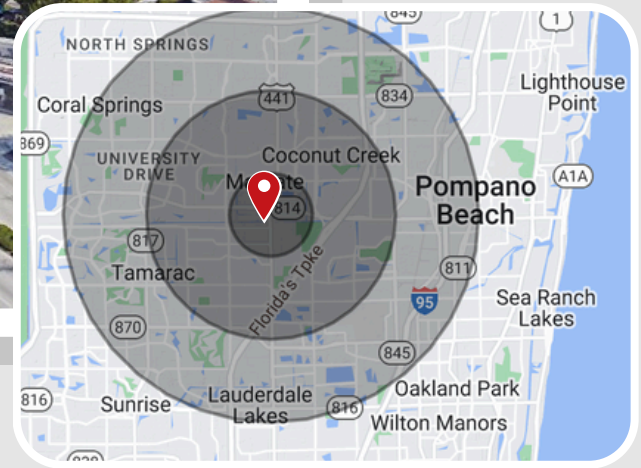
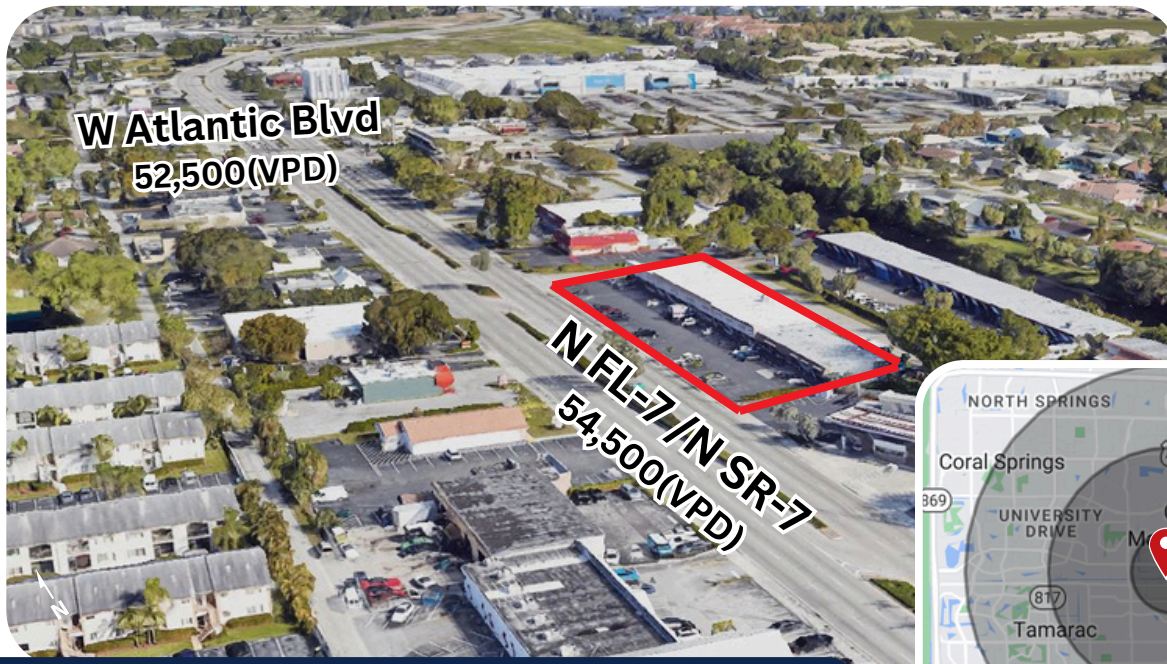


RETAIL FOR LEASE



 282 N SR-7, Margate, FL 33063



MARGATE PLAZA

DESCRIPTION

Margate Plaza is strategically located in an area that provides easy access to established markets such as Coral Springs, Pompano Beach, Coconut Creek, and Deerfield. This plaza sits slightly south of the signalized intersection of W Atlantic Blvd and N SR-7, and is only minutes from the Florida Turnpike. This part of N SR-7 is a highly traveled main road, surrounded by multiple residential communities and several shopping centers. The Margate CRA has assembled 36 acres of property north of W Atlantic Blvd for the development of the Margate City Center project. Current zoning allows for most retail uses, but also represents the city's plan for improvement in the near future. Transit Oriented Corridor, or TOC-C zoning, districts are specifically created to implement and encourage the redevelopment of lands designated as Transit Oriented Corridor on the future land use plan map of the City of Margate Comprehensive Plan.

EXECUTIVE SUMMARY

Property Type	Retail
Pricing Guidance	\$20 psf NNN
Space Available	±1,100 SF
Lot Size	0.74 AC
Building Size	13,335 SF
Parking	45 3.4/1,000
Frontage	246 Linear ft on N SR-7
Traffic Count	54,500
Zoning	TOC-C

HIGHLIGHTS

1. Ready to occupy retail space available.
2. Service based location
3. Join co-tenants with locally established, longstanding customer bases
4. Located 1 mile south of 36 AC planned city center
5. Close to the Turnpike

PROPERTY DETAILS

 282 N SR-7, MARGATE, FL 33063



THE MARGATE PLAZA

Margate Plaza is a 13,335 SF strip center with excellent visibility from N SR-7, seeing over 54,500 vehicles per day. Built in 1969, this property has had a strong regional presence providing the surrounding families with a local place to go for their needs. The plaza consists of all service related businesses, providing ongoing foot traffic and daytime sales.

UNIT 250 - DRY RETAIL

±1,100 SF of inline, dry retail space available. This space was formerly a thrift store, with existing retail racks on one side of the space to hang merchandise. Small storage area and restroom in the back.



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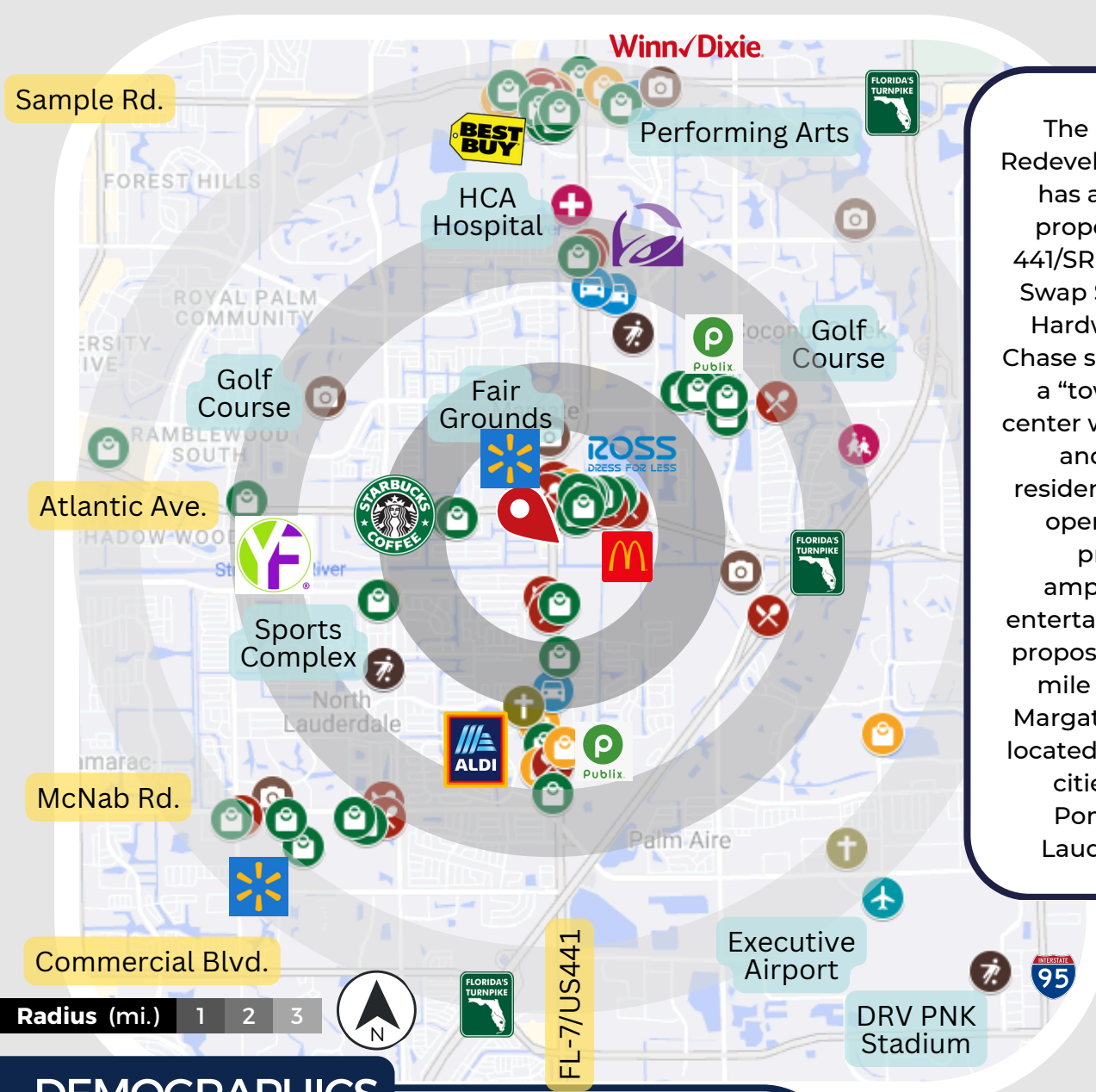
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PROPERTY LOCATION

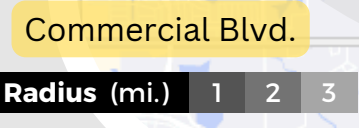


282 N SR-7, MARGATE, FL 33063



LOCATION

The Margate Community Redevelopment Agency (MCRA) has assembled 36 acres of property in the area of U.S. 441/SR 7, including the former Swap Shop property, the Ace Hardware Plaza, and Chevy Chase shopping plaza, to create a "town center". This town center will include retail, dining, and leisure activities, a residential component, public open space, a waterfront promenade, and an amphitheater for outside entertainment and events. This proposed project is less than a mile north of this location. Margate Plaza is also uniquely located within 3 miles from the cities of Coconut Creek, Pompano Beach, North Lauderdale, and Margate.



- Retail
- Restaurant
- Grocery
- Recreation and Tourism
- Sports and Entertainment
- Auto Sales and Rental
- Religious
- Hospital
- Hotels and Hospitality
- School
- Travel

DEMOGRAPHICS

Within 3 mi Radius of the Property



Explore Map!



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