

2950 N State Road 7, Margate, FL 33063



1,992 SF

SUITE 102 • 1ST FLOOR

\$27.00/SF/YR

TRIPLE NET (NNN)

Office/Medical

AVAILABLE NOW

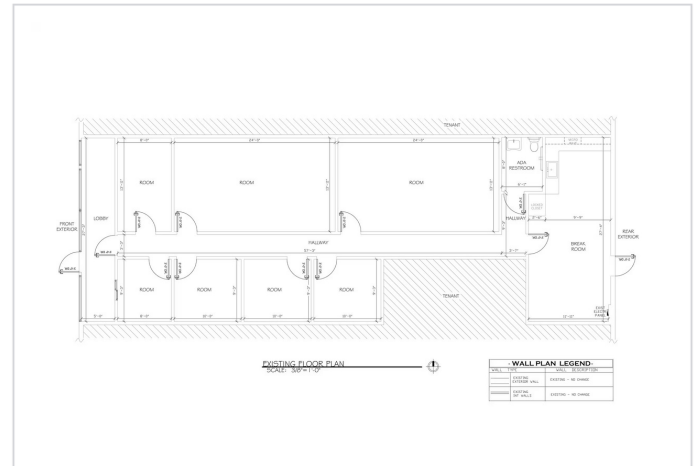
PROPERTY HIGHLIGHTS

- Fully built-out professional services office in excellent condition
- 5 private offices + 2 large conference rooms — easily divided into treatment rooms/offices
- Tenant-controlled HVAC
- Directly across from Northwest Medical Hospital
- High traffic count, easy entry/exit, excellent curb appeal

LOCATION

Convenient, high-traffic Margate corridor. Nearby retailers include Publix, Starbucks, Chase Bank, Bank of America, Planet Fitness, and YouFit.

FLOOR PLAN — SUITE 102



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2025 Population	154,493	406,656	1,285,073
Median Age	42.1	40.6	43.4
Avg Household Income	\$93,713	\$94,758	\$101,912

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