FOR LEASE SHOPPES AT MARGATE 300 - 360 S. STATE RD. 7 | MARGATE, FL





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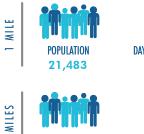
HIGHLIGHTS

- Located on the southeast corner of Southgate Boulevard and South State Road 7
- $\pm 1,500$ 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





DEMOGRAPHICS











HOUSEHOLDS 68,021

AVG HOUSEHOLD INCOME \$61,756



452,951

MILES

5

174,924

DAYTIME EMPLOYEES 367,573

HOUSEHOLDS 171,620 AVG HOUSEHOLD INCOME \$64,250





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SITE | HIGHLIGHTS

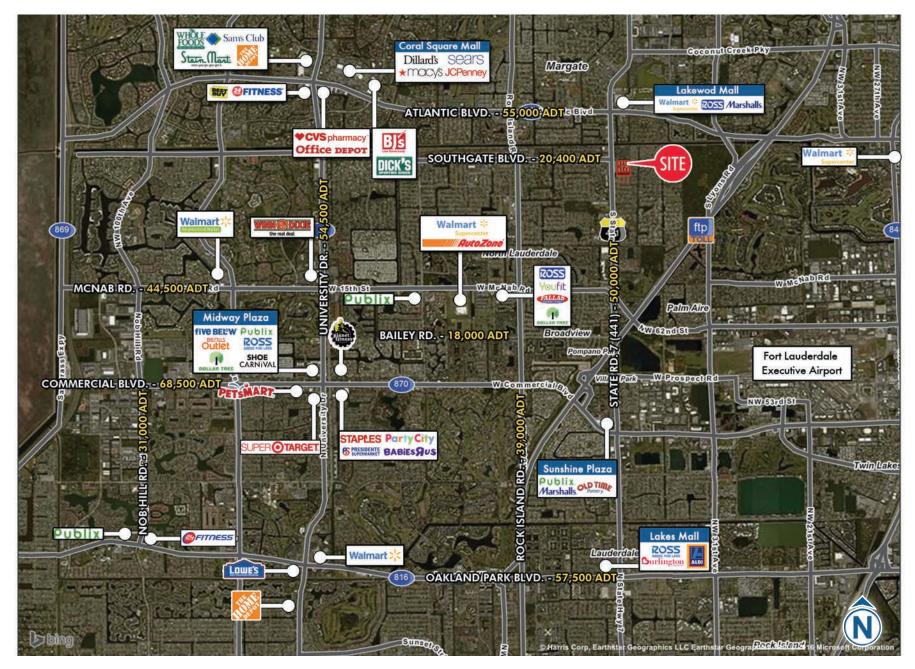


State Road No. 7 (US 441)

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	(20'-0" x 90'-0")	1,800 sf
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	(16'-9" x 90'-0")	1,485 sf	358.	Available	(20'-0" x 75'-0")	1,500 sf
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.	Available	(20'-0" x 75'-0")	1,500 sf
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				



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AERIAL | TRADE

300 - 360 s. state rd. 7 MARGATE, FL

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