

LAKEWOOD SHOPPING CENTER

MARGATE, FLORIDA



Aerial

THE CROWN JEWEL OF MARGATE

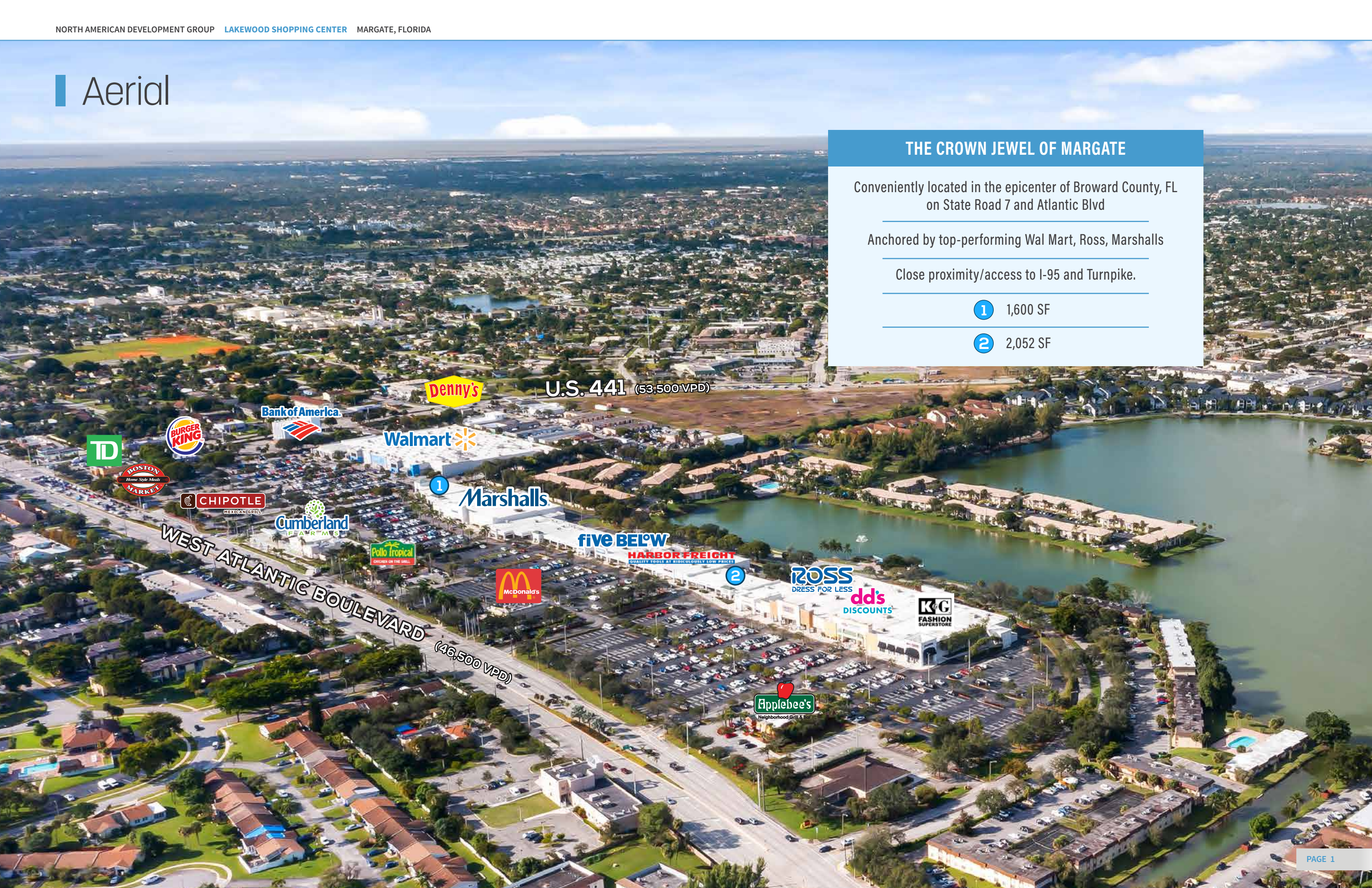
Conveniently located in the epicenter of Broward County, FL
on State Road 7 and Atlantic Blvd

Anchored by top-performing Wal Mart, Ross, Marshalls

Close proximity/access to I-95 and Turnpike.

1 1,600 SF

2 2,052 SF



Bank of America



U.S. 441 (53,500 VPD)



1



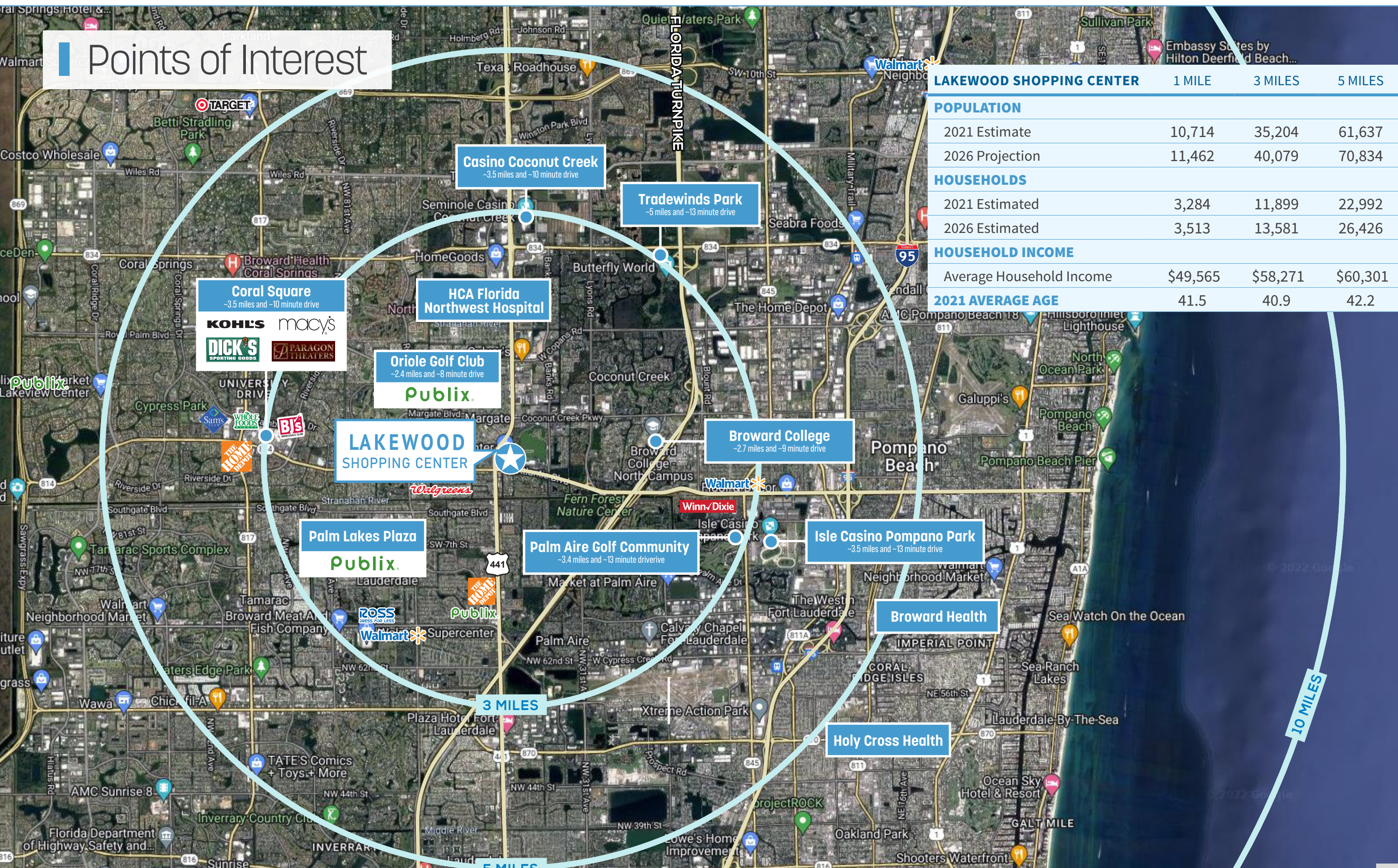
2



WEST ATLANTIC BOULEVARD
(46,500 VPD)



Points of Interest



LAKEWOOD SHOPPING CENTER	1 MILE	3 MILES	5 MILES
POPULATION			
2021 Estimate	10,714	35,204	61,637
2026 Projection	11,462	40,079	70,834
HOUSEHOLDS			
2021 Estimated	3,284	11,899	22,992
2026 Estimated	3,513	13,581	26,426
HOUSEHOLD INCOME			
Average Household Income	\$49,565	\$58,271	\$60,301
2021 AVERAGE AGE			
	41.5	40.9	42.2

Casino Coconut Creek
~3.5 miles and ~10 minute drive

Tradewinds Park
~5 miles and ~13 minute drive

Coral Square
~3.5 miles and ~10 minute drive
KOHLS macy's
DICK'S SPORTING GOODS PARAGON THEATERS

HCA Florida Northwest Hospital

Oriole Golf Club
~2.4 miles and ~8 minute drive
Publix

LAKEWOOD SHOPPING CENTER

Broward College
~2.7 miles and ~9 minute drive

Palm Lakes Plaza
Publix

Palm Aire Golf Community
~3.4 miles and ~13 minute drive

Isle Casino Pompano Park
~3.5 miles and ~13 minute drive

3 MILES

Broward Health

Holy Cross Health

5 MILES

10 MILES

Anchor Tenants



Site Plan

STATE ROUTE 7/US ROUTE 441



This plan is presented without warranty or representation of any kind and solely for the purpose of identifying the approximate location of potential buildings as presently contemplated by the owner/landlord, but subject to change or cancellation at any time. Proposed building dimensions, locations, access, common areas and parking, existing or anticipated tenants and their locations and identities are all subject to cancellation or change at the owner's/landlord's sole discretion at any time.



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