

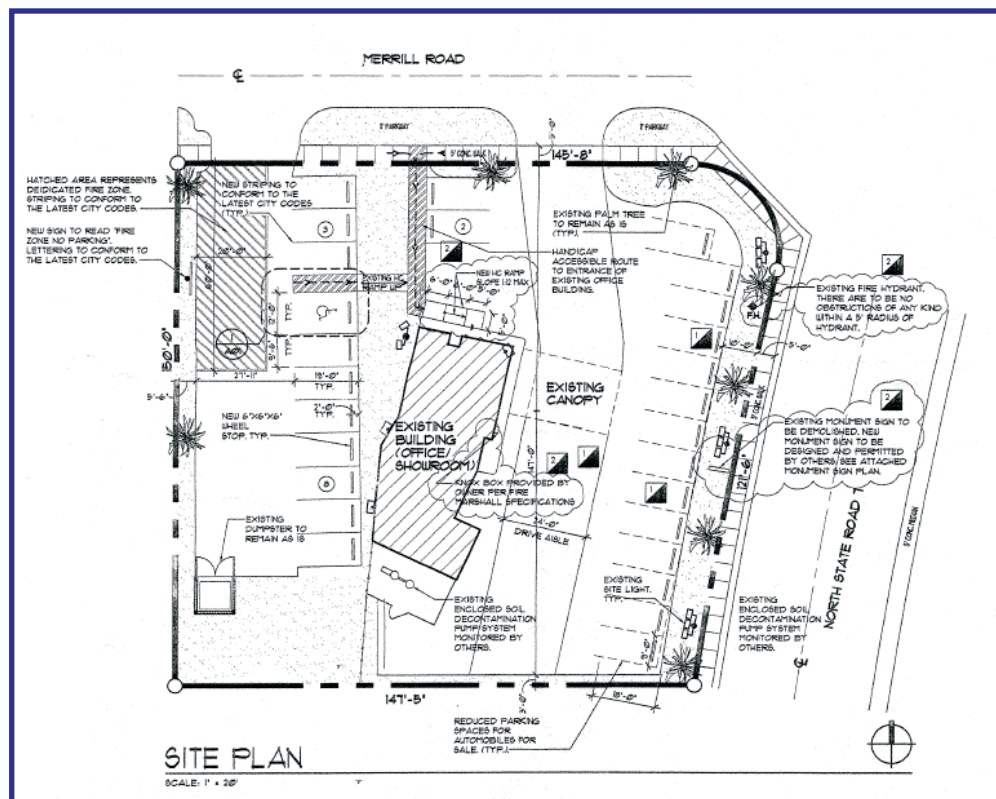
LAND LEASE

1/2 ACRE, 1755 SF Building

891 N. State Rd 7, Margate

BUILDING FEATURES:

- **PROPERTY IS ALSO FOR SALE AT \$1,100,000**
- **LOCATED ON THE SW CORNER OF STATE RD 7 & NW 9TH STREET THREE BLOCKS NORTH OF ATLANTIC BLVD**
- **IDEAL FOR FAST FOOD RESTAURANT OR RETAIL**
- **AVERAGE DAILY TRAFFIC COUNT MORE THAN 45,000 VEHICLES PER DAY**
- **350,000 PEOPLE IN A 5 MILE RADIUS**
- **ZONING B-3**
- **BUILDING CAN BE USED OR DEMOLISHED**



For More Info Contact:

Bob Locke

direct: 561-488-8872

cell: 561-289-7173

office: (561) 447-8610

email: RLocke@atlanticcg.com

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Commercial Group, Inc.