

FOR SALE OR LEASE

2000 N STATE ROAD 7
MARGATE, FL 33063



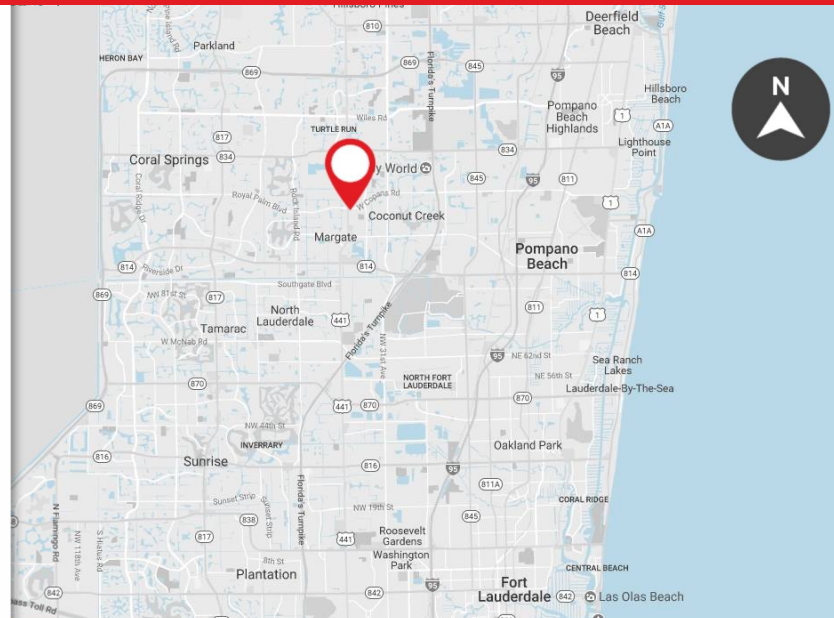
RETAIL DEVELOPMENT LAND

PROPERTY FEATURES:

- 2 premier land sites available; 0.87 and 0.81 acres with combined frontage of 295' along W Copans Rd
- Adjoined by a brand new Wawa gas station (currently under construction)
- 2 sites available, 0.87 AC and 0.81 AC with combined frontage of 295' on W Copans Rd
- Ground lease, For Sale, or Build-to-Suit
- Excellent site for quick service restaurant with drive thru, retail, bank branch, or medical office (multiple road access points)
- Situated just off of the busy traffic light intersection of SR-7 & W Copans Rd
- Located in an extremely busy and dense commercial & retail corridor
- Nearby national retailers include Publix, Walmart Supercenter, CVS, KFC, Taco Bell, and Dunkin Donuts
- Excellent demographics & strong traffic counts



We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



FOR MORE INFORMATION PLEASE CONTACT:

DANIEL OTTEN

Florida Licensed Real Estate Broker

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954.246.6636

LAND eCODE 168

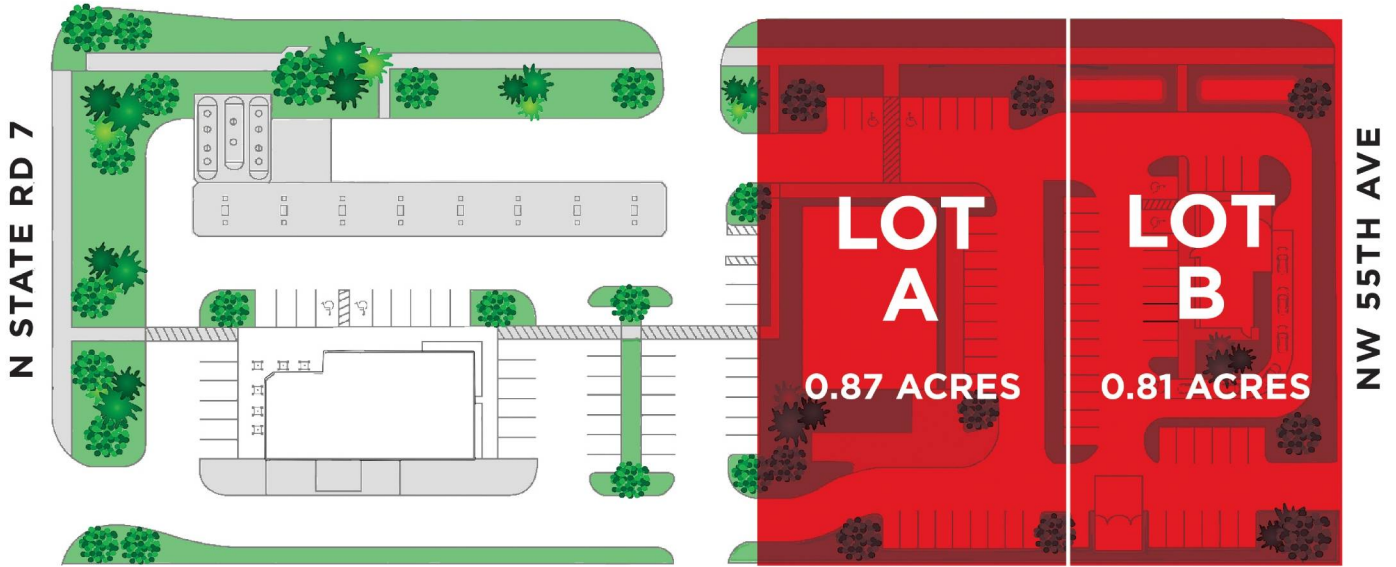
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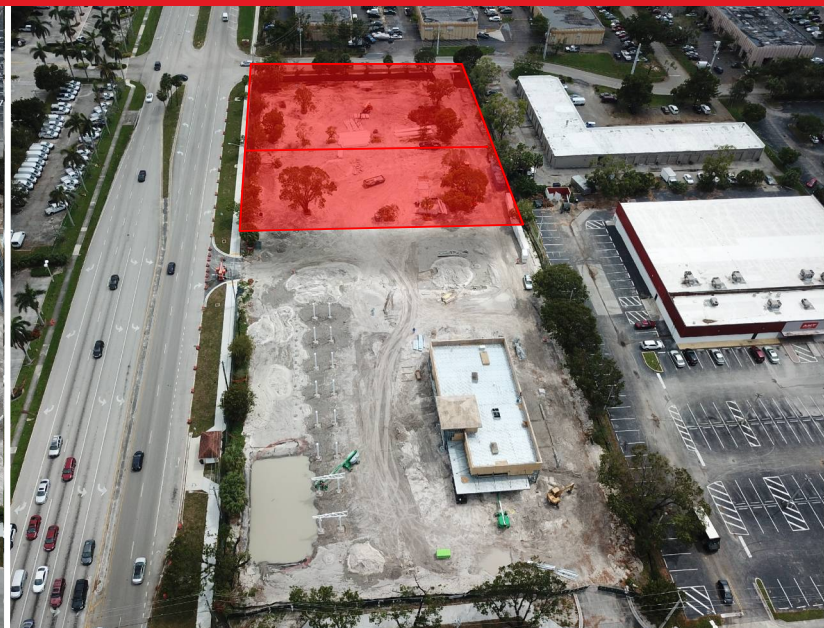
W COPANS RD

CONCEPTUAL SITE PLAN



DEVELOPED BY  **VELMEIR**
COMPANIES
Your Partner in Development

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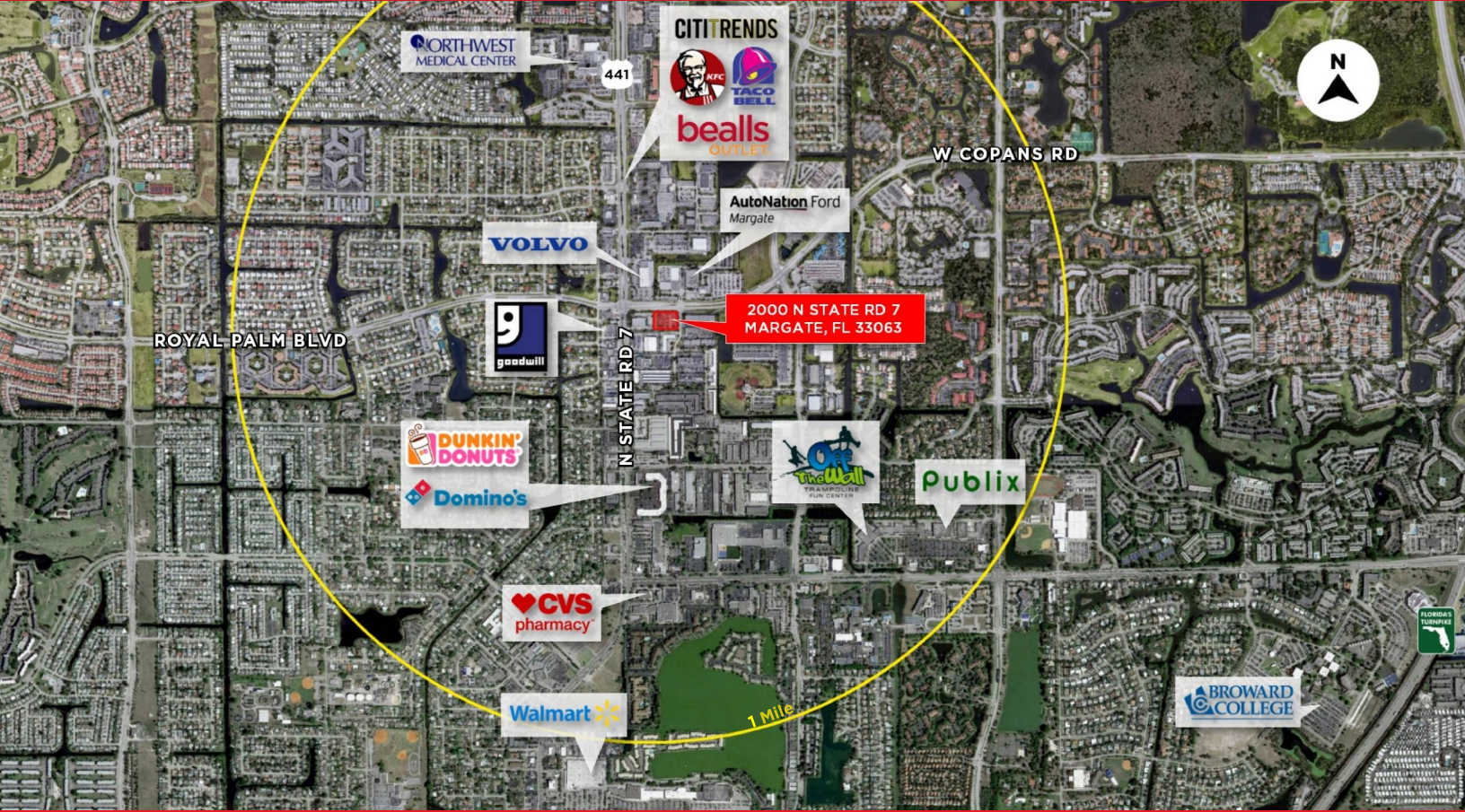
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DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
2017 Population	16,400	162,248	382,443
Growth 2017-2022	4.58%	5.59%	5.53%
2017 Households	7,241	63,617	145,775
Growth 2017-2022	4.00%	5.42%	5.27%
Average HH Income	\$55,952	\$65,752	\$68,634
Average Age	41.30	40.60	39.20
2017 Ave HH Vehicles	2.00	2.00	2.00

DAYTIME EMPLOYMENT

RADIUS	1 MILE	3 MILES	5 MILES
Businesses	1,161	4,840	15,960
Employees	10,961	47,334	171,313

TRAFFIC

INTERSECTION	CARS PER DAY
State Road 7	NW 24th St 50,500
W Copans Rd	NW 54th Ter 25,500
Royal Palm Blvd	West River Dr 31,000

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