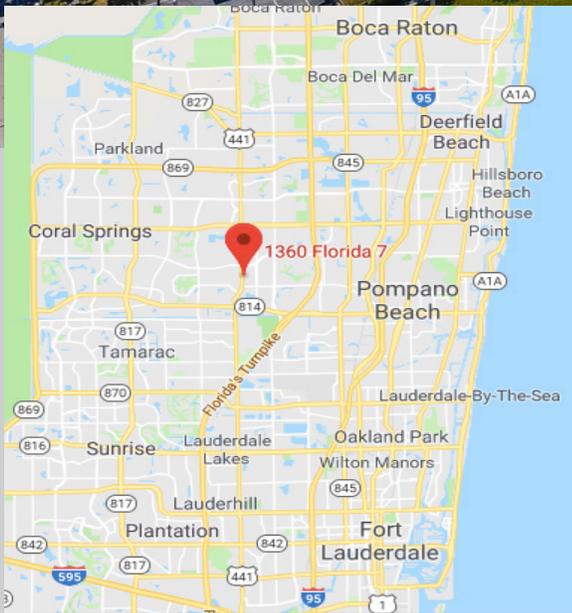




**1360-1454 N State Road 7,
Margate, FL 33063**
Lat 26.245, Long -80.202



PROPERTY HIGHLIGHTS

- Major Tenants Include Dunkin Donuts and Domino's
- Retail, Medical and Restaurants Located in Plaza
- Excellent Access and Visibility
- Ample Parking
- Direct Frontage on State Rd. 7
- Zoning: B-3
- Traffic Count (2019): 50,965 ADT

DEMOGRAPHICS

	1 Mile Radius	3-Mile Radius	5-Mile Radius
2019 Population	18,248	173,400	400,428
2024 Projection	19,719	182,644	421,502
2019 Avg. HH Income	\$60,559	\$66,463	\$70,172

AVAILABLE

- Suite # 1366-68: 2,946 Sq. Ft.

RENT

- \$13 NNN / Sq. Ft.
- \$5.25 CAM / Sq. Ft.

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