

Publix #0214 - Palm Lakes Plaza

7230 W. Atlantic Boulevard
Margate, FL 33063
Lat 26.234, Long -80.223

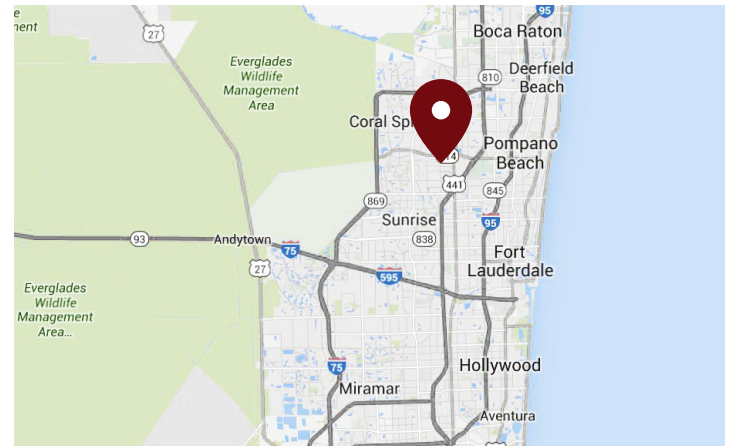
NOW PRE-LEASING



1,210 - 3,600 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Shopping Center, with New Publix to be Completed by Q1 2025
- Excellent Access and Visibility, Located at the Major Intersection of Atlantic Boulevard and Rock Island Road
- Nearby the Florida Turnpike and US 441 (State Road 7)
- 2.13 Miles from Coral Square Mall
- Traffic Count: 40,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	20,780	192,261	442,247
Daytime Population	13,089	142,503	383,043
Total Households	8,442	72,473	169,487
Avg. HH Income	\$72,705	\$81,672	\$86,984

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Adriana Mangual-Collazo

786.676.1650 | acollazo@crossmanco.com

980 North Federal Highway, Suite 434, Boca Raton, FL

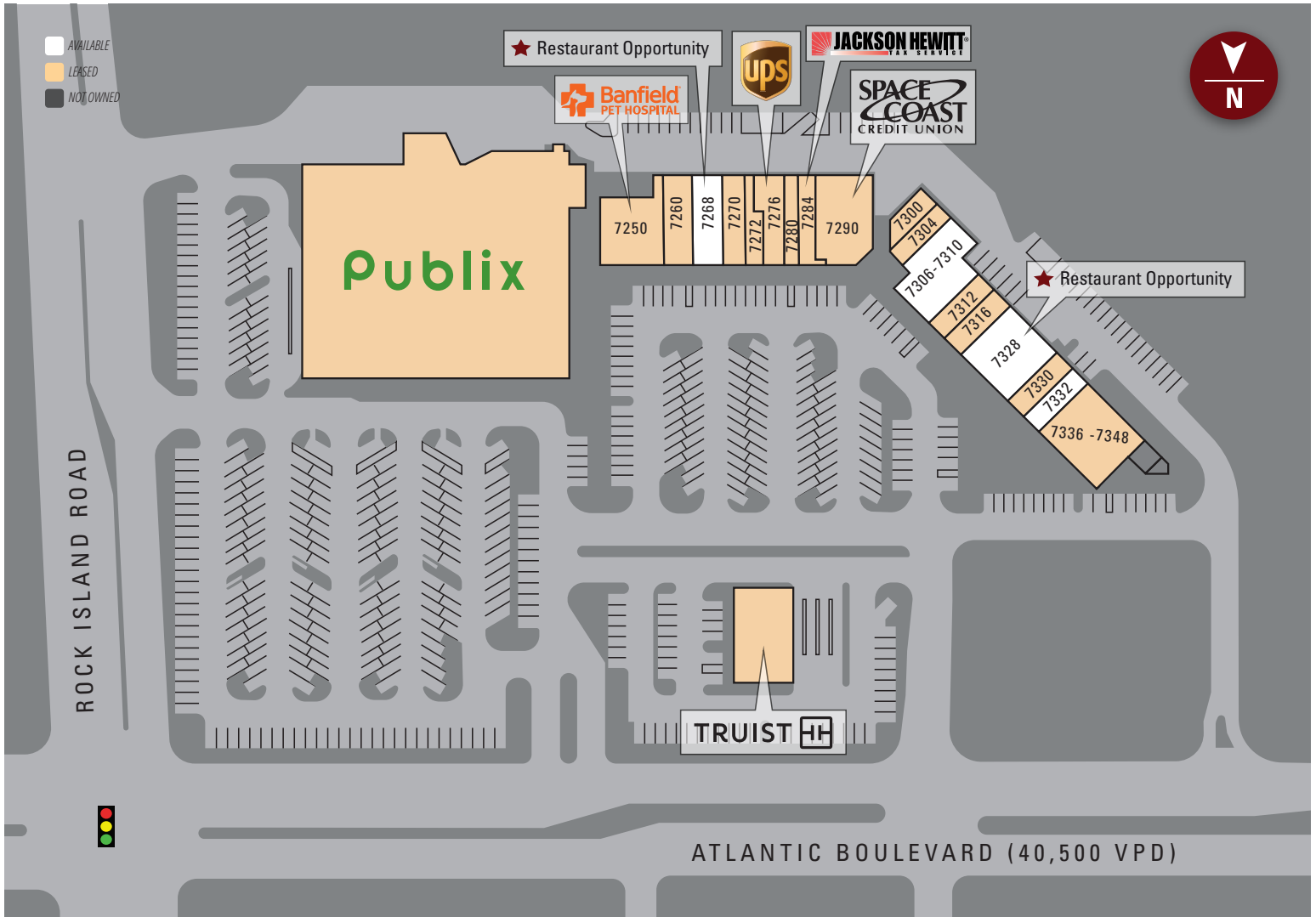
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Suite	Tenant	Size
ANC	Publix	36,464
7250	Banfield Pet Hospital	3,555
7260	Estrella Insurance	1,972
7268	AVAILABLE	2,240
7270	Delicias de la Abuela	1,600
7272	Eyes on the Atlantic	1,213
7276	The UPS Store	1,760
7280	Happy Nails & Spa	880
7284	Jackson Hewitt	1,344

Suite	Tenant	Size
7290	Space Coast Credit Union	3,979
7300	Real Estate	1,084
7304	UpNorth Cutmasters	964
7306-7310	AVAILABLE	2,817
7312	Brent Jarret, DDS	1,200
7316	Mercy Family & Urgent Care	1,212
7328	AVAILABLE	3,600
7330	Golden Jade	1,200
7332	AVAILABLE	1,210

Suite	Tenant	Size
7336-7348	Learning City	4,335
OP2	Truist	4,000
TOTAL		72,629

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **191,000**

EST. # OF VISITS ANNUALLY

 **829,300**

AVG. VISITS / CUSTOMER

 **4.34**

AVG. LENGTH-OF-STAY / VISIT

 **44 MIN**

TOP 3 DAYS



Saturday	128,318
Wednesday	126,143
Friday	125,306

OF VISITS

TOP 3 HOURS

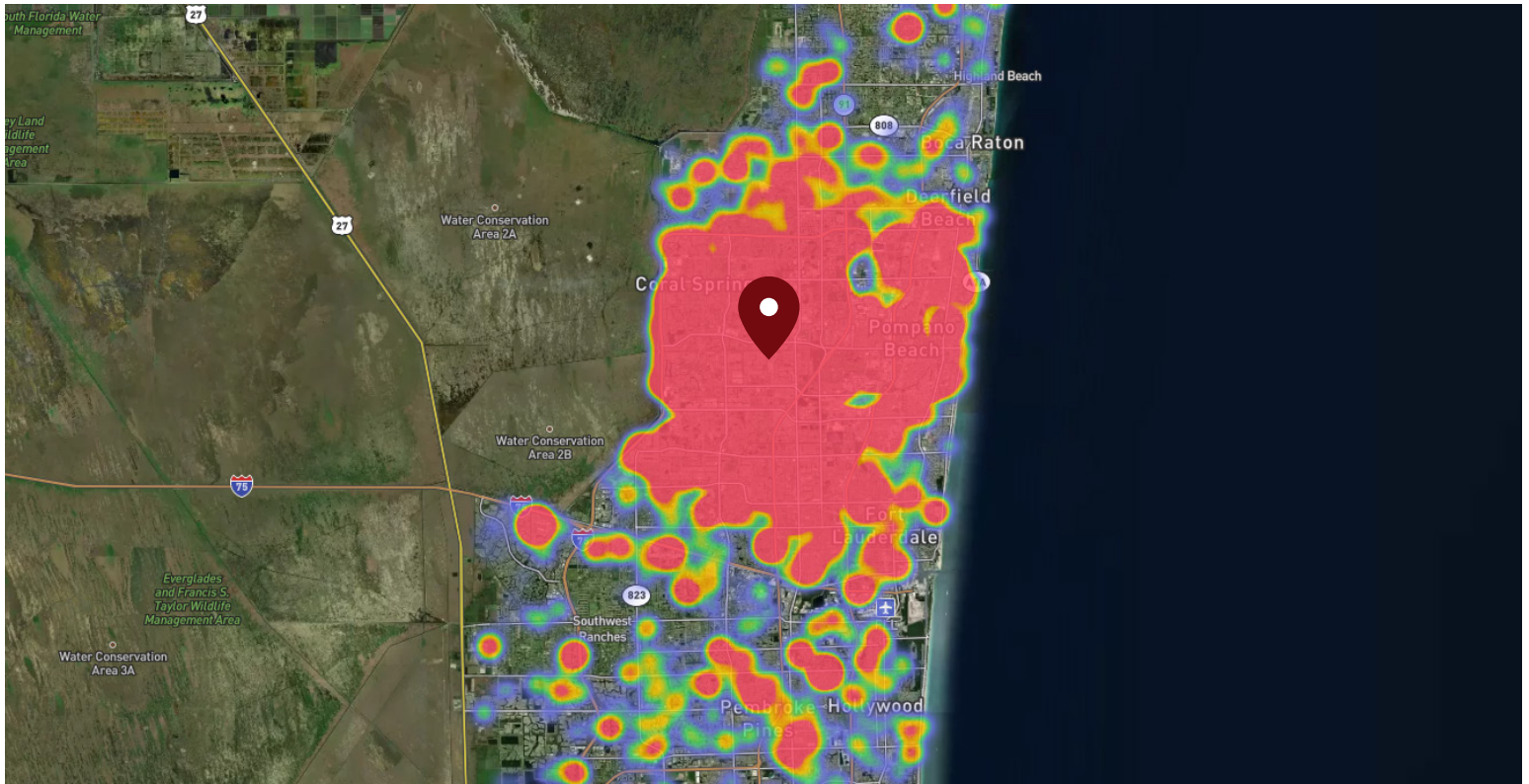


6-7 PM	155,728
5-6 PM	153,859
4-5 PM	138,600

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2023 - February 29, 2024

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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