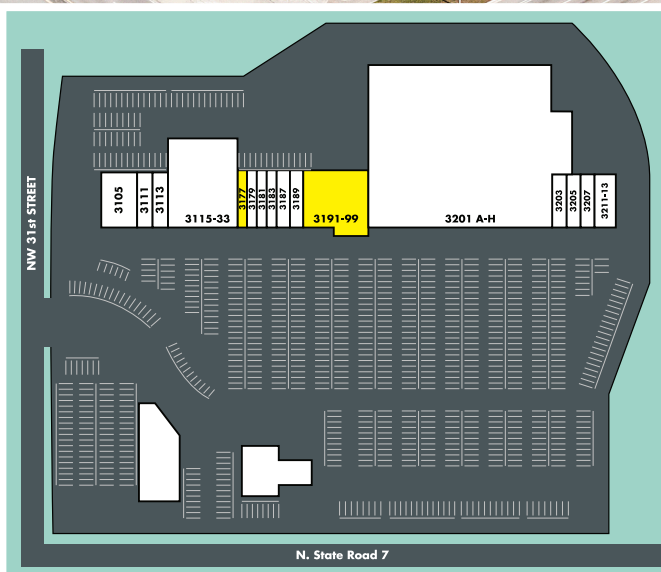
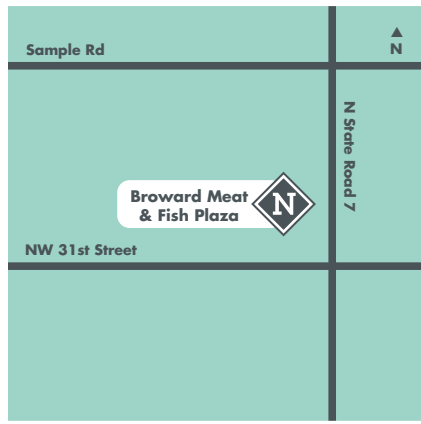


Broward Meat & Fish Plaza

3111 N State Rd 7, Margate, FL 33063
 SWC of SR-7/HWY 441 & Sample Rd



UNIT	TENANT
3105	Sav-A-Lot Nutrition Centers
3111	Koning Restaurants
3113	Margate Family Medical
3115-33	YF Margate
3177	Available Group Exercise Space: 2,000 sf
3179	Well Goods Pharmacy
3181	South Florida Vision Services
3183	Nails Aria Salon
3187-89	Banquet Center
3191-99	Available Space: 7,500 sf
3201A-H	Broward Meat & Fish
3203	Beauty Supplies
3205	Final Cut Barber Shop
3207	All Care Dental
3211-13	Donna's Restaurant & Bakery

- Adjacent to HCA Florida Northwest Hospital
- Synergy with nearby Best Buy and Lowes, attracting a diverse range of customers and potential collaborations
- Only 7,500 and 2,000 sf spaces available

Population:
 3 Mile: 150,777

Average Household Income:
 3 Mile: \$93, 602

Lease Rate:
 \$32.00 psf, NNN;
 EST. \$8.00 psf, CAM

For Information Contact: Timothy Neal // Neal Realty & Investments // (954) 568-0530 // Tim@NealRealty.net

Information contained herein has been obtained from sources deemed reliable. Although we have no reason to doubt its accuracy, we regret we cannot guarantee it. All properties are subject to change or withdrawal without notice.