



FOR LEASE

# SHOPPES AT MARGATE

300 - 360 S. STATE RD. 7 | MARGATE, FL



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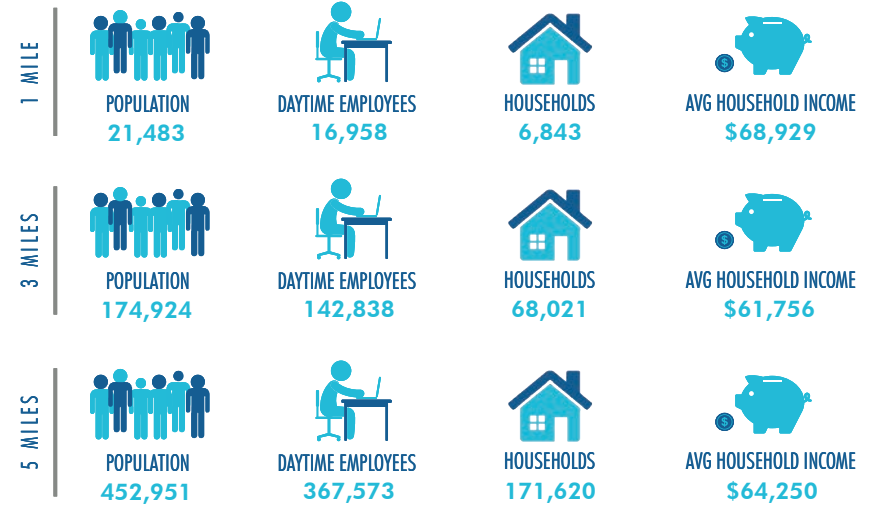
# KATZ & ASSOCIATES

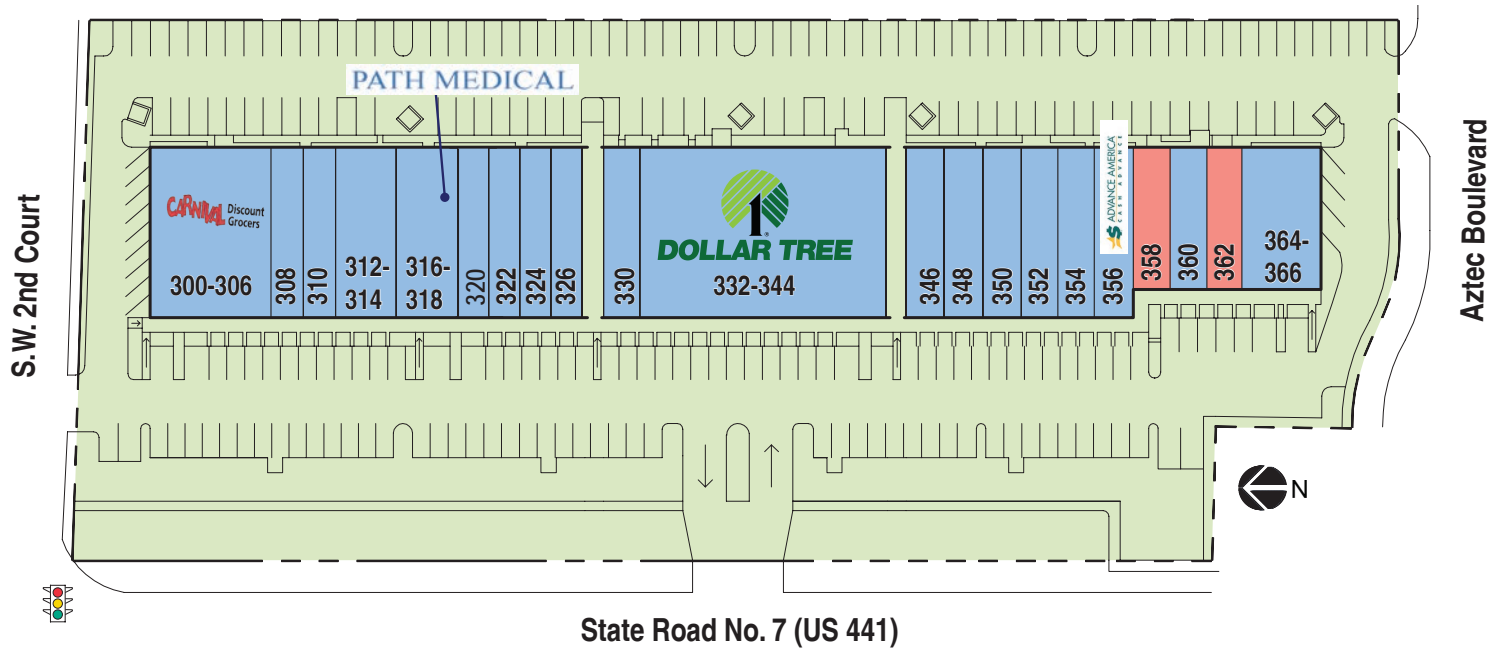
## HIGHLIGHTS

- Located on the southeast corner of Southgate Boulevard and South State Road 7
- ±1,500 SF available for lease
- Direct frontage on State Road 7
- Prominent building signage available
- Abundant parking; ratio of 5.00/1,000
- 50,000 cars per day on State Road 7
- Total GLA: ±52,758 SF
- 439,321 people in a 3 mile radius
- Anchored by:

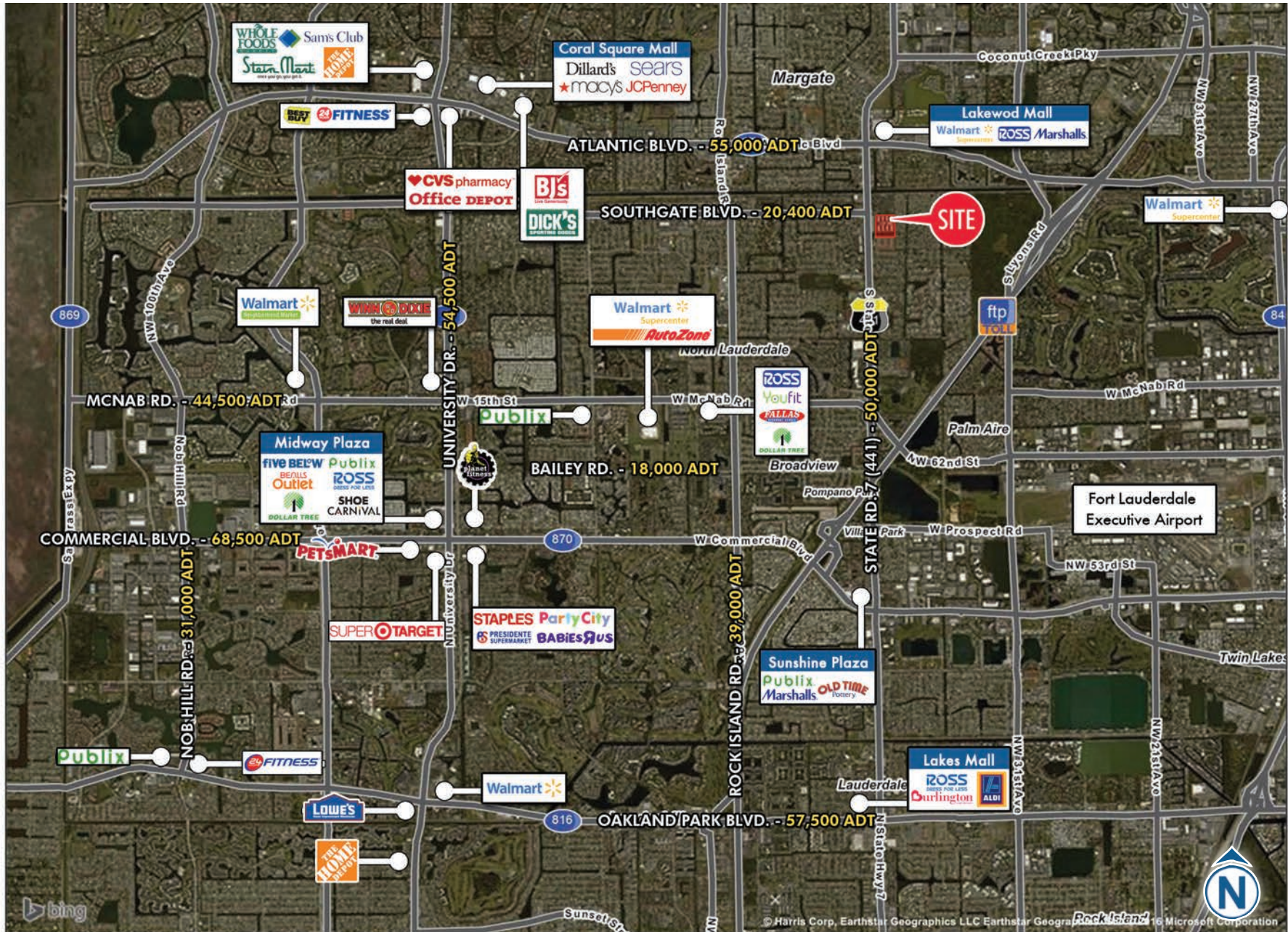


## DEMOGRAPHICS





|          |                         |                          |                 |          |                            |                          |                 |
|----------|-------------------------|--------------------------|-----------------|----------|----------------------------|--------------------------|-----------------|
| 300/306. | Carnival Grocery        | (63'-6" x 90'-0")        | 6,000 sf        | 346.     | Nail Salon                 | (20'-0" x 90'-0")        | 1,800 sf        |
| 308.     | Thrift Store            | (16'-9" x 90'-0")        | 1,500 sf        | 348.     | Accounting Office          | (20'-0" x 90'-0")        | 1,800 sf        |
| 310.     | Cuban Bakery            | (16'-9" x 90'-0")        | 1,457 sf        | 350.     | Medical Office             | <b>(20'-0" x 90'-0")</b> | <b>1,800 sf</b> |
| 312/314. | Laundromat              | (33'-0" x 90'-0")        | 2,970 sf        | 352.     | Sidecar Kitchen            | (20'-0" x 90'-0")        | 1,800 sf        |
| 316/318. | Path Medical            | (33'-0" x 90'-0")        | 2,970 sf        | 354.     | Church                     | (20'-0" x 90'-0")        | 1,800 sf        |
| 320.     | Liquor Store            | (16'-9" x 90'-0")        | 1,476 sf        | 356.     | McKenzie Check Cashing     | (20'-0" x 90'-0")        | 1,800 sf        |
| 322.     | Miracle Leaf            | <b>(16'-9" x 90'-0")</b> | <b>1,485 sf</b> | 358.     | <b>Available</b>           | <b>(20'-0" x 75'-0")</b> | <b>1,500 sf</b> |
| 324.     | Florida First Insurance | (16'-9" x 90'-0")        | 1,500 sf        | 360.     | Haitian Restaurant         | (20'-0" x 75'-0")        | 1,500 sf        |
| 326.     | Hair Salon/Barber Shop  | (16'-9" x 90'-0")        | 1,500 sf        | 362.     | <b>Available</b>           | <b>(20'-0" x 75'-0")</b> | <b>1,500 sf</b> |
| 330.     | Pawn Shop               | (18'-9" x 90'-0")        | 1,700 sf        | 364/366. | Animal Day Care & Supplies | (40'-0" x 75'-0")        | 3,000 sf        |
| 332/344. | Dollar Tree             | (131'-3" x 90'-0")       | 11,900 sf       |          |                            |                          |                 |



## AERIAL | TRADE

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