

FOR SALE

INVESTMENT
PROPERTY

PARK PLAZA

2401-2403 NORTH STATE ROAD 7
MARGATE, FL 33063

FREESTANDING RETAIL



COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents Park Plaza, a newly renovated $\pm 6,500$ -square-foot multi-tenant retail plaza in Margate, Florida. This prime property features two rentable units: a $\pm 4,000$ -square-foot northern unit and a $\pm 2,500$ -square-foot southern unit. Zoned for a wide range of retail and medical uses ideal for an investment property or an owner-user. The plaza is situated on a spacious ± 1.31 -acre lot with ample parking, offering 51 spaces and an impressive parking ratio of 7.8/1,000 square feet. Boasting 265 feet of frontage along North State Road 7 (US-441), the property enjoys exceptional visibility with over 52,000 vehicles passing by daily. A monument sign further enhances exposure, making it an outstanding opportunity for businesses seeking a high-traffic location. Located near major suburban communities such as Coral Springs, Coconut Creek, Pompano Beach, and Margate, the property benefits from strong consumer demand. Its proximity to high-traffic destinations like Seminole Casino Coconut Creek and The Promenade at Coconut Creek, as well as established national retailers—including Best Buy, Burlington, Walmart, Wawa, and multiple quick-service restaurants—Park Plaza offers an exceptional opportunity for businesses seeking to establish or expand in a dynamic commercial corridor.



For more information, please contact one of the following individuals:

MARKET ADVISORS

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ASKING PRICE \$2,800,000.00



Park Plaza:

- 6,466 sf Retail Center on 1.31 AC
- Built in 1988 renovated in 2016
- Multi-Tenant or possible owner user
- Monument Sign
- 250 FT fronting 441
- 52,000 VPD
- Parking ratio 7.8/1000



Centrally Located:

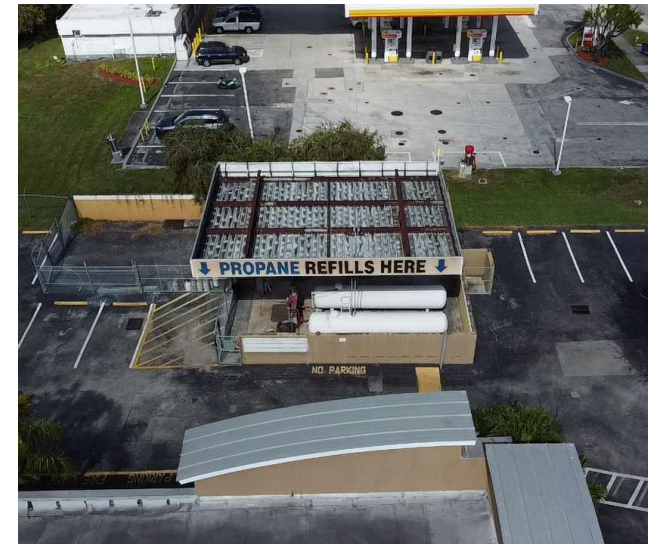
- 6.5 miles to Old Town Pompano Beach
- 9.3 miles to Pompano Beach Pier
- 16.6 miles to Las Olas
- 20.5 miles to Ft. Lauderdale-Hollywood Int'l Airport



Exceptional Freeway Access:

- Florida Turnpike: 7 min (3.2 miles)
- I-95: 10 min (4.4 miles)
- US-1: 18 min (7.7 miles)

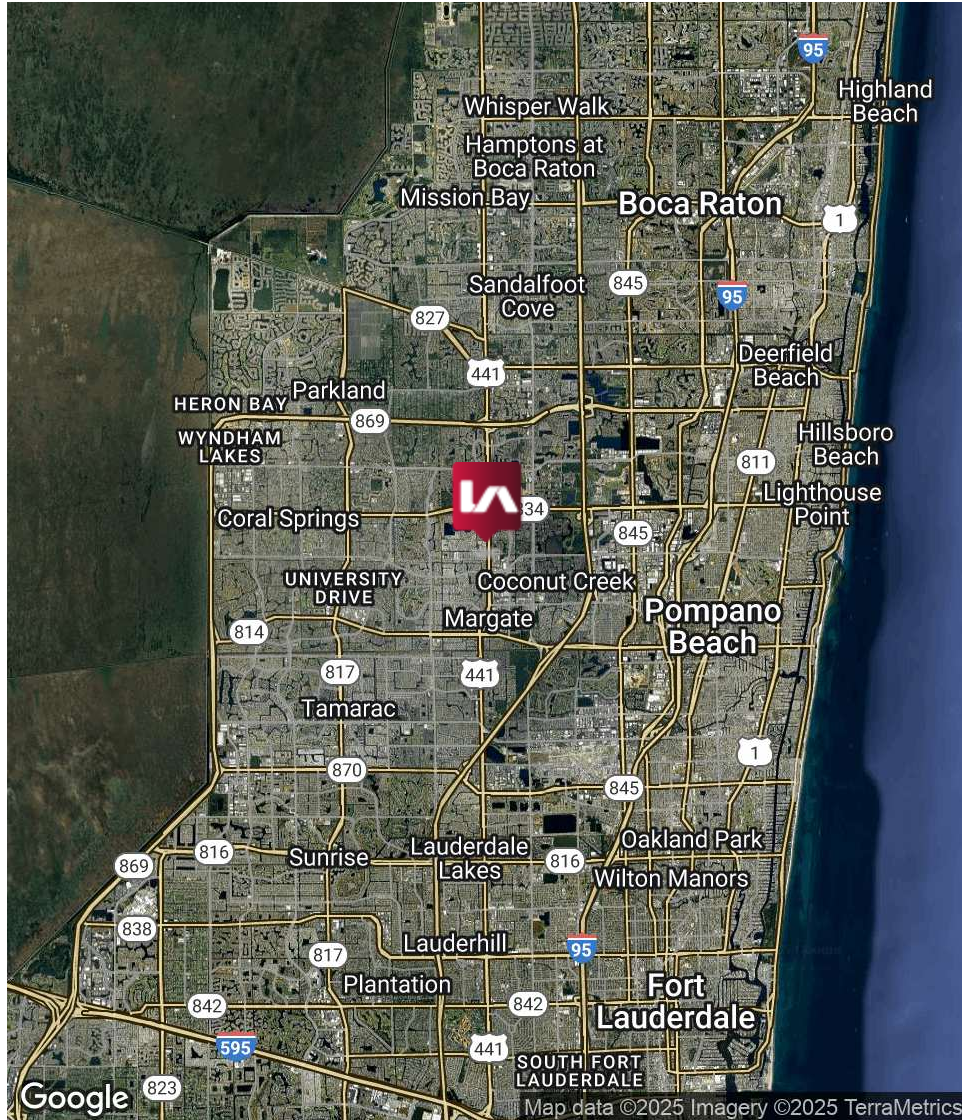
ADDITIONAL PHOTOS



RETAILER MAP



REGIONAL MAP



LOCATION OVERVIEW

Park Plaza is ideally situated in a high-density retail corridor, serving a population of 156,000 within a 3-mile radius. The property benefits from strong visibility along US-441 and close proximity to major shopping destinations, restaurants, and entertainment venues, making it a prime location for businesses looking to capitalize on a thriving consumer base.

CITY INFORMATION

CITY:	Margate
MARKET:	South Florida
TRAFFIC COUNT:	52,000
NEAREST HIGHWAY:	US-441 & Florida Turnpike

DEMOGRAPHIC PROFILE

KEY FACTS



830,085
Total Population



\$97,494
Average Household Income

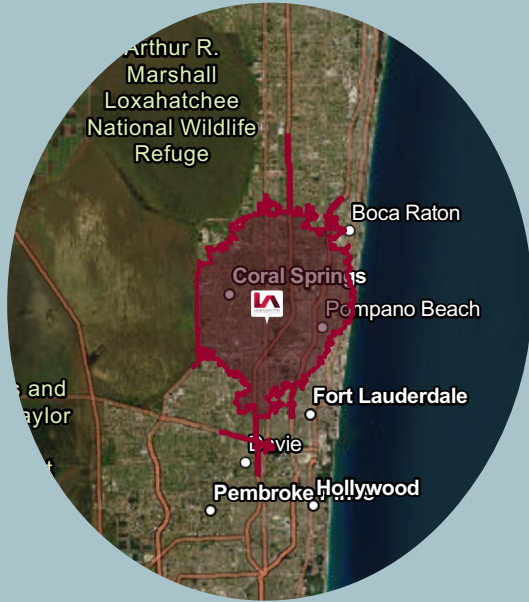


42.1
Median Age



2.5
Average Household Size

Drive time of 20 minutes



Annual Average Consumer Spending



\$27,847
Average Retail Spending Total



\$3,343
Dining Out

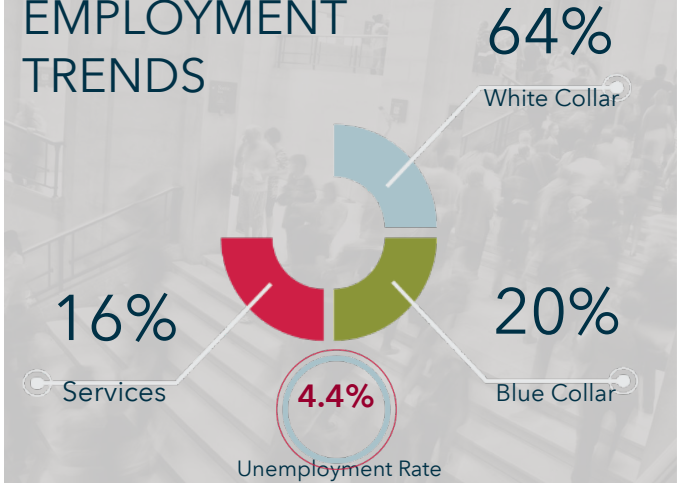


\$6,436
Groceries



\$6,583
Health Care

EMPLOYMENT TRENDS



BUSINESS



47,384
Total Businesses



369,658
Total Employees



\$78,918,976,962
Total Sales

HOUSING UNITS

357,482
2020 Total Housing Units

361,726
2023 Total Housing Units

367,553
2028 Total Housing Units

DAYTIME POPULATION

