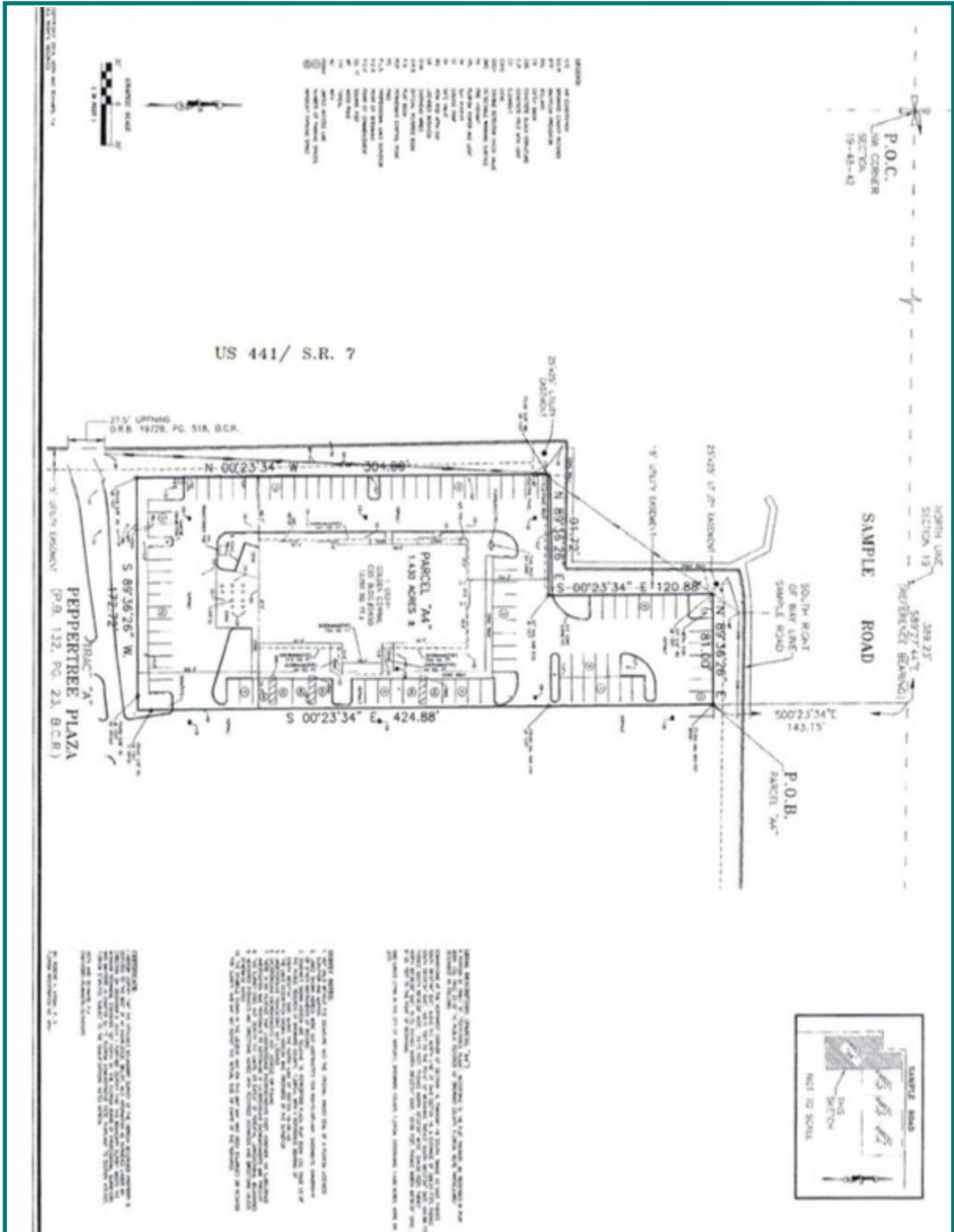
2017 Demographics

| 2017 | 1 Mile | 3 Mile | 5 Mile |
|-------------------------|----------|----------|----------|
| Population | 16,225 | 143,302 | 395,603 |
| Households | 6,626 | 57,616 | 150,309 |
| Median Household Income | \$58,803 | \$55,242 | \$53,045 |
| Median Age | 37.50 | 40.20 | 39.70 |

Traffic Counts

| | |
|-----------------------|----------------------------|
| West Sample Road | 60,000 Car Per Day |
| 441 (SR 7) | 42,000 Cars Per Day |
| Average Daily Traffic | 102,000 Total Cars Per Day |

SURVEY



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