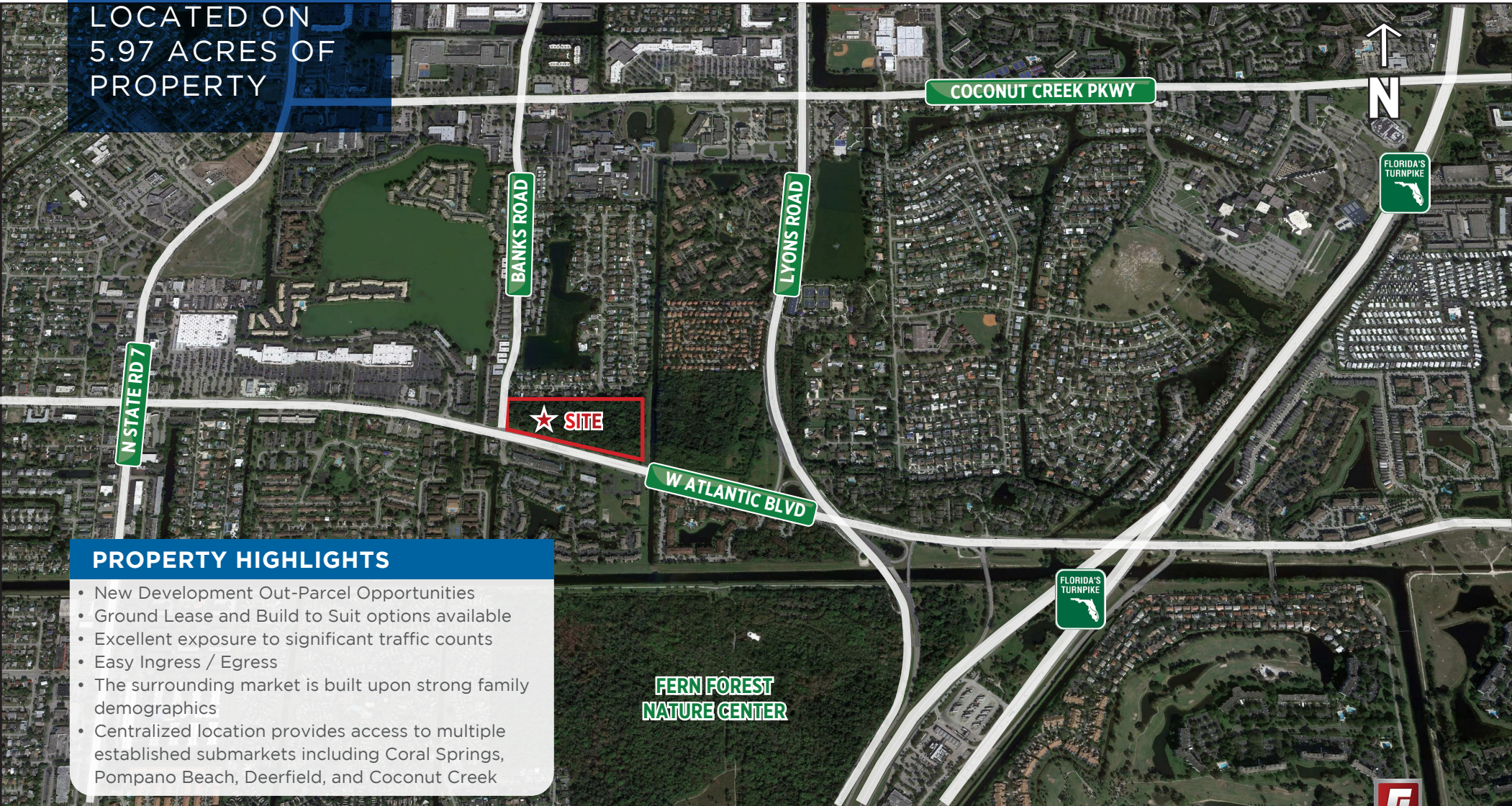


NEW RETAIL DEVELOPMENT

NEW RETAIL DEVELOPMENT

NE CORNER OF BANKS ROAD & W ATLANTIC BLVD
MARGATE, FL

LOCATED ON
5.97 ACRES OF
PROPERTY



PROPERTY HIGHLIGHTS

- New Development Out-Parcel Opportunities
- Ground Lease and Build to Suit options available
- Excellent exposure to significant traffic counts
- Easy Ingress / Egress
- The surrounding market is built upon strong family demographics
- Centralized location provides access to multiple established submarkets including Coral Springs, Pompano Beach, Deerfield, and Coconut Creek

Bill Pace

Bill.Pace@Stiles.com

954.627.9274

Dan Coyle

Dan.Coyle@Stiles.com

954.627.9272

Building Better Retail Experiences



NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

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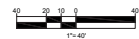
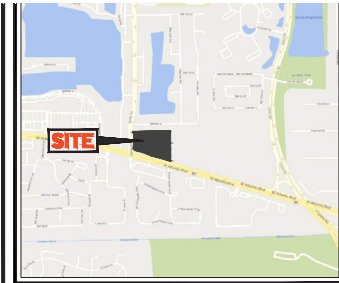
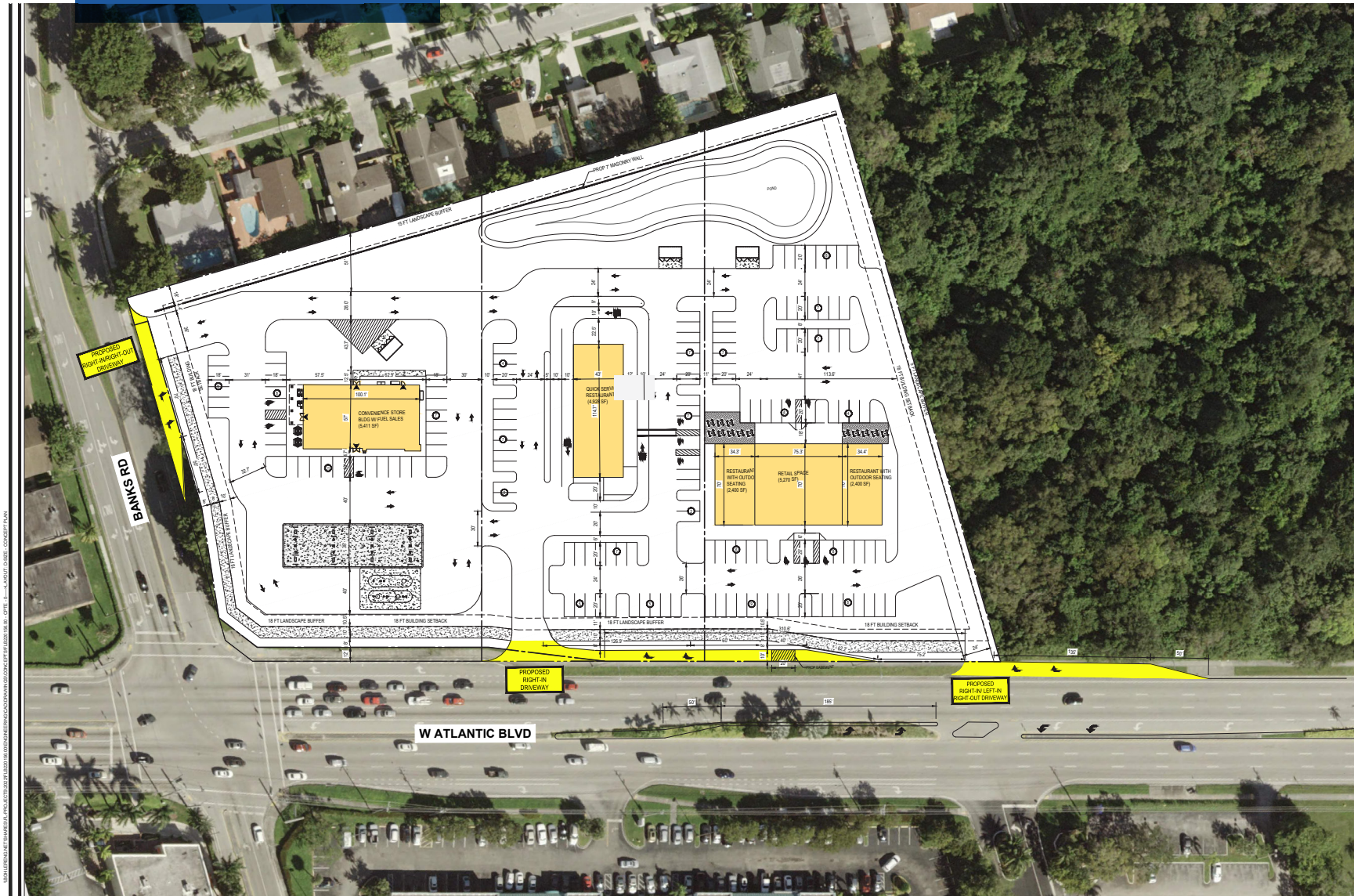


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SITE PLAN

NEW RETAIL DEVELOPMENT

NE CORNER OF BANKS ROAD & W ATLANTIC BLVD
MARGATE, FL



SITE DATA TABLE

JURISDICTION	CITY OF MARGATE
SITE AREA	259,963 SF (5.97 AC) TOTAL (1.94 AC) CONVENIENCE STORE & FUEL PARCEL (1.95 AC) RESTAURANT DRIVE THRU (1.37 AC) FAST-FOOD DRIVE THRU (1.81 AC) FAST-FOOD DRIVE THRU
BUILDING AREA	5,411 SF; 4,652 SF; 3,815 SF; 2,450 SF; 2,450 SF
CURRENT ZONING	TOC-C
FUTURE LAND USE	ACTIVITY CENTER
FRONT SETBACK (ROW)	18 FT
SIDE SETBACK	18 FT
REAR SETBACK	9 FT
FRONT/REAR YARD BUFFER	18 FT, 16 FT, 15 FT
REQUIRED PARKING	TBD BASED ON PARKING ANALYSIS PROVIDED BY A TRAFFIC ENGINEER
PARKING PROVIDED (RACETRACK MARKET)	32 SPACES
PARKING PROVIDED (QUICK SERVICE RESTAURANT)	46 SPACES
PARKING PROVIDED (RESTAURANT W/ OUTDOOR SEATING/RETAIL)	70 SPACES

NOTES:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT GUARANTEED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
2. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREIN ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO STILES ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

Bill Pace

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Dan Coyle

Dan.Coyle@Stiles.com
954.627.9272

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RETAIL GROUP
Invest-Build-Manage

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