

FOR LEASE
±2,094 SF AVAILABLE

374-400 N ROCK ISLAND ROAD, MARGATE, FL



ROCK ISLAND MEDICAL PLAZA

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

LEANDRO PEREIRA
ASSOCIATE
leandropereira@katzretail.com
(561) 869-4340

NICOLE FONTAINE
VICE PRESIDENT
nfontaine@katzretail.com
(561) 869-4350

PROPERTY OVERVIEW

HIGHLIGHTS

- Located at the major intersection of Atlantic Boulevard and Rock Island Road
- Excellent access and visibility
- Ingress and egress on Rock Island Road and Atlantic Boulevard
- Join national and local co-tenants such as **DUNKIN'**  
- Across the street from **Publix** 
- Traffic count of 31,500 ADT

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	23,192	190,981	439,262
HOUSEHOLDS	8,617	71,698	165,147
DAYTIME EMPLOYEES	4,334	53,128	193,708
AVERAGE HH INCOME	\$65,870	\$73,350	\$76,135

	5 Minutes	10 Minutes	15 Minutes
POPULATION	59,699	239,116	423,538
HOUSEHOLDS	20,973	90,505	158,553
DAYTIME EMPLOYEES	15,517	67,343	184,310
AVERAGE HH INCOME	\$73,812	\$75,099	\$77,234



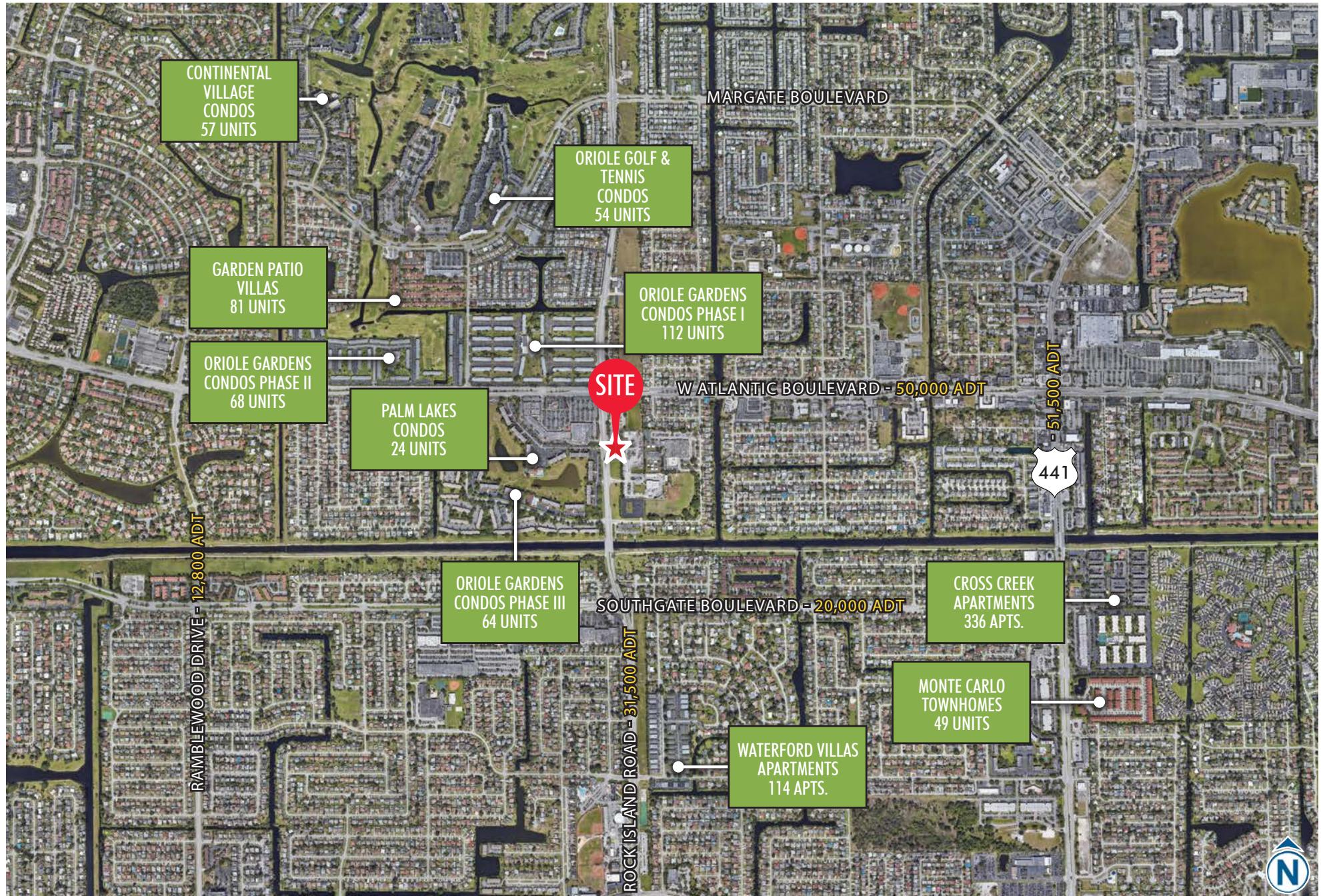
374-400 N ROCK ISLAND ROAD | EXECUTIVE SUMMARY



374-400 N ROCK ISLAND ROAD | CLOSE AERIAL

KATZ & ASSOCIATES

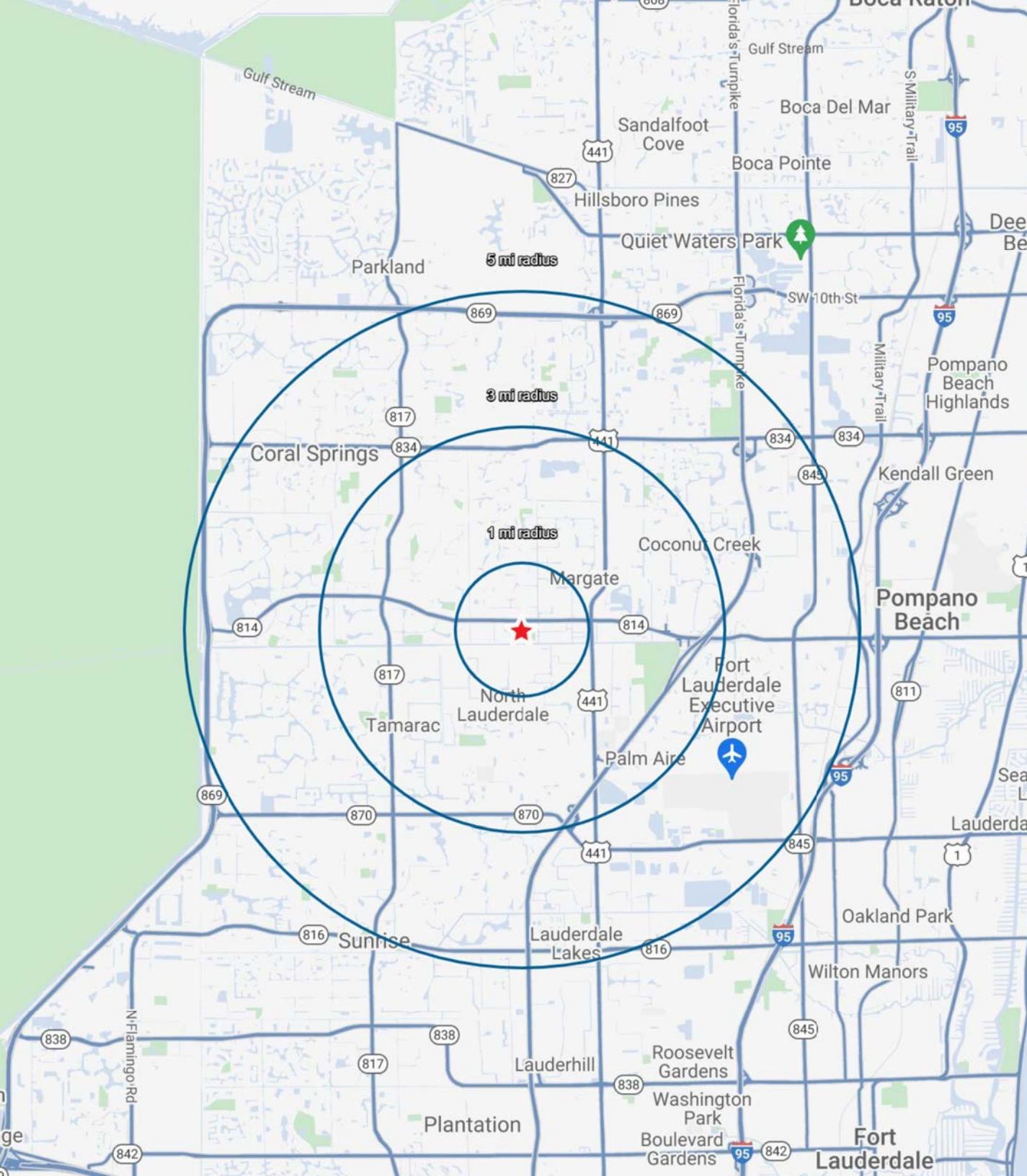
RETAIL REAL ESTATE ADVISORS



374-400 N ROCK ISLAND ROAD | MARKET AERIAL

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS



CONTACT AGENTS

NICOLE FONTAINE
VICE PRESIDENT
nicolefontaine@katzretail.com
(561) 869-4350

LEANDRO PEREIRA
ASSOCIATE
leandropereira@katzretail.com
(561) 869-4340



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 01.07.22