

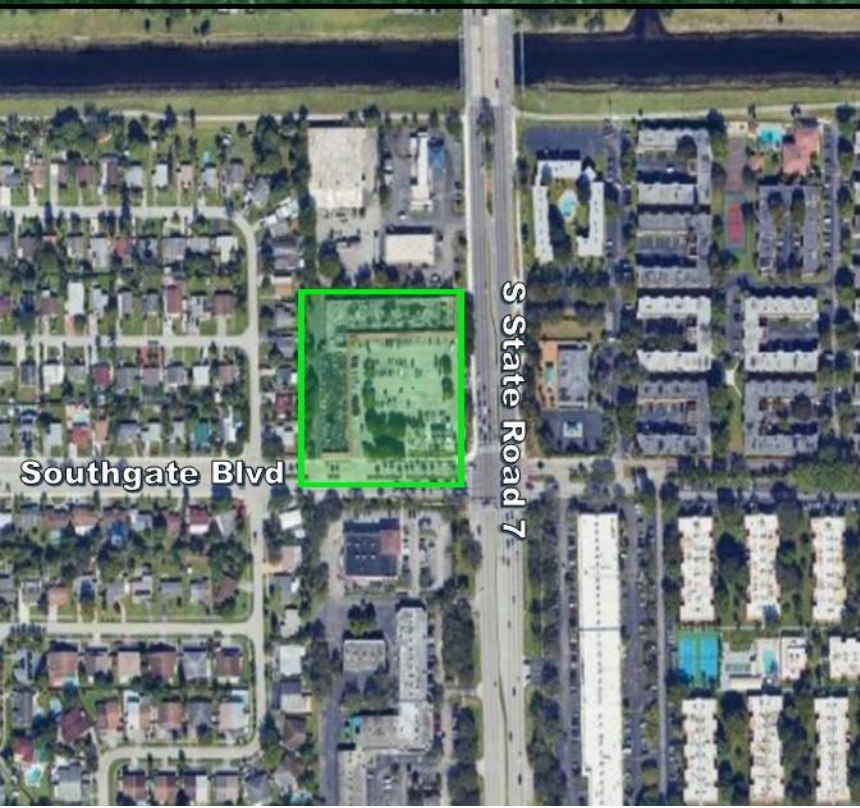


## MARGATE FASHION CENTER

167-227 S STATE ROAD 7  
MARGATE, FL 33068



# PRIME RETAIL SPACE FOR LEASE





# PROPERTY OVERVIEW

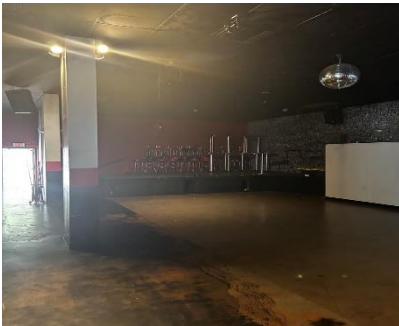
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|---------------------|--|
| BUILDING ADDRESS    | 167-225 S State Road 7 Margate, Florida 33068  |
| CURRENTLY AVAILABLE | 5,010 Square Feet  |
| TRAFFIC COUNT       | 47,000+ on S State Road 7  |
| FRONTAGE            | 296' on S State Road 7   349' 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

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