

1719 BANKS RD

Margate, FL 33063

Industrial
Leasing Opportunity
Leasing Brochure



MATTHEWS™

EXCLUSIVE LEASING AGENTS



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PROPERTY OVERVIEW

Industrial For Lease

1719 Banks Rd, Margate, FL 33063

\$4,700/Month
Rent

±2,273 SF
GLA

Property Highlights

Address 1719 Banks Rd, Margate, FL 33063

GLA ±2,273 SF

Private Offices 3

Conference Rooms 1

Break Room 1

Bathrooms 2

Rent \$4,700/Month

*Reach Out to Listing Agents for Additional Information



I PROPERTY HIGHLIGHTS

Property Highlights

- **Professional Executive Office Space** - This property features a thoughtfully designed executive office layout, including multiple private offices, an open workspace ideal for cubicles or sales teams, a dedicated conference room, and a welcoming reception area. Additional amenities include a file room, a storage area, and access to a small warehouse bay—providing both functionality and flexibility for your business operations.
- **High-End Finishes and Customization Options** - The space boasts elegant, high-quality finishes throughout, including marble flooring that create a modern and professional aesthetic. The layout offers versatility, allowing for easy customization to suit a wide range of business types—whether for corporate offices, showrooms, or service-oriented enterprises.
- **Prime Central Location** - Conveniently situated at the intersection of Copans Road and Banks Road in Margate, this property enjoys excellent accessibility and visibility. Located between U.S. 441 and Florida's Turnpike, it offers easy connectivity to major transportation routes. Positioned in the heart of Margate, this office flex space provides both convenience and a prestigious business address.



INTERIOR PHOTOS





W Sample Rd ± 52,500 VPD



± 52,500 VPD



± 103,500 VPD



7



91

W Copans Rd ± 37,000 VPD



HCA Florida Northwest Hospital ± 289 Beds

Subject Property



Wynmoor Golf Golf Course



Coconut Creek High ± 1,916 Students

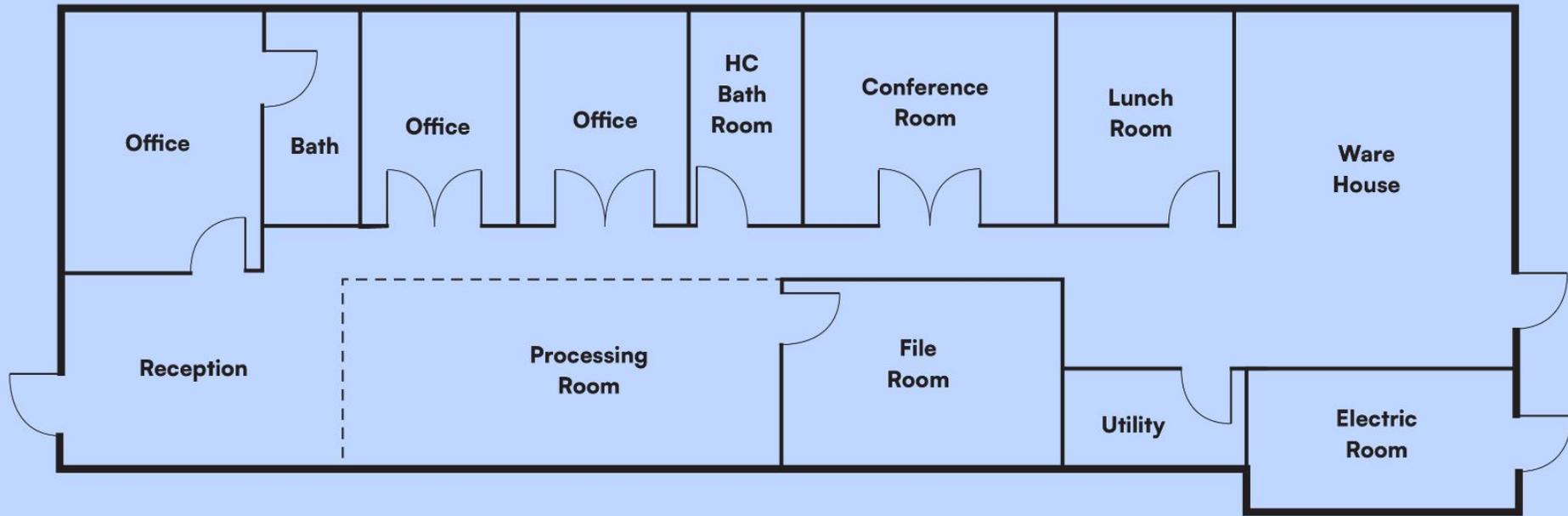
Coconut Creek ± 26,500 VPD



Broward College - North Campus ± 61,000 Students

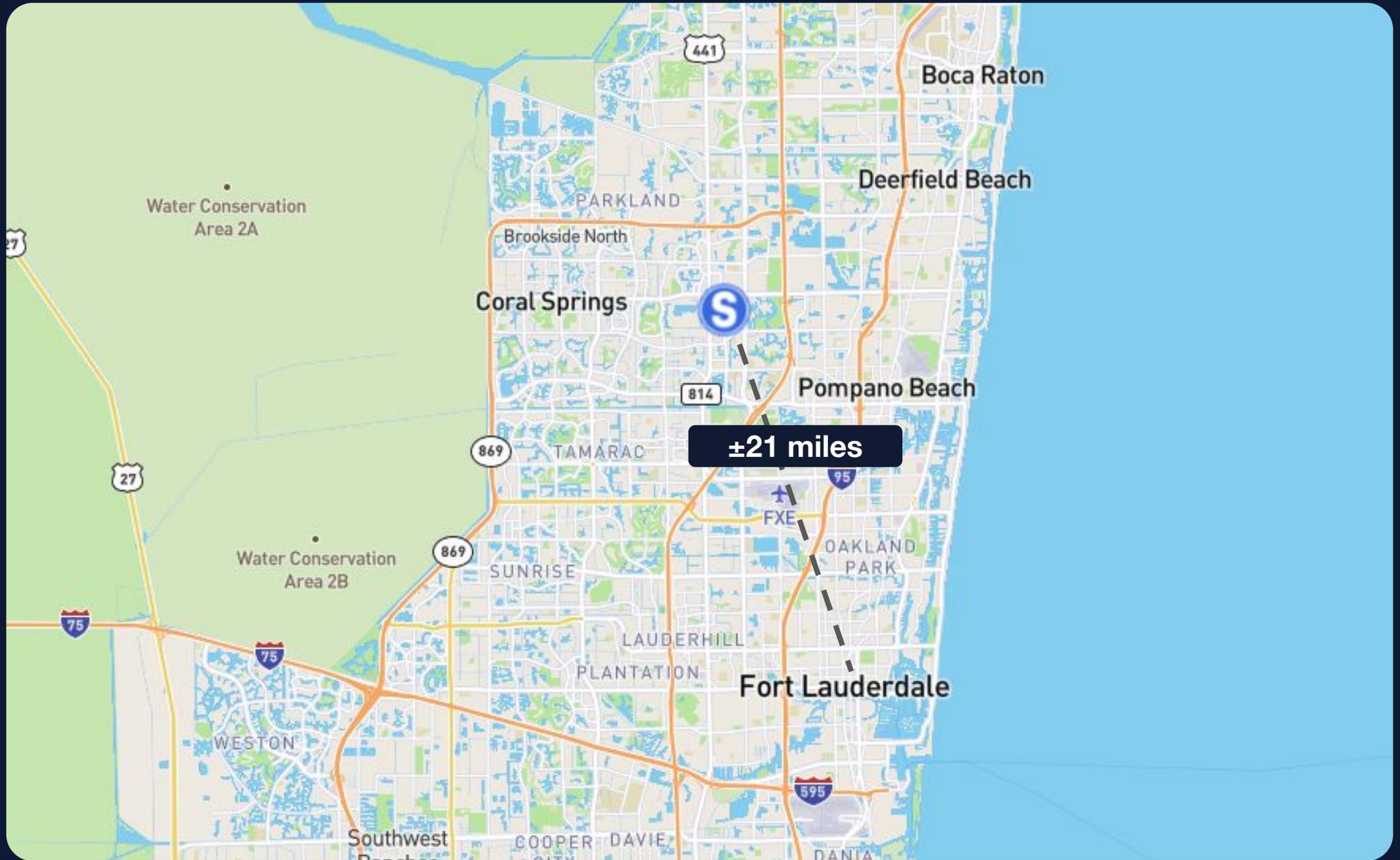


Google Earth



MARKET OVERVIEW

1719 Banks Rd
Margate, FL 33063



MARGATE, FL

Market Demographics



58,418
Total Population

\$60,852
Median HH Income

24,600
of Households

77.1%
Homeownership Rate

28,000
Employed Population

22%
% Bachelor's Degree

45.7
Median Age

\$286,200
Median Property Value

Local Market Overview

Situated in the heart of Broward County, Margate, Florida is a well-established suburban community within the greater Fort Lauderdale area. The city offers a balanced mix of residential neighborhoods, retail corridors, and recreational amenities, creating a desirable environment for residents and businesses alike. With convenient access to major transportation routes, Margate enjoys seamless connectivity to the broader South Florida region, including Fort Lauderdale, Pompano Beach, and Boca Raton.

Margate's economy is supported by a diverse range of industries, including healthcare, retail, and professional services. The community's steady growth, strong employment base, and proximity to major regional assets such as airports, seaports, and universities contribute to its long-term stability. Local initiatives focused on redevelopment and infrastructure enhancement continue to strengthen Margate's position as a dynamic and evolving market.

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	159,963	400,854	1,311,694
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	63,999	152,328	535,753
Growth 2020-Current Year	6.02%	4.28%	6.74%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$103,934	\$103,670	\$120,239

FORT LAUDERDALE, FL MSA

Fort Lauderdale, Florida is a strong metropolitan area and one of South Florida's most attractive destinations, combining a dynamic coastal lifestyle with a strong, diversified economy. As a hub for marine industries, tourism, aviation, and international commerce, the region thrives on its strategic location, innovative business climate, and access to global markets through Port Everglades and Fort Lauderdale–Hollywood International Airport. Anchored by a growing technology and financial services presence, along with world-class beaches and a year-round tropical climate, Fort Lauderdale offers exceptional conditions for both lifestyle and investment. Its blend of cultural vitality, infrastructure, and economic opportunity continues to make it one of the most desirable markets in the Southeast U.S.

Retailers and businesses in Fort Lauderdale benefit from a diverse and affluent consumer base, a constant influx of domestic and international visitors, and robust demand across its coastal and urban neighborhoods. The city's thriving tourism sector, supported by Port Everglades' cruise industry, Fort Lauderdale–Hollywood International Airport, and extensive regional transit connections, underpins sustained commercial activity and long-term economic growth. Positioned at the heart of South Florida's tri-county region, Fort Lauderdale enjoys strong demographic momentum and consistent outperformance in leisure, hospitality, and retail markets—driven by its waterfront amenities, global accessibility, and expanding year-round population.

Total Population
6.1 Million

Annual Visitors
28.23 Million

Tourism Economic Impact
\$16 Billion

GDP
\$533.7 Billion



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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

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