

# MARGATE FASHION CENTER

## 199 SOUTH STATE ROAD 7, MARGATE, FL 33068

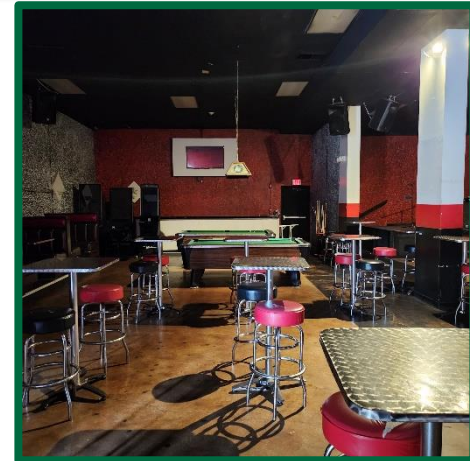
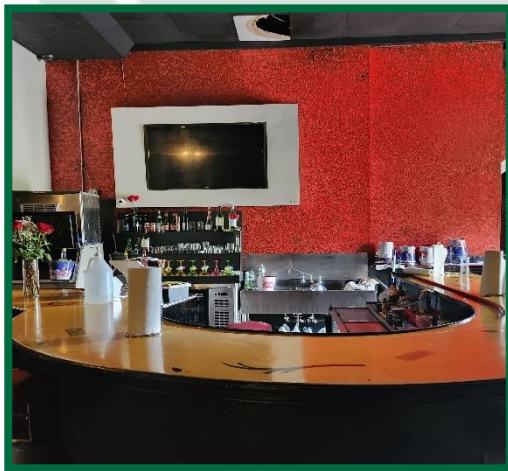
### EVENT SPACE/BAR/LOUNGE

#### AVAILABLE FOR LEASE:

➤ 199.....5,000 SF

#### PROPERTY HIGHLIGHTS:

- Located in High Traffic area on US Hwy 441, in Margate
- Ample parking with 81 spaces
- Pylon signage available
- 296' of frontage on State Road 7
- 349' of frontage on Southgate Blvd



**greencAPITAL**  
Realty Advisors

Commercial Real Estate and Construction Services

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# MARGATE FASHION CENTER

## 199 SOUTH STATE ROAD 7, MARGATE, FL 33068

### TRAFFIC COUNT:

- 58,087 Cars Per Day

### BUILDING GLA:

- 43,798 SF

### ZONING:

- Corridor: C

### YEAR BUILT:

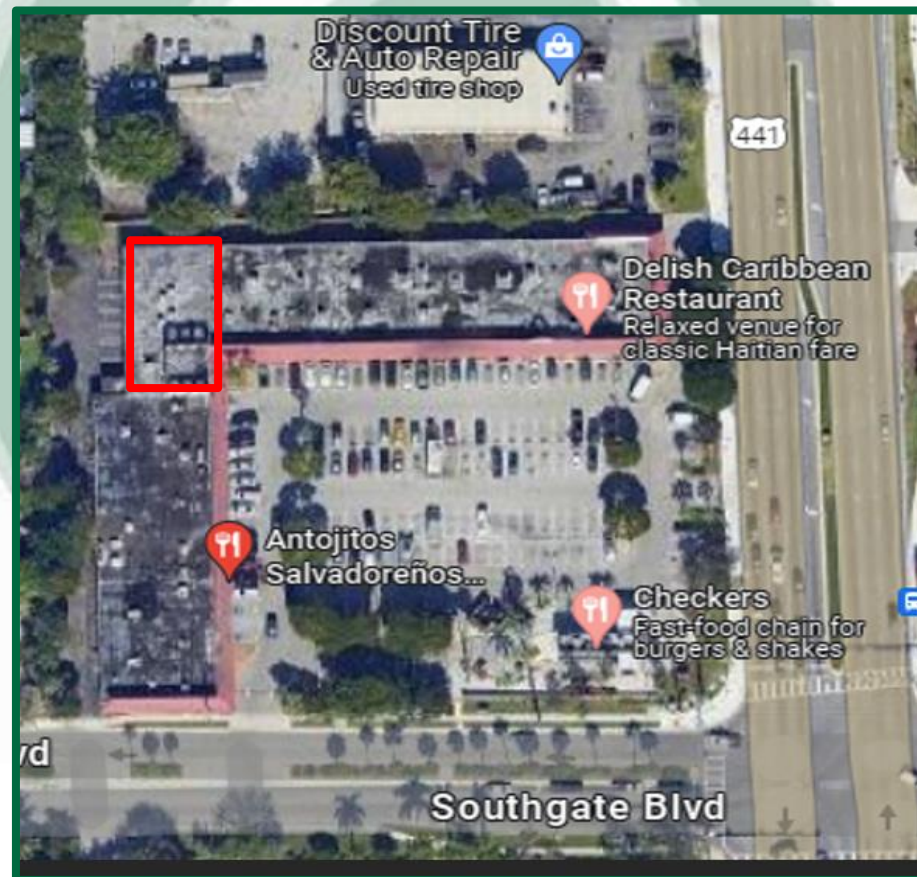
- 1957

### CO-TENANTS:

[CLICK HERE FOR PERMITTED USES](#)



## Best Cuts Barbershop



### DEMOGRAPHICS:

	1 mile	3 miles	5 miles
Population:	20,561	181,415	448,255
Average Income:	\$62,339	\$67,089	\$70,370
Average Age:	38	41	40



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