

# West Atlantic Plaza

5400-5450 West Atlantic Blvd, Margate, FL 33063  
1/4 Mile East of SR-7 & Atlantic Blvd.



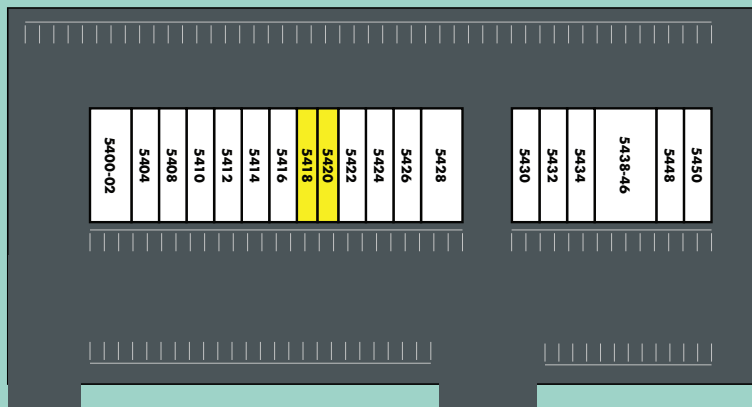
**Population:**  
3 Mile: 171,175

**Average Household Income:**  
3 Mile: \$78,969

**Lease Rate:**  
\$22.00 psf, NNN;  
\$13.00 psf EST, CAM

- Highly advantageous location directly across the street from major retail giants Wal-Mart Supercenter, Ross, and Marshall's.
- Traffic Count: Atlantic Blvd: 52,500

UNIT	TENANT
5400-02	Fellowship Foundation
5404	M Shayan DMD PA
5408	Atlantic Pho
5410	Allure Massage
5412	Smoothie King
5414	FL Tag Agency
5416	New Jersey Deli
5418	Available Space: 1,180 sf
5420	Available Space: 1,100 sf
5422	Smoke Shop
5424	Unique Cutz
5426	Salon
5428	Toasted Café
5430	Clothing Store
5432	Lee's Mobile Repair
5434	Crystal Nails
5436	Hannah's Tailor & Alterations
5438-46	Jesse's Sports Bar
5448	D & L Multi Services
5450	Banquet Hall



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