

NEWMARK

Margate
33063

Land Site Opportunity
For Sale

2.8 Acre
PAVED LAND SITE

Margate, FL 33063



Property Overview

Presenting a prime 2.813-acre (122,554 SF) paved land site located in the largest automotive corridor in Broward County. This well-positioned parcel offers excellent accessibility to all major auto dealers, and easy access to 441, the Turnpike, and the Sawgrass Expressway. This a rare opportunity to acquire a site that permits auto sales and storage adjacent to a major retail corridor.

Key Highlights:

SIZE:	±2.813 Acres / 122,554 SF
ZONING:	M-1, Light Industrial
TOPOGRAPHY:	Flat, paved asphalt surface with existing landscaping, drainage and lighting.
ACCESS:	Frontage along NW 24th Street with proximity to major thoroughfares
LOCATION:	Centrally located in Margate, FL 33063

[VIEW ON GOOGLE MAPS](#)

Ideal For:

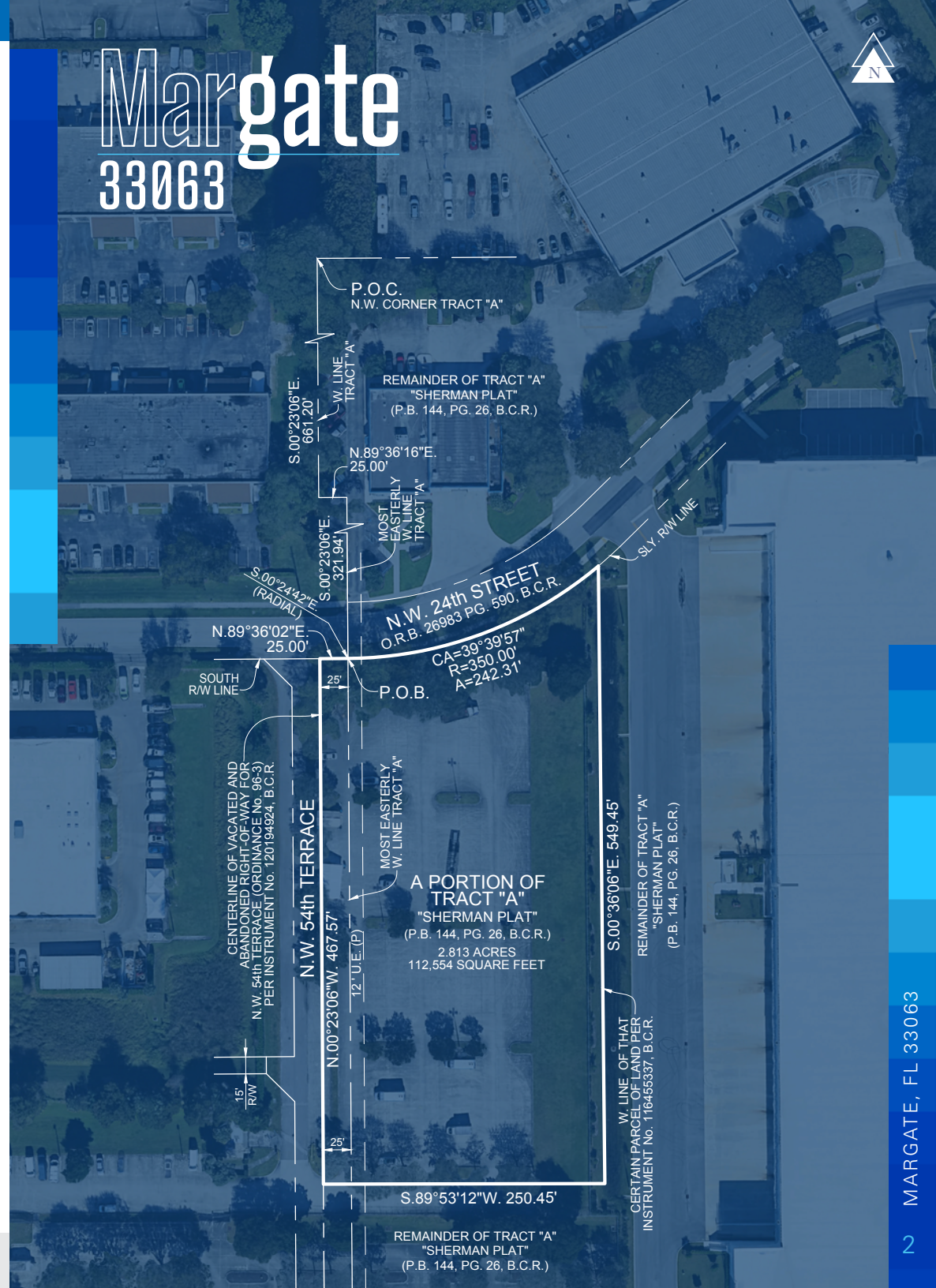
- + Commercial development
- + Parking or storage use
- + Redevelopment opportunities

Permitted uses include auto/vehicle sales (new and used), auto body/collision repair, automobile storage, auto parts and tires, tractor sales, Truck repair, trailer and camper sales, warehouse and distribution.

[LINK TO ZONING](#)

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Aerial Overview

± 2.8 Acres
122,554 SF

BANKS ROAD 18,681 VPD

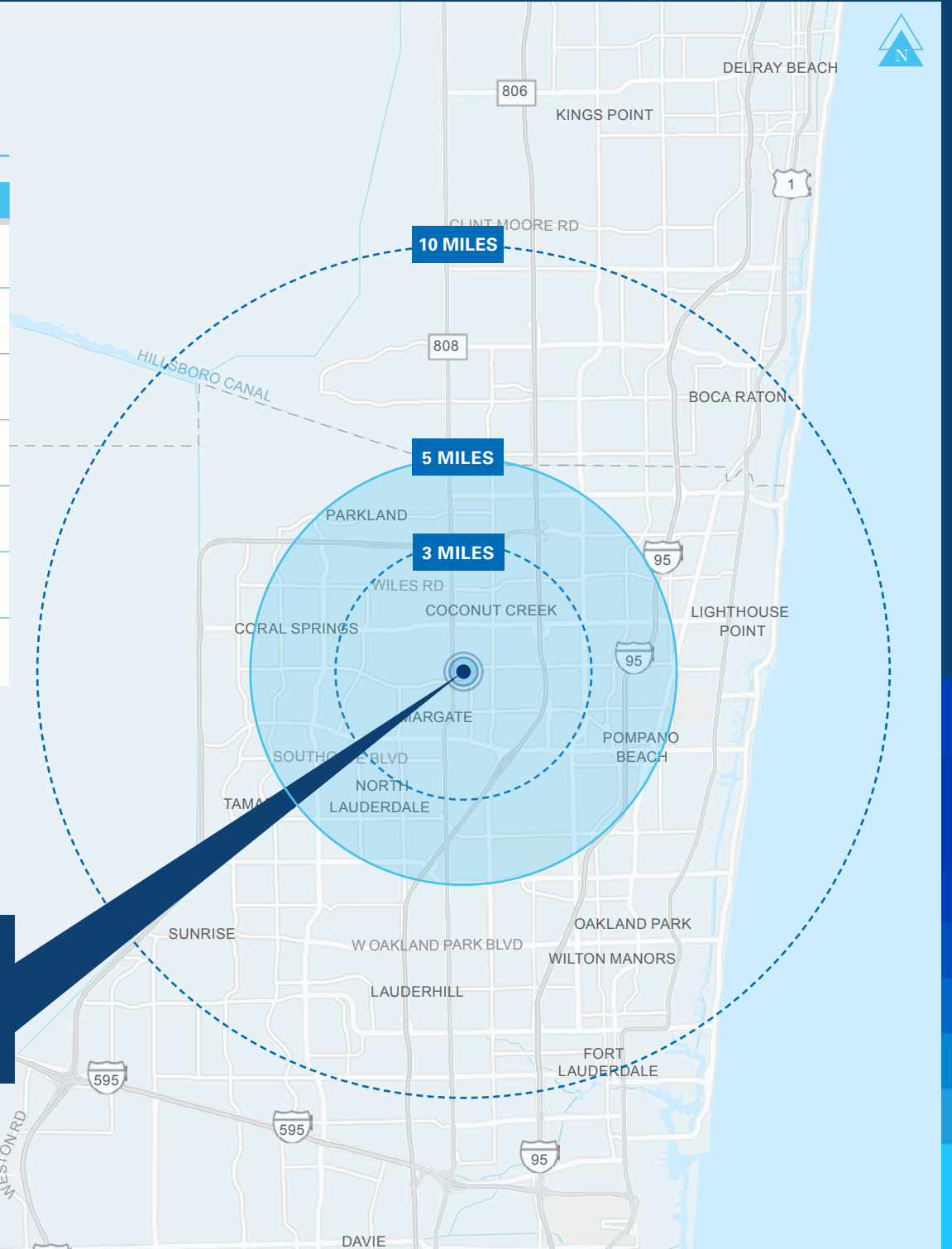
W COPANS ROAD 31,203 VPD

N STATE ROAD 7 53,131 VPD

Demographics

	3 Miles	5 Miles	10 Miles
2024 Total Population	146,546	393,632	1,246,608
2029 Total Population	145,085	395,222	1,265,060
2024-2029 Growth Rate: Population	-0.20%	0.08%	0.29%
2024 Total Households	57,815	149,019	506,075
2024-2029 Growth Rate: Family HHs	-0.01%	0.23%	0.44%
2024 Average Home Value	\$376,072	\$417,936	\$519,001
2024 Average Household Income	\$90,796	\$94,019	\$106,304

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CONTACT:

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NEWMARK

AUTOMOTIVE

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