

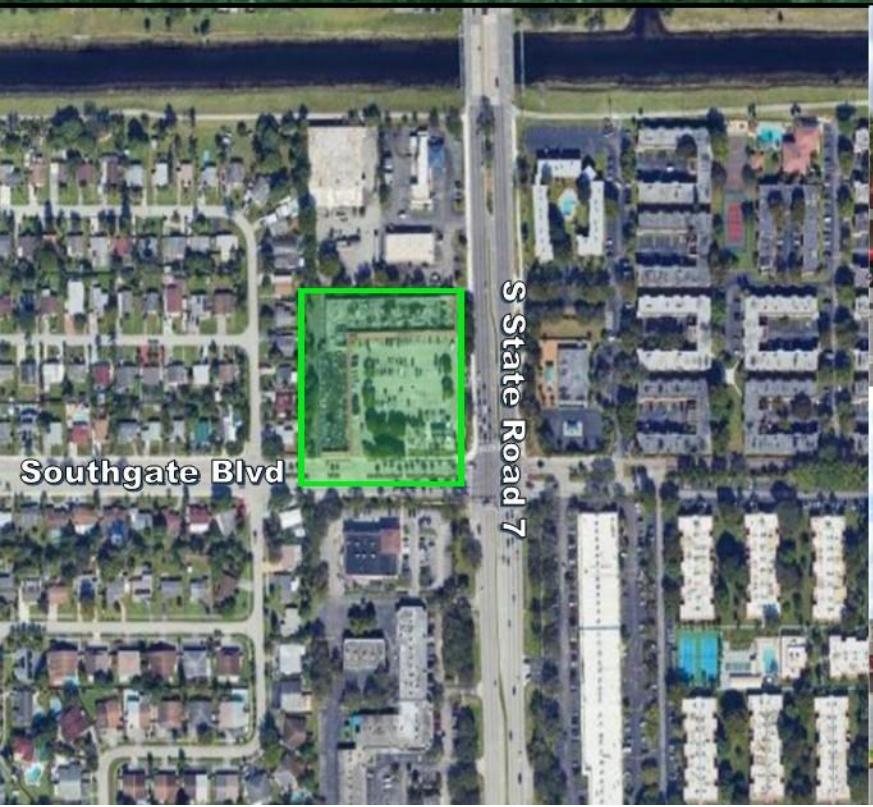


MARGATE FASHION CENTER

167-227 S STATE ROAD 7
MARGATE, FL 33068



PRIME RETAIL SPACE FOR LEASE



PROPERTY OVERVIEW

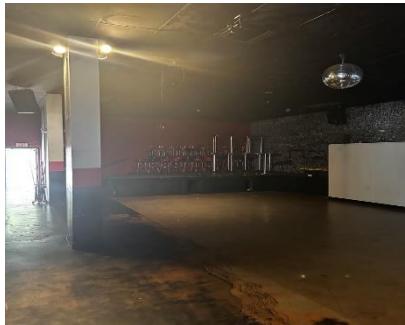
BUILDING ADDRESS	167-225 S State Road 7 Margate, Florida 33068
CURRENTLY AVAILABLE	5,010 Square Feet
TRAFFIC COUNT	47,000+ on S State Road 7
FRONTAGE	296' on S State Road 7 349' on Southgate Blvd
MARKET (MSA)	NW Broward – Coral Springs
ZONING	B-3
ACCESSIBILITY	Located just off S State Road 7, minutes from Sawgrass Expressway and Florida's Turnpike
PARKING	80 Parking Spaces Parking Ratio 4.38/1,000 SF
MAJOR FEATURES	Busy mixed-use shopping center with excellent frontage onto S State Road 7, long-term tenants, fresh and dedicated property maintenance team, below-market lease rates, excellent window views, high ceilings, abundant parking, perfect for another bar or retail use, available for immediate occupancy.

PROPERTY PHOTOS



INTERIOR

- 5,010 SF



FOR PROPERTY INQUIRIES AND
SHOWINGS PLEASE CALL
NICK DOENIG: (954)444-3497

N.E.G. Property Services, Inc.
Licensed Real Estate Broker
Nick Doenig
Office: 954-491-2281
www.negproperty.com

