

# Margate

## Lakewood Shopping Center

Margate, Florida  
Broward County



For more information, please contact

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Development Services Department

City of Margate

| Demographics   | 1 Mile   | 3 Mile   | 5 Mile   |
|----------------|----------|----------|----------|
| Population     | 17,934   | 160,733  | 373,384  |
| Avg. HH Income | \$44,991 | \$47,057 | \$50,635 |
| Housing Units  | 33,913   | 159,226  | 324,697  |

Source: Buxton

### FEATURES:

- 236,679SF of Gross Leasable Area (GLA).
- 1,600 - 24,426 SF of total space available.
- Daily traffic counts along N State Rd 7/ US441 are 48,500 and 14,500 on W. Atlantic Blvd
- Outstanding visibility at a signalized intersection on N State Rd 7/ US 441 & Atlantic Blvd
- Over 160,000 people within 3 miles and daytime population of over 48,000 people

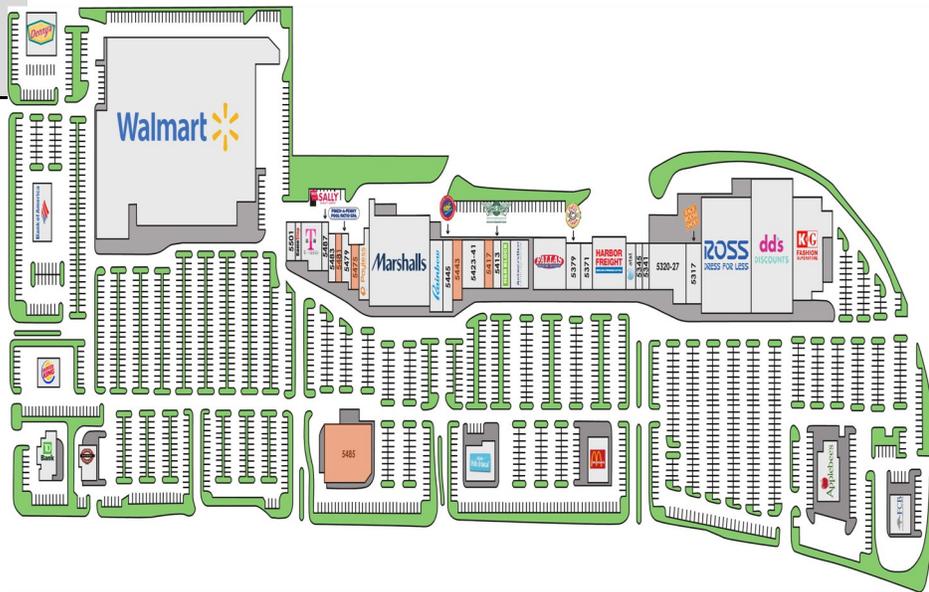
The information is a compilation of data from various sources that are deemed reliable, however; we make no guarantees of its accuracy. The property is subject to prior sale, lease, change in price and terms, or removal from the market without prior notice. This information last updated 3-19.

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| Ad-<br>dress/Unit<br># | Tenant                               | S.F.   |
|------------------------|--------------------------------------|--------|
|                        | Burger King                          | 2,921  |
| 490                    | TD Bank                              |        |
| 550                    | Bank of America                      | 13,126 |
| 650                    | Denny's                              |        |
| 5301                   | K&G Fashion                          | 19,319 |
| 5309                   | dd's Discount                        | 24,426 |
| 5313                   | Ross Dress for Less                  | 30,187 |
| 5317                   | Rack Room Shoes                      | 5,500  |
| 5320-27                | Small Feet Preschool                 | 7,866  |
| 5341                   | Villate's Hair Design                | 1,190  |
| 2430                   | The Check Cashing Store              | 1,400  |
| 5353                   | AT&T                                 | 2,100  |
| 5365                   | Harbor Freight Tools                 | 13,000 |
| 5367                   | McDonalds                            |        |
| 5371                   | Florida Uniforms                     | 1,920  |
| 5375                   | Florida Community Bank               |        |
| 5377                   | Applebee's Grill & Bar               | 6,114  |
| 5385                   | Available                            | 8,100  |
| 5403-07                | America's Best Contacts & Eyeglasses | 3,600  |
| 5411                   | H & R Block                          | 1,600  |
| 5413                   | Wing Stop                            | 1,600  |
| 5417                   | Available                            | 2,000  |
| 5423-41                | New China Buffet                     | 7,200  |
| 5425                   | Pollo Tropical                       | 3,500  |
| 5443                   | Available                            | 3,000  |
| 5445                   | Rent A Center                        | 3,732  |
| 5449                   | Rainbow                              | 4,155  |
| 5461                   | Marshalls                            | 29,923 |
| 5471                   | Payless ShoeSource                   | 5,880  |
| 5475                   | Available                            | 2,400  |
| 5479                   | Pinch-A-Penny                        | 1,600  |
| 5481                   | Available                            | 1,600  |



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