

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

RETAIL REAL ESTATE ADVISORS

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PROPERTY OVERVIEW

HIGHLIGHTS

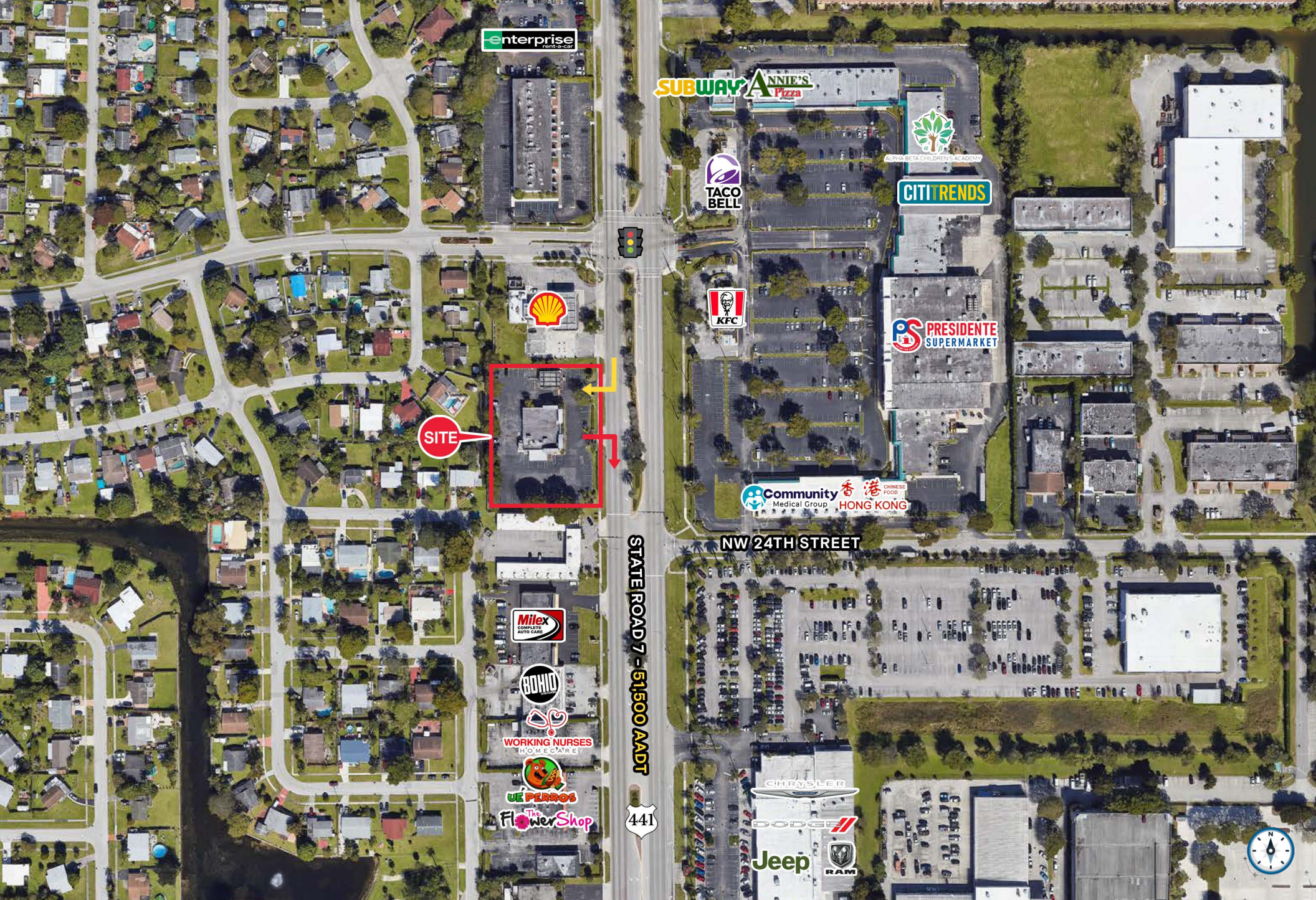
- ±3,922 SF retail available
- Strong visibility to US Hwy 441 / SR 7
- Ample parking
- Monument signage
- Strong traffic of 51,500 AADT on US 441 / SR 7
- Property is located in city of Margate and zoning is TOC-C

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	18,609	157,118	401,212
HOUSEHOLDS	7,528	60,951	151,164
DAYTIME EMPLOYEES	15,578	130,378	327,910
AVERAGE HH INCOME	\$79,247	\$91,120	\$91,565
	5 Minutes	10 Minutes	15 Minutes
POPULATION	47,189	209,955	482,611
HOUSEHOLDS	19,915	79,554	181,761
DAYTIME EMPLOYEES	39,774	172,586	394,760
AVERAGE HH INCOME	\$93,968	\$91,504	\$90,241



2401-2403 N STATE ROAD 7 | EXECUTIVE SUMMARY



enterprise
rent-a-car

SUBWAY
ANNIE'S
Pizza

TACO
BELL

ALPHA BETA CHILDREN'S ACADEMY

CITITRENDS

KFC

PRESIDENTE
SUPERMARKET

SITE

Community 香港
Medical Group CHINESE
FOOD HONG KONG

NW 24TH STREET

STATE ROAD 7 - 51,500 ADT

441

Milex
CONVEYERS
AUTO CARE

PROHID

WORKING NURSES
HOMECARE

UE PERROS
The Flower Shop

CHRYSLER

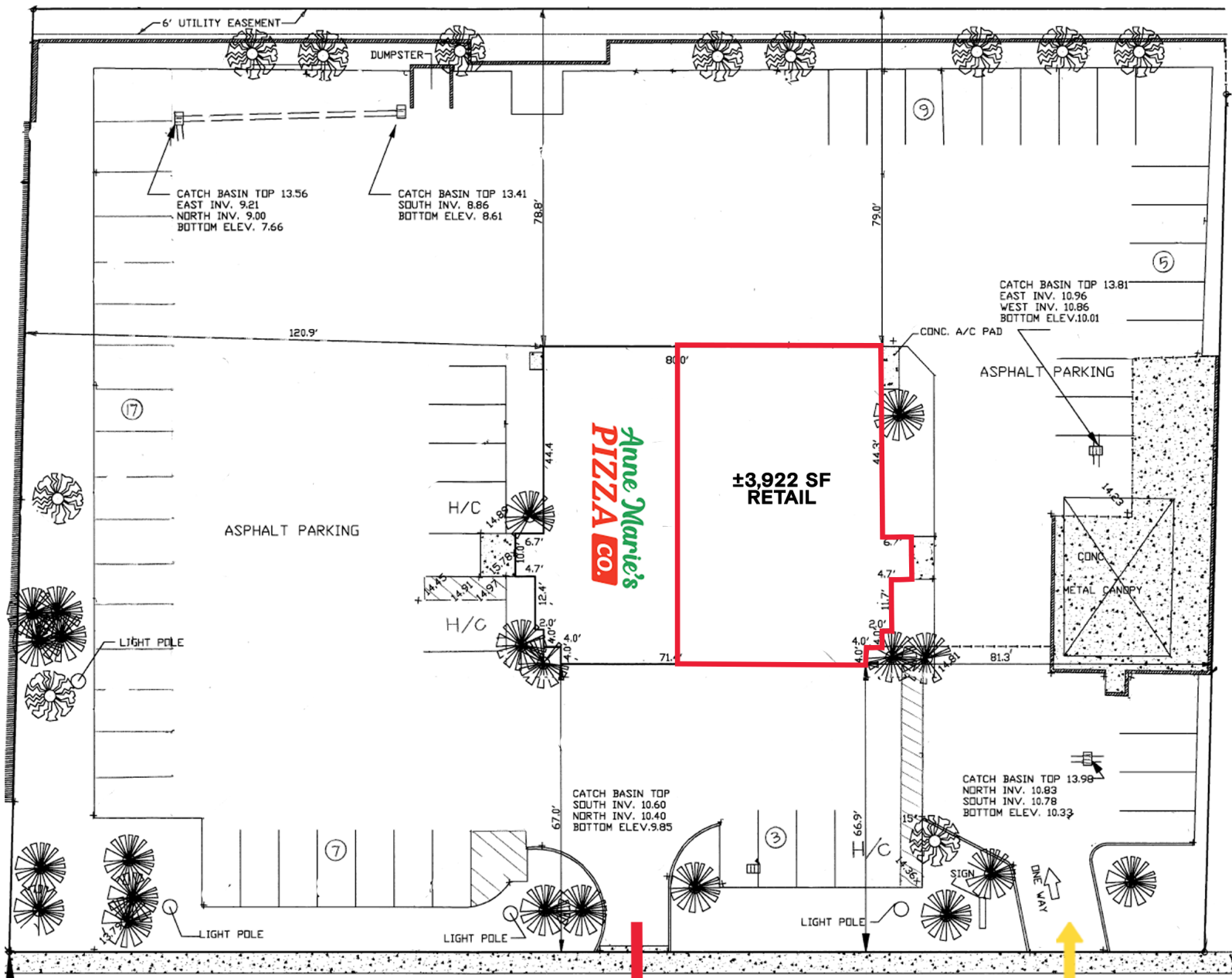
DODGE

Jeep

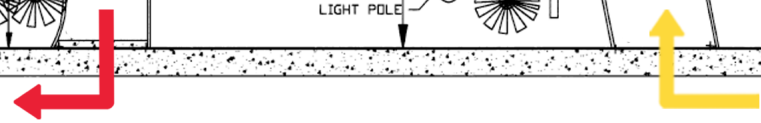
RAM



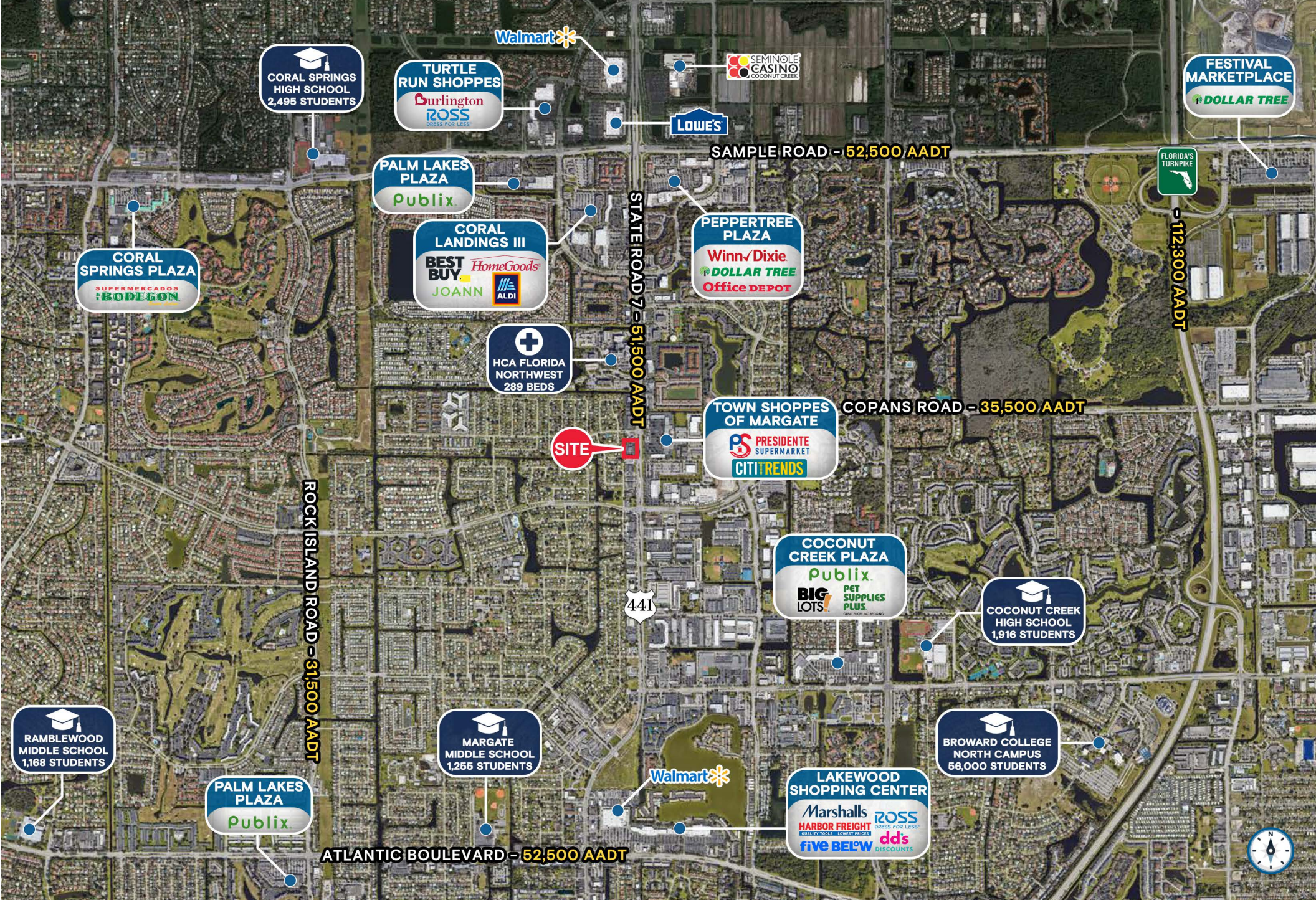
2401-2403 N STATE ROAD 7 | CLOSE INTERSECTION AERIAL



STATE ROAD 7 - 51,500 AADT



2401-2403 N STATE ROAD 7 | SITE SURVEY



2401-2403 N STATE ROAD 7 | EXTENDED TRADE AERIAL



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