

EXECUTIVE SUMMARY

• 2401 N State Rd 7 Margate, FL 33063



OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Lot Size:

1.2 Acres

Year Built:

1993

Building Size:

6,325 SF

Zoning:

TOC-C

PROPERTY OVERVIEW

Sublease with 4 years remaining on term

Retail space with covered outdoor area

Prominent monument signage

Easy access

Average daily traffic count: 51,500

LOCATION OVERVIEW

Located on N State Road 7 | US Highway 441

Directly across from Towne Shoppes of Margate

Excellent access to I-95, Turnpike and Sawgrass Expressway

JEFFERY T. ROBISON, CCIM

President | Broker
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jeff@teamlbr.com

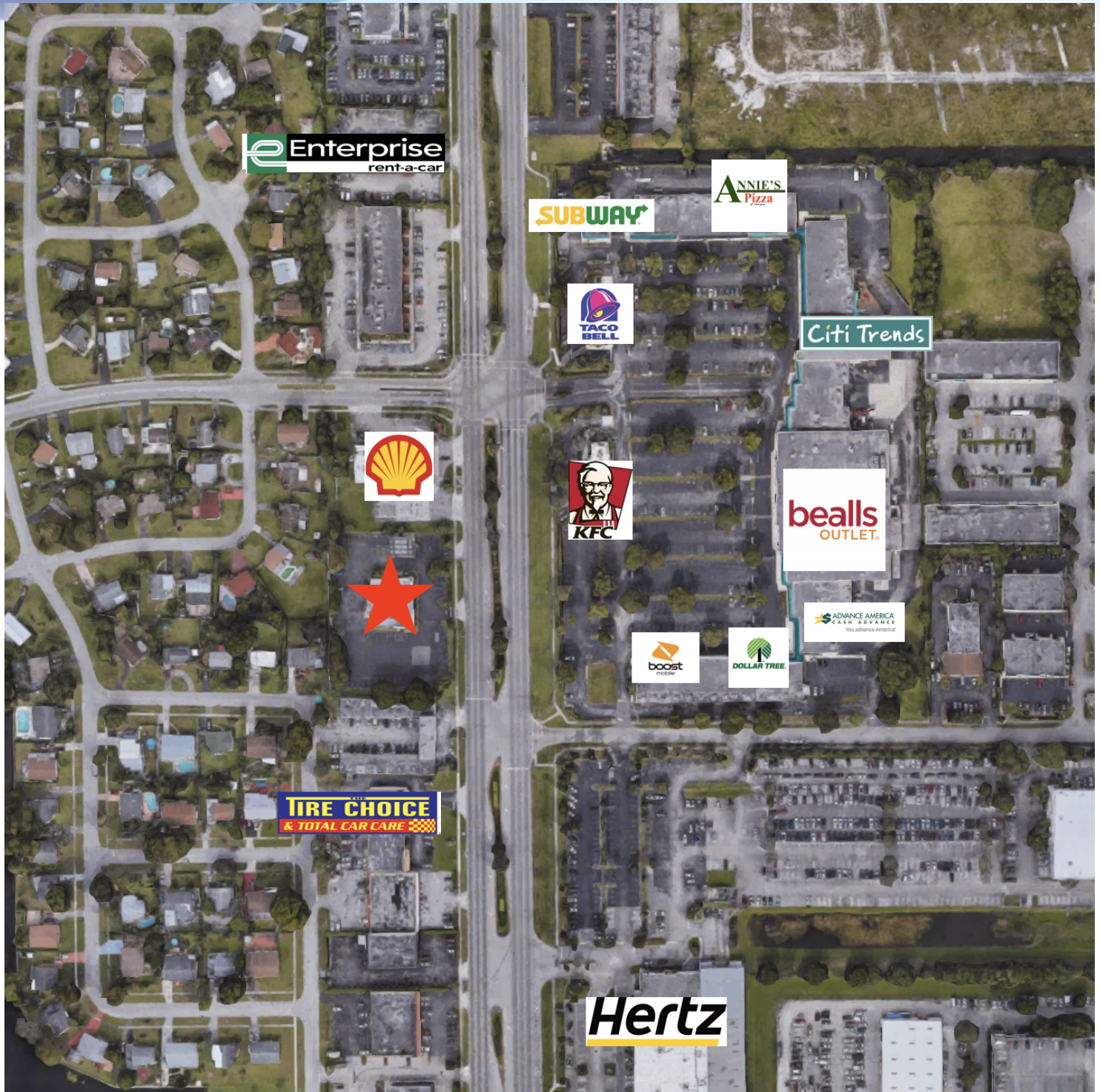
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

RETAIL MAP

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AERIAL

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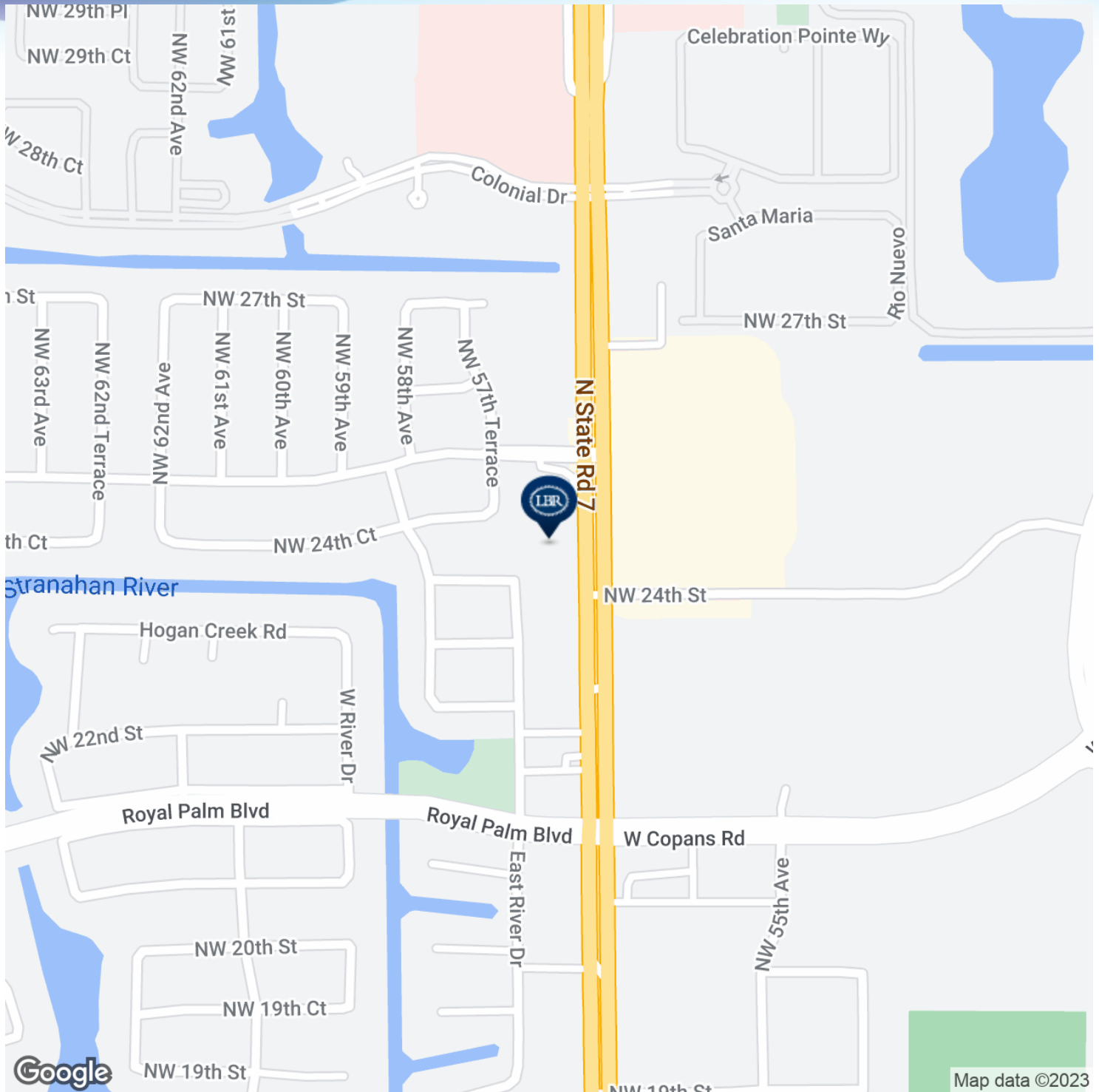
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LOCATION MAPS

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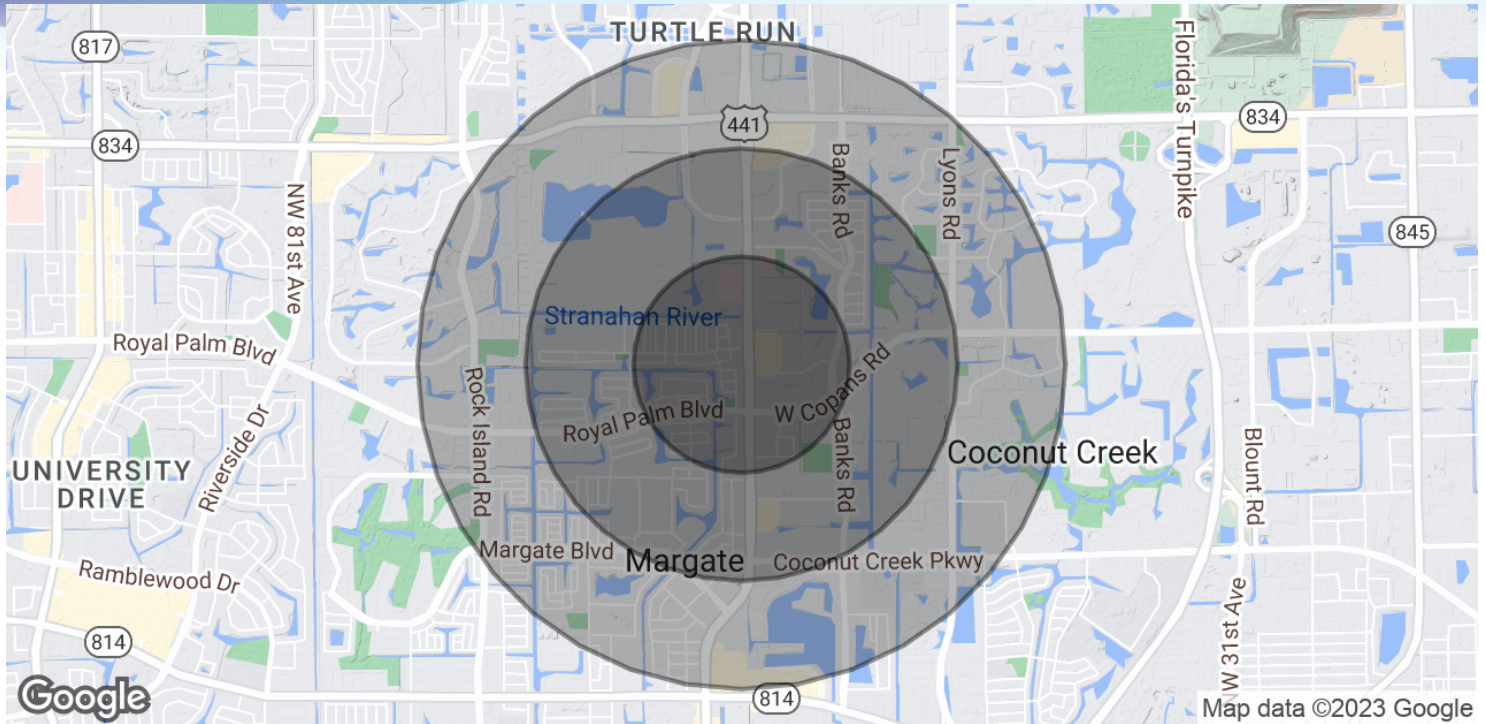
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DEMOGRAPHICS MAP & REPORT

• 2401 N State Rd 7 Margate, FL 33063



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	9,018	31,015	61,732
Average age	30.3	34.0	35.4
Average age (Male)	31.1	33.5	34.2
Average age (Female)	30.4	34.6	36.4

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	3,147	11,150	22,255
# of persons per HH	2.9	2.8	2.8
Average HH income	\$41,358	\$41,336	\$41,619
Average house value	\$153,547	\$160,886	\$172,226

* Demographic data derived from 2020 ACS - US Census

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