

FOR LEASE

±3,922 SF RETAIL AVAILABLE

2401 N STATE ROAD 7, MARGATE, FL 33063

PLEASE DO NOT DISTURB  
EXISTING TENANTS AND CONTACT  
BROKERS FOR ANY SHOWINGS



PRIME VISIBILITY TO US HWY 441 / SR 7

EXCLUSIVE RETAIL LEASING

**KATZ & ASSOCIATES**

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## PROPERTY OVERVIEW

### HIGHLIGHTS

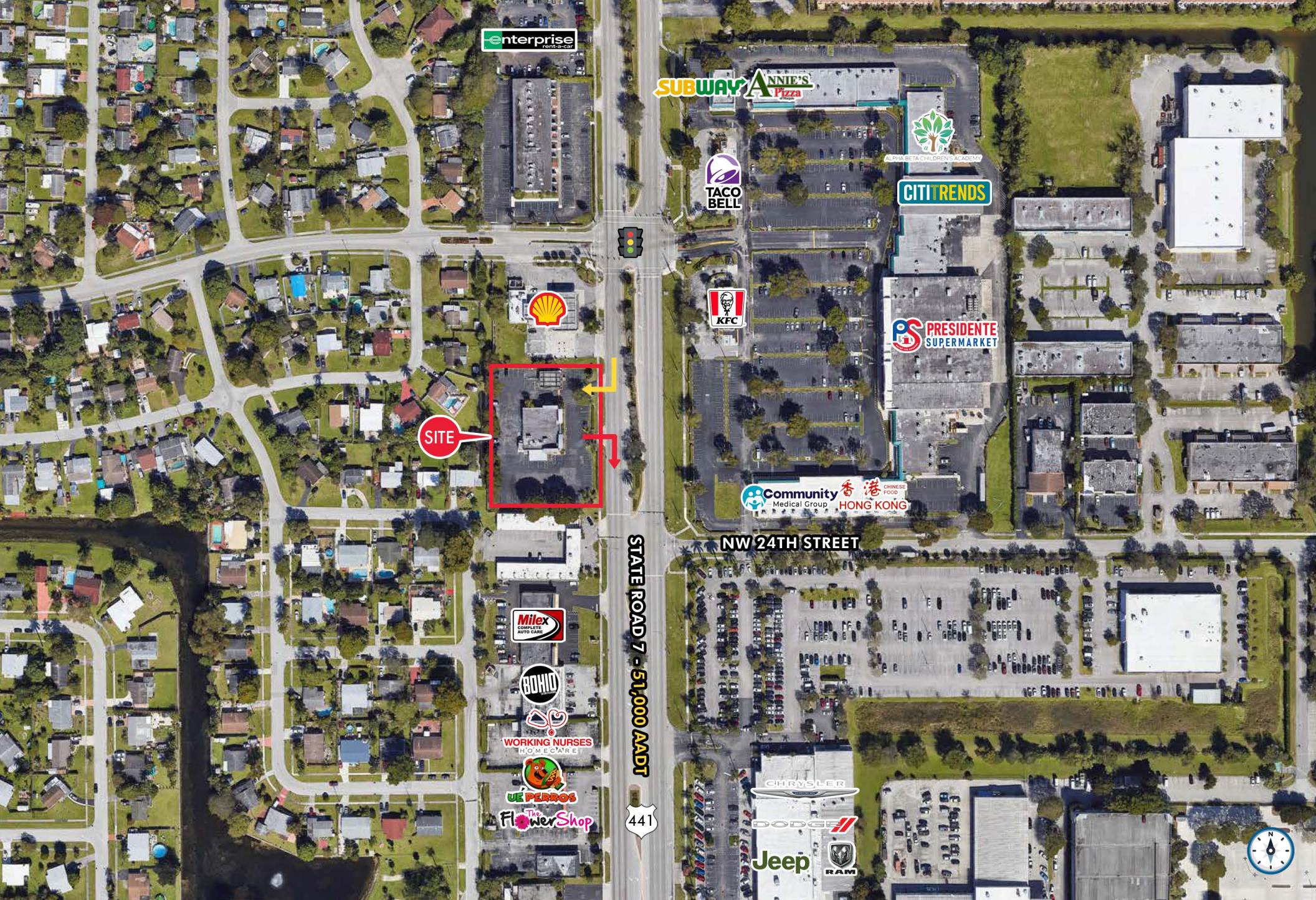
- ±3,922 SF retail available
- Strong visibility to US Hwy 441 / SR 7
- Ample parking
- Monument signage
- Strong traffic of 51,000 AADT on US 441 / SR 7
- Property is located in city of Margate and zoning is TOC-C

### DEMOGRAPHICS

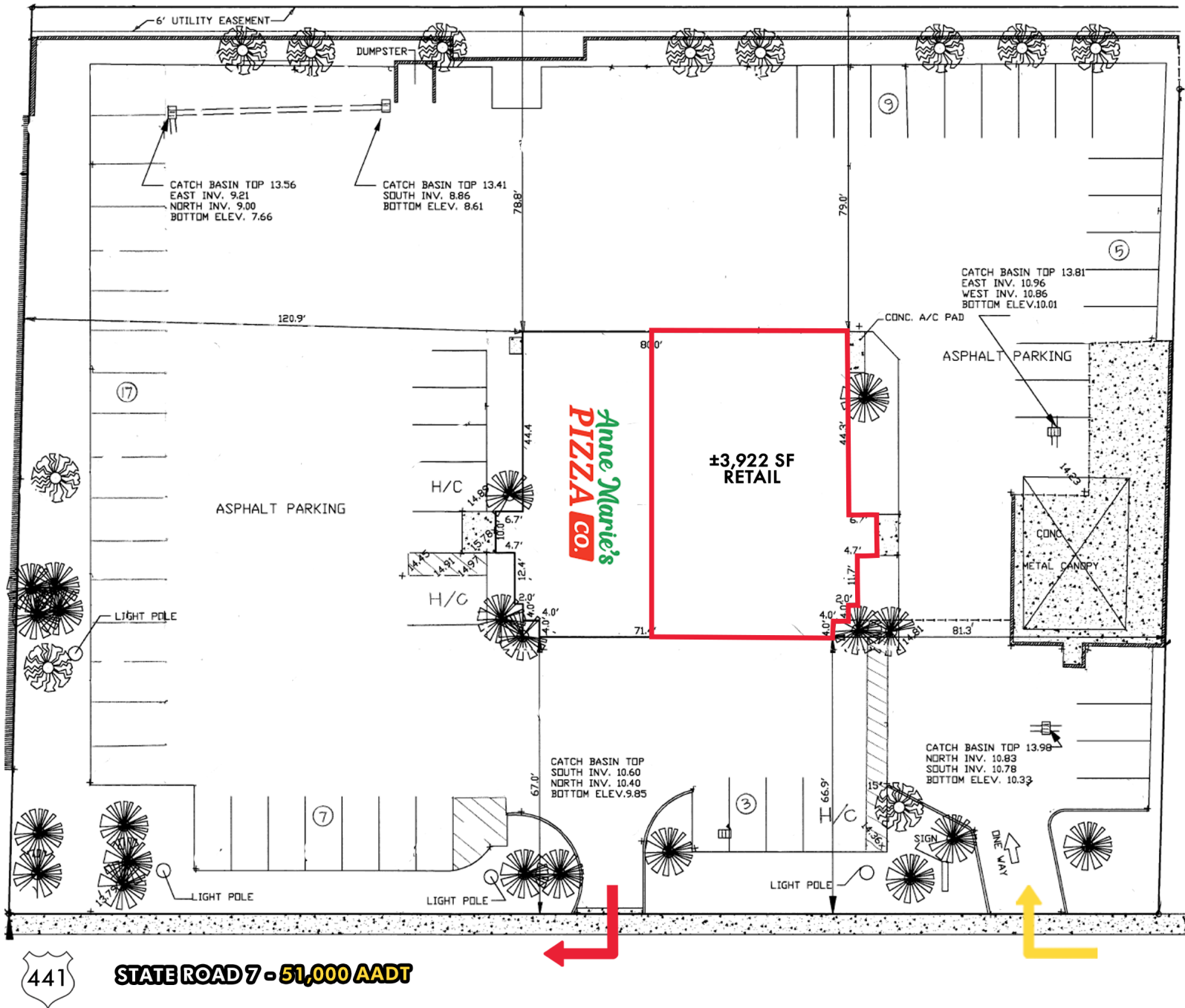
	1 Mile	3 Miles	5 Miles
POPULATION	17,143	153,376	380,890
HOUSEHOLDS	7,218	59,559	145,388
DAYTIME EMPLOYEES	13,909	124,513	306,851
AVERAGE HH INCOME	\$72,725	\$83,933	\$84,523
	5 Minutes	10 Minutes	15 Minutes
POPULATION	43,525	201,546	453,010
HOUSEHOLDS	18,637	76,787	173,651
DAYTIME EMPLOYEES	35,170	162,587	365,333
AVERAGE HH INCOME	\$78,765	\$83,572	\$83,425



2401-2403 N STATE ROAD 7 | EXECUTIVE SUMMARY

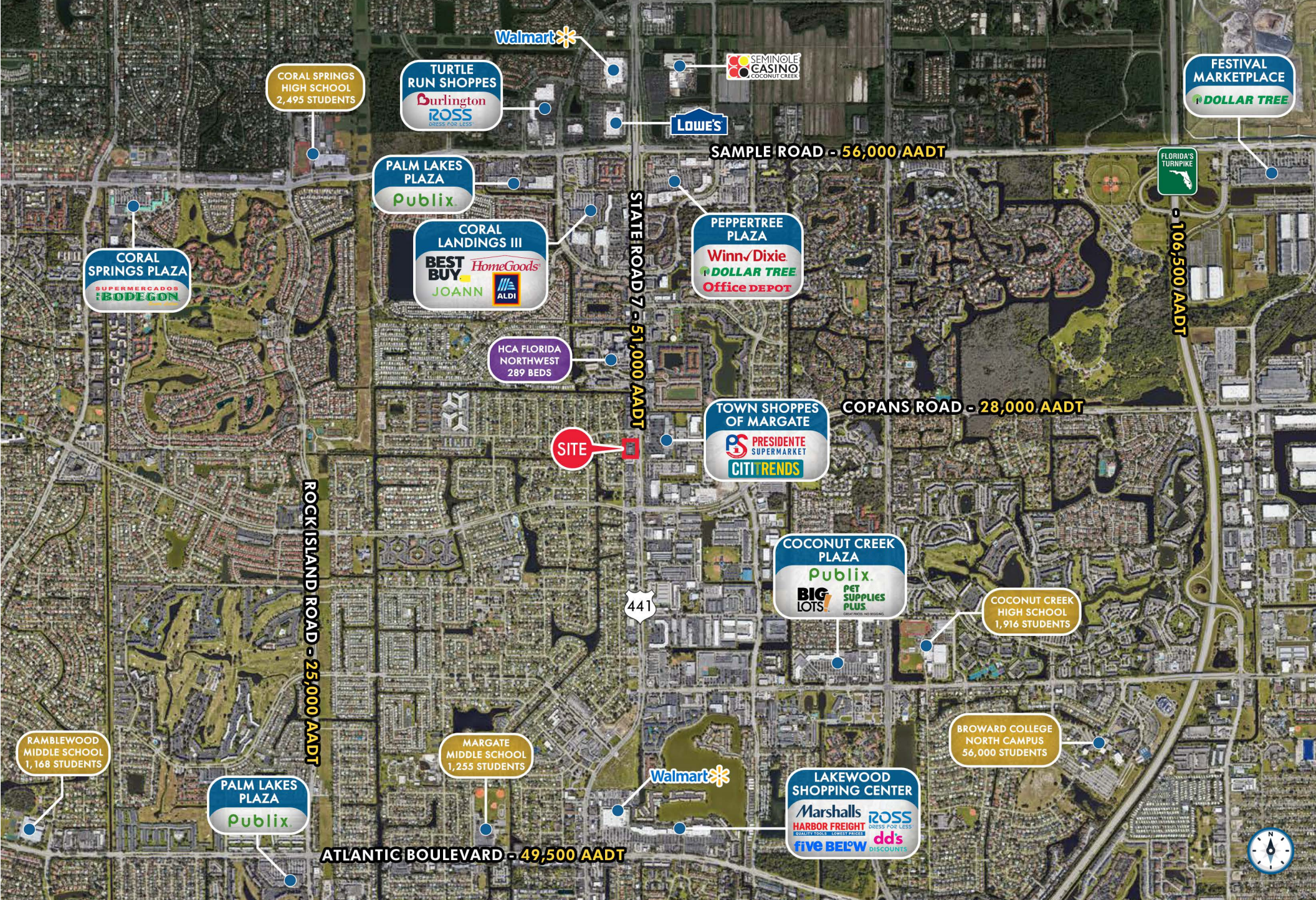


# 2401-2403 N STATE ROAD 7 | CLOSE INTERSECTION AERIAL



STATE ROAD 7 = 51,000 AADT

# 2401-2403 N STATE ROAD 7 | SITE SURVEY



2401-2403 N STATE ROAD 7 | EXTENDED TRADE AERIAL



## CONTACT AGENTS

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