

Crossroads CENTER





CROSSROADS CENTER



Steven Rafailovitc
561.316.8444



COCONUT CREEK PKWY



ENTRANCE
OPEN
TURF

DOLLAR GENERAL

VINE VIDEIRA

HOLLYWOOD
INSTITUTE

THRIFT SENSE



ORIENTAL MASSAGE
& SPA

MANNINO'S
PIZZA RESTAURANT

ROSANA'S HAIR BOTOX CENTER

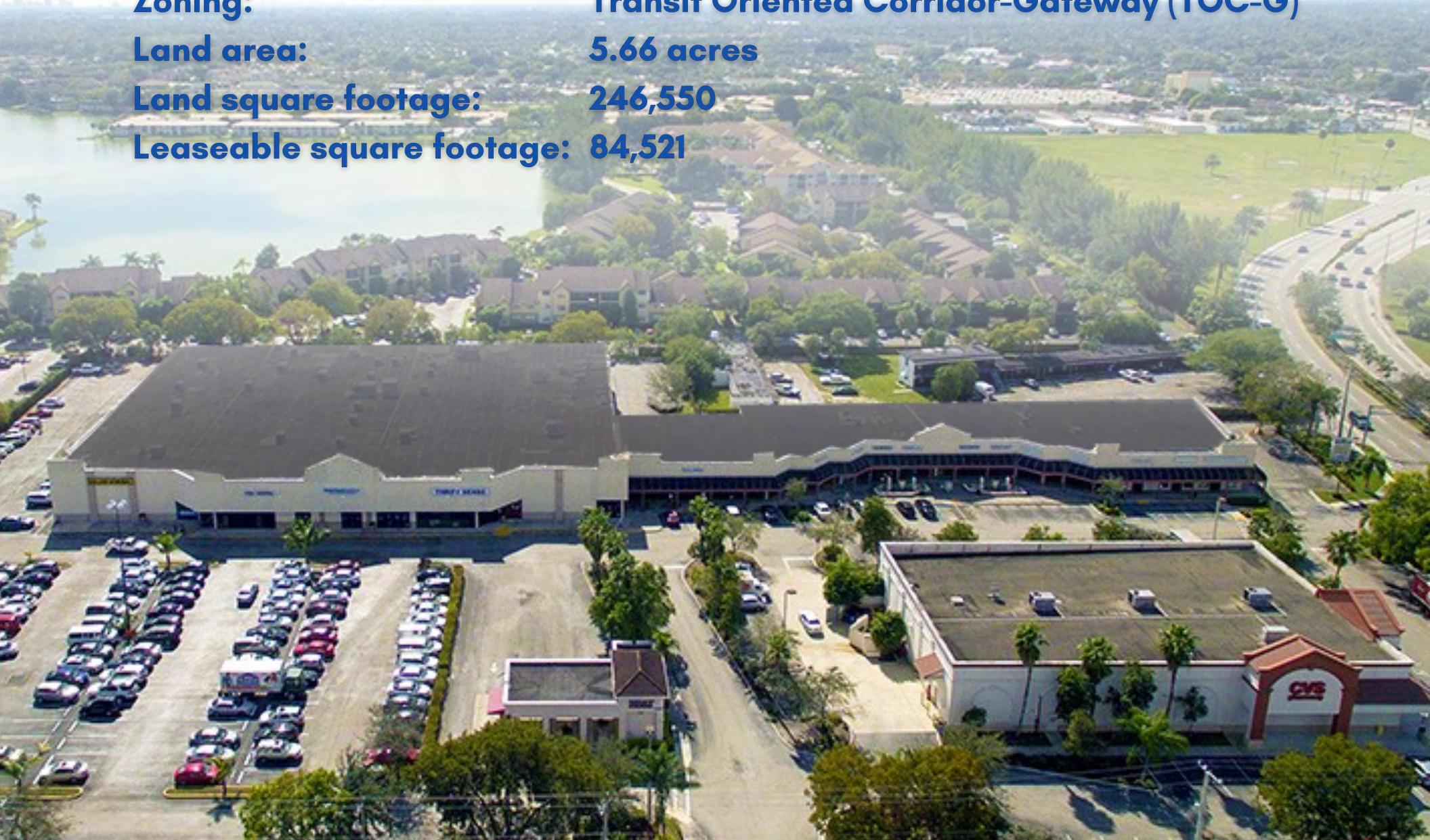
PAS

DENTIST

Mexican Restaurant & Bar

TOLE
STATION

Address:	5000-5230 Coconut Creek Parkway Margate, FL 33063
Year built:	1985
Zoning:	Transit Oriented Corridor-Gateway (TOC-G)
Land area:	5.66 acres
Land square footage:	246,550
Leaseable square footage:	84,521

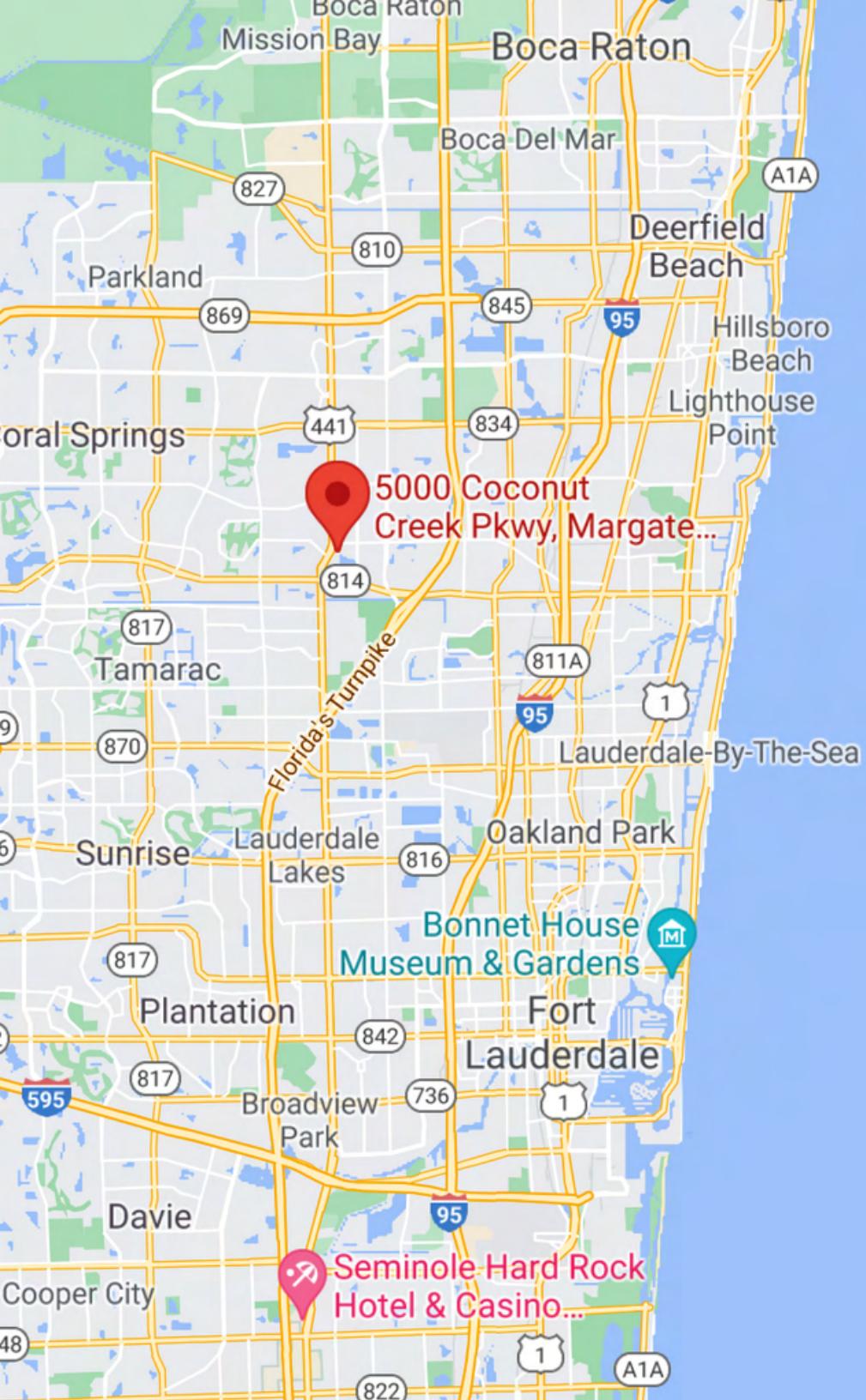


2020 Demographics

Total Population - Margate	59,398
Population Density Per SQ Mile	6,781
Average Household Income	\$61,686



COCONUT CREEK PKWY & STATE ROAD 7
66,500 DAYTIME TRAFFIC



DISTANCE TO POMPANO BEACH
5.3 Miles / 14 min

DISTANCE TO FORT LAUDERDALE
14.7 Miles / 31 min

DISTANCE TO BOCA RATON
14 Miles / 24 min

DISTANCE TO MIAMI
36.4 Miles / 51 min

PROPERTY OVERVIEW

Crossroads Center is a beautiful 84,521 square foot retail shopping center situated on a 246,717 square foot parcel.

Located at the southeast corner of the signalized intersection of Coconut Creek Parkway and State Road 7 (441) in Margate, Florida, this property enjoys a combined traffic count of 83,710 vehicles.

There are two outparcels that help enhance the property, one is occupied by CVS.

Within 5 miles of the property there are over 400,000 residents with an average income of \$70,416.

PROPERTY HIGHLIGHTS

			
Address	Building GLA	Year Built	Land Area

5000-5230
Coconut Creek
Parkway
Margate, FL 33063

84,521 SF

1985

246,550 SF
5.66 AC

TENANT DESCRIPTIONS



Dollar General [\(www.dollargeneral.com\)](http://www.dollargeneral.com)

Dollar General is an American chain of variety stores headquartered in Goodlettsville, Tennessee. Dollar General operates 16,278 stores in the United States. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112. Dollar General has grown to become one of the most profitable stores in rural areas reaching a revenue around \$27 billion in 2019. Products include clothing, cleaning supplies, home decor, health & beauty aids, pet supplies, toys, seasonal items, and grocery.



Vine International Ministries [\(www.thevineworld.com\)](http://www.thevineworld.com)

Vine International Ministries is categorized under miscellaneous denomination church. Currently, The Vine International ministries has 9 total employees across all of its locations and generates \$789,853 in sales (USD) per year. The Vine has two branches. Brazil – supervised by Pastor Aluizio Silva, and Vine World – supervised by Pastor Marcelo Almeida. As of July 2015 there are over 1,000 churches worldwide with more than 262,000 members connected. The Vine world has been able to reach Europe, Africa, all Latin America and North America with more than 142 churches.



Hollywood Institute of Beauty Careers
& HOLLYWOOD INSTITUTE

Hollywood Institute of Beauty Careers [\(www.hi.edu\)](http://www.hi.edu)

Hollywood Institute was founded in 1989 to provide professional training and education to individuals interested in a career in health, beauty and wellness related career fields. Hollywood Institute is accredited by the Accrediting Commission of Career Schools and Colleges (ACCSC) and approved by the U.S. Department of Education to provide Title IV Financial Aid to those students that qualify. They are licensed by the Commission for Independent Education (CIE), Florida Department of Education.

Mannino's Pizzeria

Mannino's Pizzeria Restaurants offers an Italian menu available for dine-in, take out, delivery and full catering services. Mannino's Pizzeria distinguish themselves through cooking authentic Italian food with dishes from pasta to pizza. Family owned business for more than 30 years.



Chen Medical [\(www.chenmedicalcenters.com\)](http://www.chenmedicalcenters.com)

Chen Medical Center has 12 locations in Southeast Florida. Their referrals have helped grow and provide patients with greater access to quality healthcare. ChenMed named to Fortune's "Change the World" list. The only healthcare delivery company to make the grade!

Dental Treasure [\(www.dentaltreasure.com\)](http://www.dentaltreasure.com)

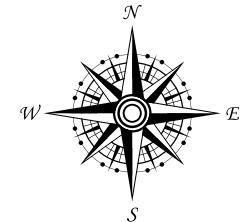
Dental Treasure P.A., is a medical group practice located in Margate, FL that specializes in Dentistry. Dr. Malinaly Garcia, President of Dental Treasure, is a member of the American Dental Association, Florida Dental Association and Academy of General Dentistry.

CROSSROADS CENTER SITE PLAN

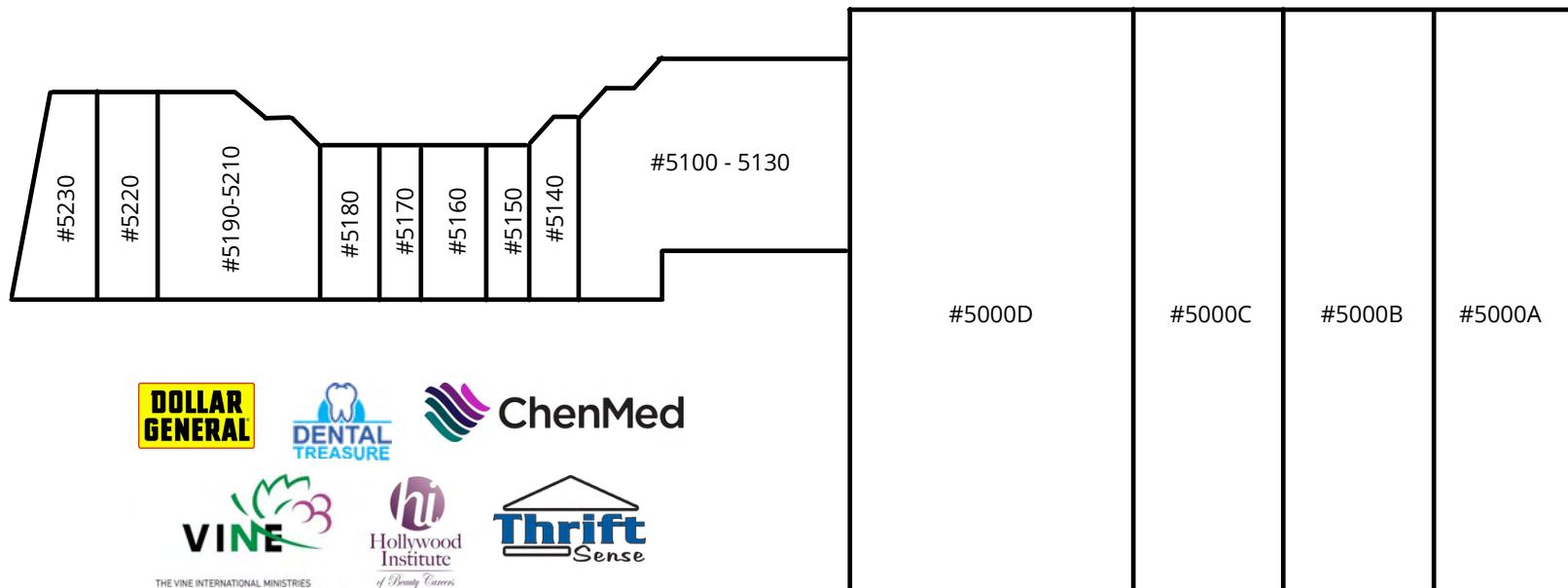
<< COCONUT CREEK PARKWAY >>

5000A - Dollar General
 5000B - The Vine International Ministries
 5000C - Hollywood Institute of Beauty Careers
 5000D - Thrift Sense
 5130 - Chen Medical
 5140 - Yuanli Massage Therapy
 5150 - Mannino's Pizzeria

5160 - Rosana's Hair Botox Center
 5170 - Performance Aftermarket Solutions
 5180 - Dental Treasure
 5190 - My Street Holdings
 5220 - VACANT
 5230 - VACANT



<< STATE ROAD 7 (441) >>



All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties. They are for guidance only, may change as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.

Crossroads Center

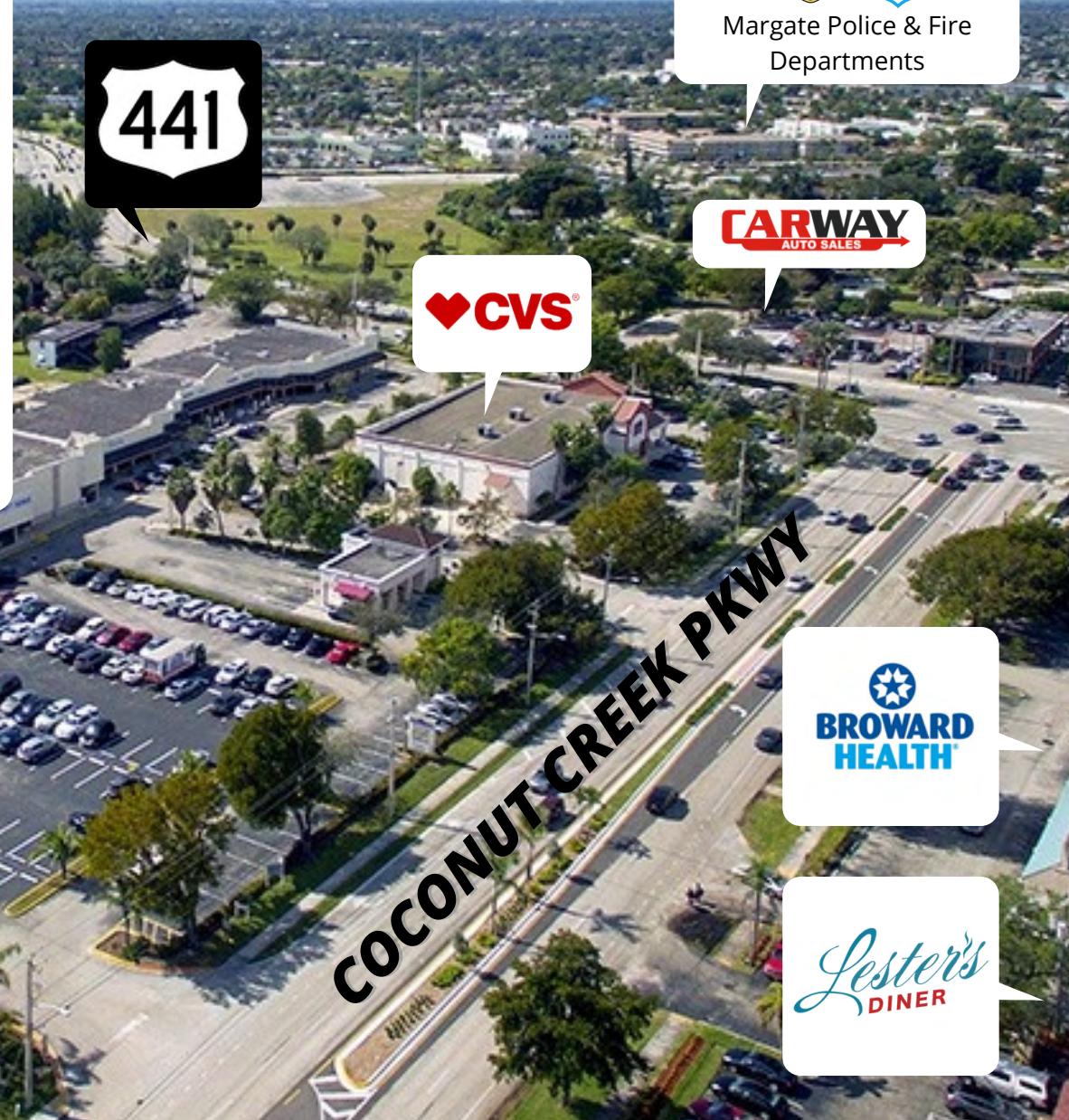


ChenMed



Hollywood Institute of Beauty Careers
& HOLLYWOOD INSTITUTE

& more!



Margate Police & Fire
Departments



LOCATION

Located in Broward County on the southern portion of Florida's eastern Atlantic coast near Coral Springs and Coconut Creek, Margate is a principal city in the Miami-Fort Lauderdale-Pompano Beach Metropolitan statistical area which is home to more than six million residents. Unlike other cities directly on the ocean, Margate lies just inland of Pompano Beach to the west, and between West Palm Beach and Miami to the north and south respectively. Known for its golf, theme parks, and seemingly endless expanses of beautiful beaches, the area is a magnet for nature lovers, thrill seekers, and sportsmen of all stripes.



LOCATION

Margate Community Redevelopment Agency History

After its founding in 1955, the City of Margate grew rapidly for several decades, with both residential and commercial development occurring according to adopted plans (see Appendix 1 for earlier City history). However, as other nearby communities attracted commercial developments of higher quality, Margate's commercial centers and corridors became less competitive and vacancies and other issues became a serious concern. Over time, growth pressures on the roadway systems also compounded these problems.

In response, the City Commission created the Margate Economic Development Advisory Board on April 6, 1994. After extensive research, the board recommended the creation of a Community Redevelopment Agency (CRA). The first step in this process, the Finding of Necessity (see Appendix 2), was completed in March 1996 following a thorough investigation of existing conditions in the proposed Redevelopment Area. A CRA was then created in October 1996 to oversee the formulation of the Community Redevelopment Plan. A Community Redevelopment Plan was then completed and adopted by both the CRA Board and the Margate City Commission in September 1997. The land uses contained within the redevelopment district include single family and multifamily residential, office, retail, commercial, industrial, civic uses and parks / open spaces uses. Existing housing in the district includes single family homes, condominiums, and rental apartments in a variety of price ranges and styles, including an estimated 2,980 dwelling units. Generally, housing building heights do not exceed six stories, and larger complexes provide some of their own recreational amenities.

Appendix 1 – City of Margate - Early History

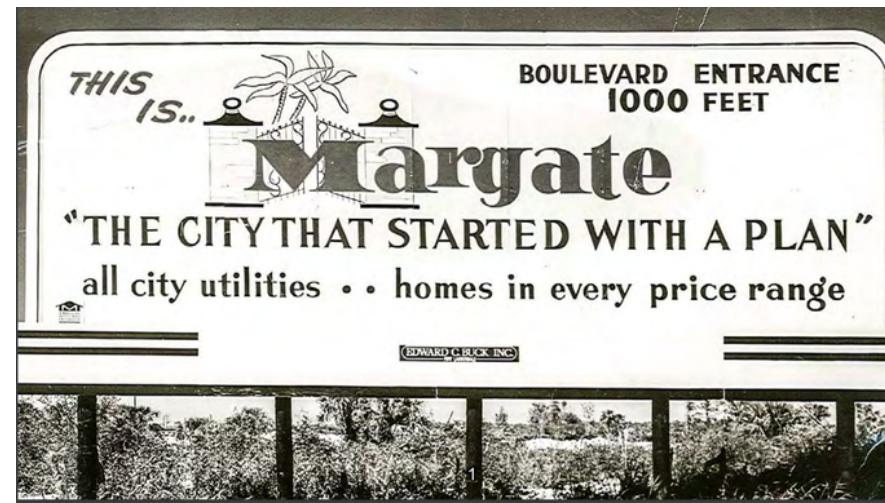
"Margate started with built-in zoning and community facilities – its streets and neighborhoods were laid out, its canals and other waterways had been carved out of limestone, and a million-dollar water and sewer disposal plant, the most modern in the state, was soon put into operation. Margate's early residents had many amenities uncommon to newly developed areas – excellent city water, underground storm drainage, curbs and sidewalks on their streets, sanitary sewers, an underground gas system, parks, their own shopping center and school, and various recreational facilities." (*Broward Legacy, Volume 25 – Number 1, 2005-1006*)

Prior to being settled, indigenous people "gathered on this land during the rainy season in order to keep dry." (*Broward Legacy, Volume 25 – Number 1, 2005-1006*). During the early part of the 1900's Margate was prime agricultural land due to relatively high elevations, which was the same reason that indigenous people gathered in the area. Area pioneers include Hiram Hammon and Henry L. "Bud" Lyons, both of whom had significant impacts on the area.

The first purchase of agricultural land for housing development was in 1953 by Victor Semet who acquired 1,900 acres a portion of which came from both Hammon and Lyons farms. Semet began work on Hammon Heights subdivision located east of State Road 7 most of which he later sold to Jack Marquese.

Subsequently, Marquese, who "is often regarded as the 'founder of Margate'" began working with Winthrop Rockefeller (who had purchased a square mile north of Marquese property) and Jack Sullivan, civil engineer, to begin planning for the development of Margate. This initial development included construction of a water and sewer plant, roads, utilities, storm drainage, parks and other amenities. Marquese and Sullivan were also involved in constructing several commercial buildings including a small resort hotel, and the Margate Restaurant and Lounge.

On May 30, 1955 "only months after Marquese acquired the land, the state legislature created the Town of Margate, which had a population of 200 residents at the time." Then, after six years as a Town, a municipal charter was passed by the state legislature on May 31, 1961 and Margate "officially became a city". Over the years the City of Margate population grew as did the City Staff. The City also weathered various scandals and controversies including holding meetings in the back room of the Margate Restaurant and Lounge.



LOCATION

Appendix 2 – Margate CRA Finding of Necessity

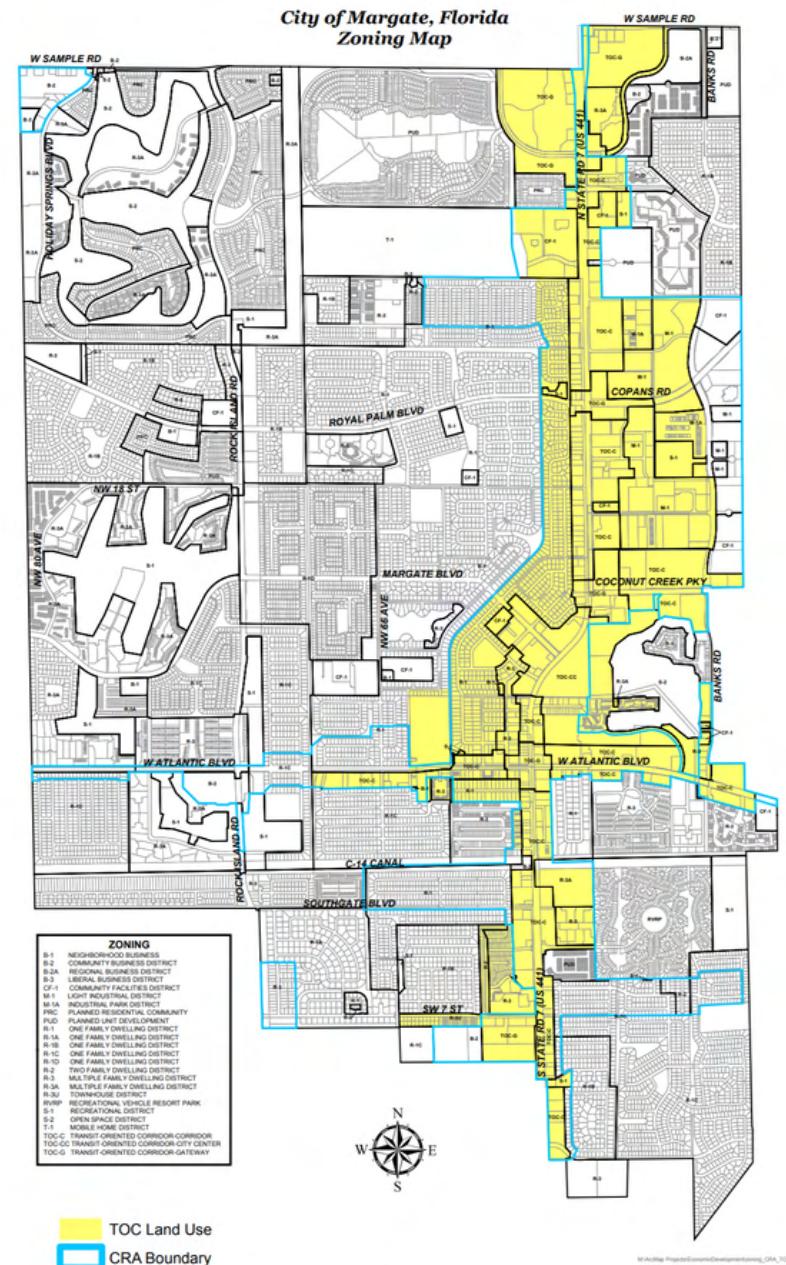
Below is a summary of the key points in the Finding of Necessity that was conducted at the time that the Margate CRA was created in 1996. While some of the key points may not exist to the degree that they did in 1996, they are included because they are the basis for establishment of the City's CRA program, as mandated by Florida Statutes Chapter 163 Part III, the Redevelopment Act (Act). As described in Part I, the Act requires a local governing body to make a finding that conditions of either slum or blight exist on which the CRA Plan is then based.

Adopted in 1996, the Margate Finding of Necessity is the mandatory precursor to preparation and adoption of a Redevelopment Plan as required by the Act. The Act requires that redevelopment plans include projects and programs aimed at correcting conditions identified in the findings. Furthermore, the Act requires that tax increment funds be spent only on projects and programs in the adopted Redevelopment Plan, thereby ensuring that the conditions identified in the Finding of Necessity are addressed.

Key points of the *Finding of Necessity* include the following:

- The street layout contributes to inefficient and unsafe traffic circulation;
- Lots in some residential areas are smaller than the minimum required by Code, and some commercial lots are too small to be redeveloped using current land development regulations;
- There is excessive traffic on Atlantic Boulevard and US 441/SR 7;
- There is unsafe uncontrolled access to and from properties along Atlantic Boulevard and SR 7;
- Open storm drainage canals have steep slopes and poor water quality creating unsafe conditions;
- Many older buildings do not meet current Building Code requirements;
- There is a general deterioration of housing stock and more than 50% of commercial buildings exhibit deterioration of site or building conditions;
- Diversity of land ownership makes redevelopment difficult;
- There are land use conflicts between commercial and residential with minimal buffers;
- There is no town center or civic space that is the heart of the community;
- Due to trends in the growth of the ad valorem tax base, the City will have difficulty meeting expenditure commitments;
- There is a lack of pedestrian and vehicular connectivity in parts of the community;
- Some roadways are below the adopted level of service standard; and there are a high number of automobile accidents on some streets.

Conditions such as unsafe traffic circulation, excessive traffic and unacceptable traffic levels of service have been and are being addressed through the installation of medians which better control traffic turning movements. Further, the City Commission adopted a Future Land Use Plan Amendment, creating the Transit Oriented Corridor Land Use and followed up with the adoption of the Transit Oriented Corridor zoning regulations. Also the acquisition and assemblage of land in the City Center area are significant steps toward addressing issues of small lots limiting redevelopment opportunities as well as the lack of a town center/civic space at the heart of the community.



LOCATION



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Margate City Center Project

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. The purpose of this land assembly is to create a central "town center" consistent with the 2003 "Citizen's Master Plan."

The center is envisioned to be anchored by:

- Retail, dining and leisure activities
- A residential component
- Public open space
- A waterfront promenade
- An amphitheater for outside entertainment and events

This project will be different than the typical strip shopping center, and will create a walkable, vibrant destination for residents of Margate and visitors from surrounding communities. The CRA has committed to providing more than \$5 million in funding to help pay for the project's public components. The project will add significant dollars to the tax base and will provide job opportunities and additional residential choices for the community.

MARGATE CITY MEDIA

36-acre city center project approved with 968 homes, hotel, commercial space

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By [Brian Bandell](#) – Senior Reporter, South Florida Business Journal
Jul 15, 2016 Updated Jul 15, 2016, 4:45pm EDT

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[Diane Colonna](#)
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New Urban Communities reached a deal to build Margate City Center, a mixed-use project on 36.5 acres valued at \$150 million.

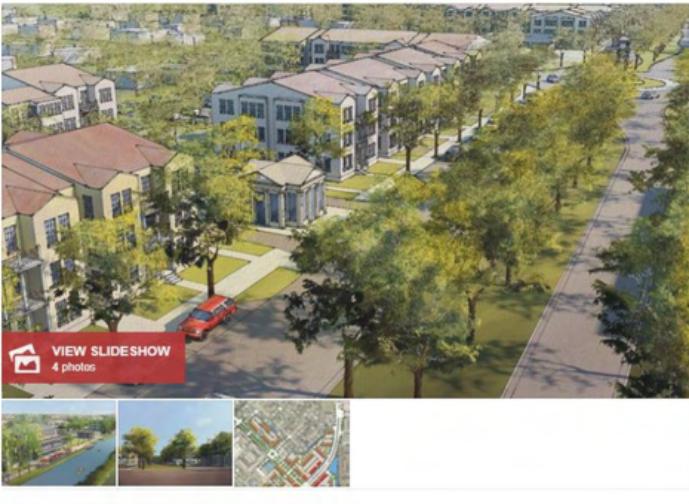
The Margate Community Redevelopment Agency on July 12 approved the development agreement with the Delray Beach-based company, led by [Timothy Hernandez](#) and [Kevin Rickard](#). New Urban Communities would acquire most of the property along both sides of State Road 7 at Margate Boulevard from the CRA for a combined \$10 million, with one land acquisition for each of the three phases of the project.

Previously the home of the Swap Shop and small shopping centers, the property in the heart of Margate would be developed with 968 apartments, 100,000 square feet of commercial/retail space, an 80-room hotel, civic buildings and public amenities.

“We are pleased to partner with the Margate CRA to create a pedestrian friendly, new city center,” Hernandez said. “The Margate City Center will be a beautiful and interesting place that Margate residents can be proud of, with lots to see and do. It will be a place that attracts new businesses and residents to Margate and serve as a catalyst for additional redevelopment.”

Dover-Kohl & Partners designed the project. It would have a grid street pattern and buildings of two and three stories.

According to CRA documents, the pre-development budget is \$136.9 million, including \$55.3 million for the first phase on the east side of State Road 7.



“The Margate City Center will have the look and feel of a true downtown, something unique to suburban Broward County,” said MCRA Executive Director [Diane Colonna](#), who is contracted through Pompano Beach-based Redevelopment Management Associates (RMA).

According to the timeline in CRA documents, city center could obtain site plan approval in July 2017 and break ground in the first quarter of 2018. The entire project could be completed in 2026.



91,700 DAILY

BROWARD COLLEGE

16,000 DAILY

LAKWOOD MALL



34,505 DAILY

LIBERTY ELEMENTARY SCHOOL
STUDENTS ENROLLED: 997

Public Storage



SUBWAY



Wawa

ExtraSpace Storage

U-HAUL

SHERWIN WILLIAMS

Domino's

DUNKIN' DONUTS

BB&T

441



Walgreens

ATLANTIC TECHNICAL COLLEGE
STUDENTS ENROLLED: 3,907



SUBJECT PROPERTY

LAKWOOD MALL



MARGATE
POLICE DEPT

MIAMI GRILL



metro by T-Mobile



48,900 DAILY



MARGATE
36 Acres
of Land



Applebee's Grill + Bar

Walmart Supercenter

Lakewood Mall

Wendy's

