



a foundation for nearly 100 years

# Margate, FL

## Broward County

### Shoppes at Margate



**Location:** 300-366 South State Road 7, Southeast Corner of Southgate Boulevard and South State Road 7

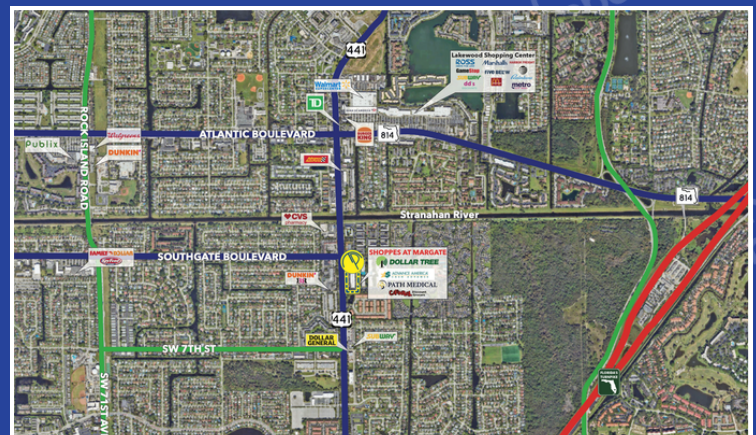
**Description:** Neighborhood Shopping Center

**Major Tenants:** Dollar Tree, Carnival Grocery Store, Advance America Cash Advance

**GLA:** 52,728 sf ±

**Parking:** 231 parking spaces

| <b>Demographics:</b> 2025 | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|---------------------------|---------------|----------------|----------------|
| Population                | 20,087        | 177,646        | 450,221        |
| Average HH Income         | \$58,133      | \$53,513       | \$63,434       |
| Total HH                  | 6,697         | 70,053         | 173,939        |
| Median Age                | 38.3          | 42.5           | 41.2           |



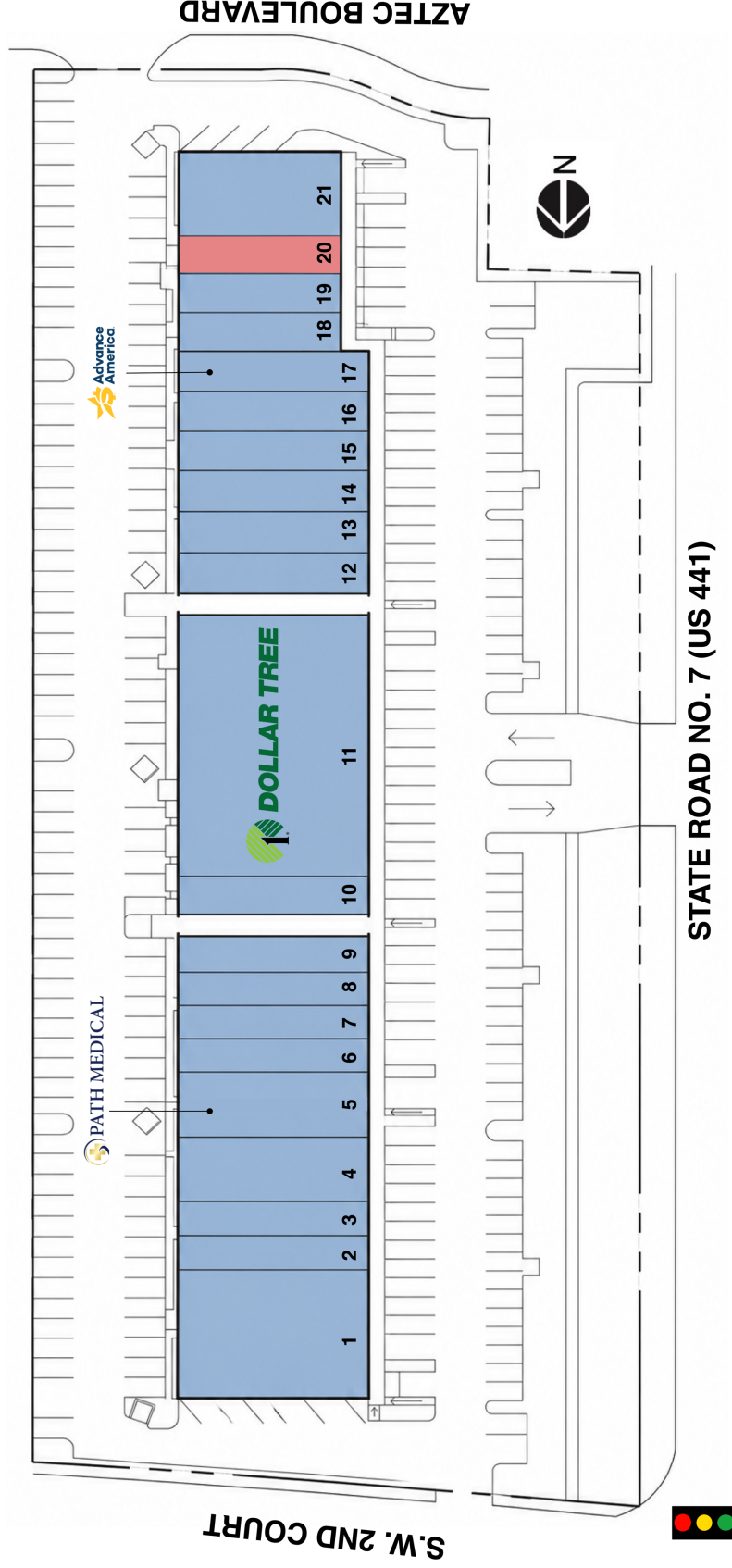
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| Store. | Addr.    | Tenant                  | Size        | Store. | Addr.    | Tenant                     | Size              |
|--------|----------|-------------------------|-------------|--------|----------|----------------------------|-------------------|
| 1.     | 300-306. | Grocery                 | 5,843 sqft  | 12.    | 346.     | Nail Salon                 | 1,800 sqft        |
| 2.     | 308.     | Vape Shop               | 1,500 sqft  | 13.    | 348.     | Accounting Office          | 1,800 sqft        |
| 3.     | 310.     | Cuban Bakery            | 1,457 sqft  | 14.    | 350.     | Dentist                    | 1,800 sqft        |
| 4.     | 312-314. | Laundromat              | 2,970 sqft  | 15.    | 352.     | Sidcar Kitchen             | 1,800 sqft        |
| 5.     | 316-318. | Path Medical            | 2,970 sqft  | 16.    | 354.     | Church                     | 1,800 sqft        |
| 6.     | 320.     | Jamaican Bakery         | 1,476 sqft  | 17.    | 356.     | Advance America            | 1,800 sqft        |
| 7.     | 322.     | Miracle Leaf            | 1,485 sqft  | 18.    | 358.     | Beauty Store               | 1,500 sqft        |
| 8.     | 324.     | Florida First Insurance | 1,500 sqft  | 19.    | 360.     | Haitian Restaurant         | 1,500 sqft        |
| 9.     | 326.     | Hair Salon/Barber Shop  | 1,500 sqft  | 20.    | 362.     | <b>Available</b>           | <b>1,500 sqft</b> |
| 10.    | 330.     | Pawn Shop               | 1,700 sqft  | 21.    | 364-366. | Animal Day Care & Supplies | 3,000 sqft        |
| 11.    | 332-344. | Dollar Tree             | 11,900 sqft |        |          |                            |                   |

all store addresses are located on South State Road 7