

SMD

Southern Management
and Development, L.P.

Towne Shoppes of Margate

2402-2534 N State Road 7
Margate, FL 33063

ANCHORED BY

Citi Trends, KFC, Taco Bell,
Presidente Supermarket
and Bealls Outlet

Located at signalized intersection
on N State Road 7 | US Highway 441

Excellent access to I-95, Turnpike
and Sawgrass Expressway

Average daily traffic count: 51,500

Gross leasable area:
147,967 Sq. Ft. (MOL)

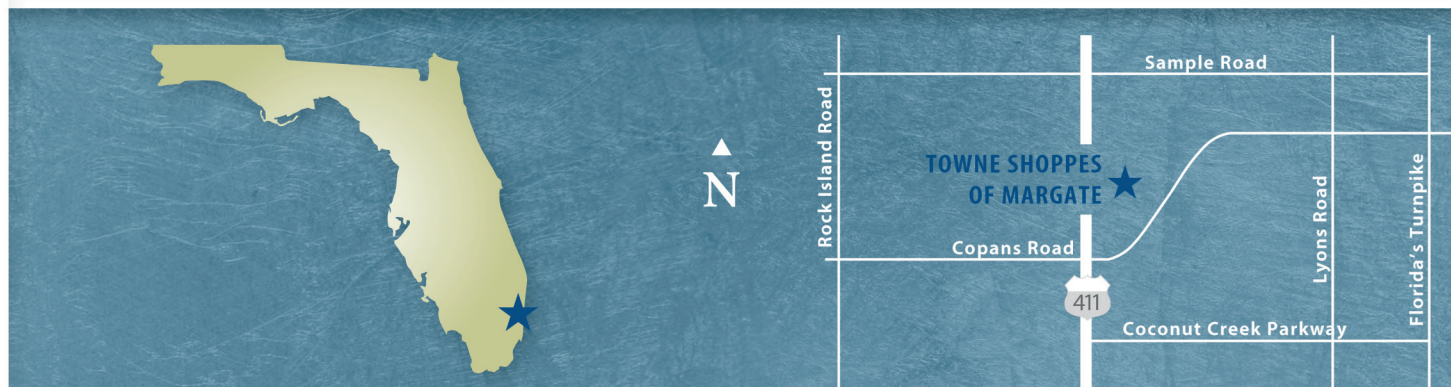
CREATING VALUE

Southern Management and Development, L.P.



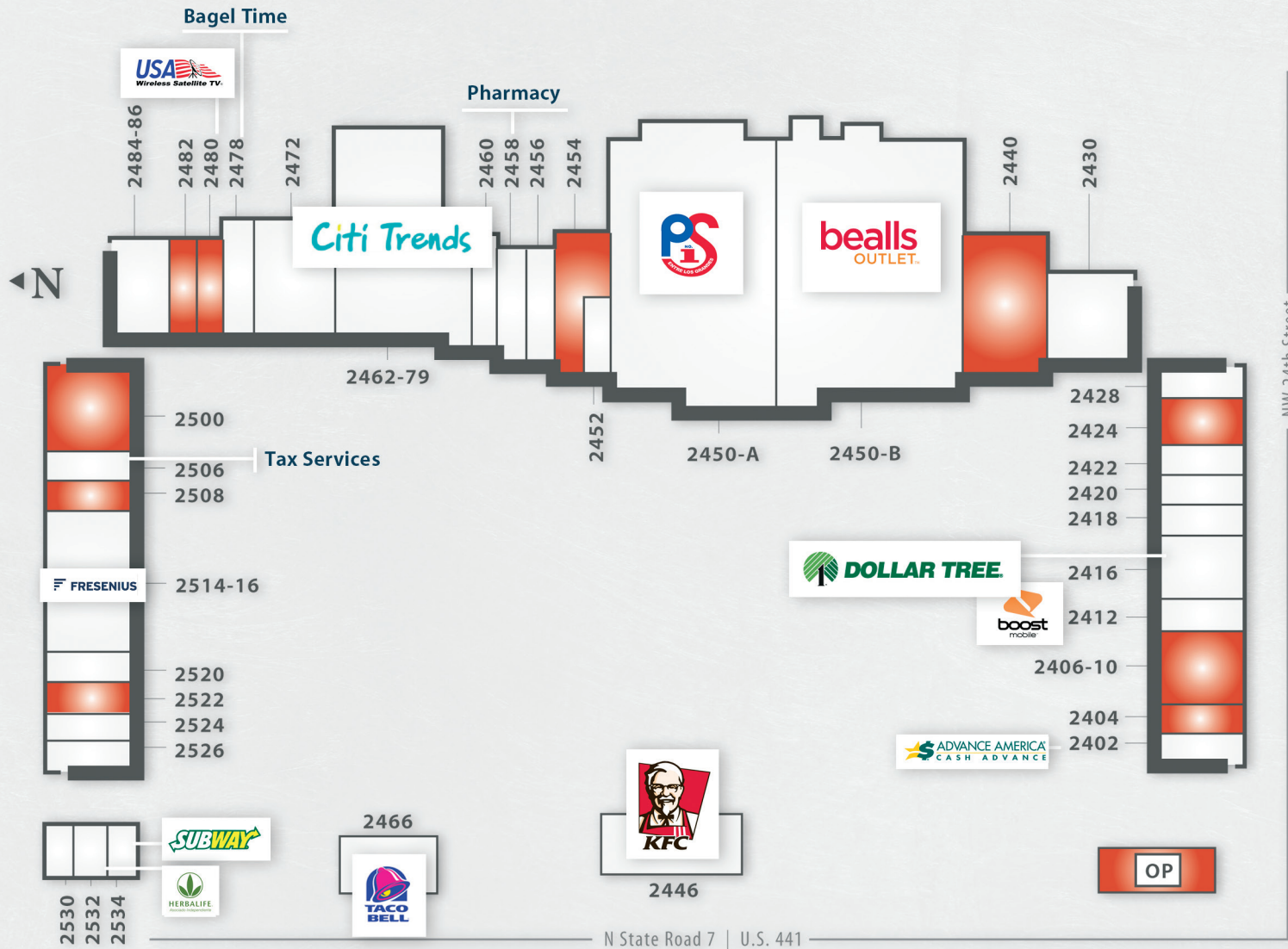
CONTACT A LICENSED AGENT

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2402-2534 N State Road 7
Margate, FL 33063

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
2023 Projection	19,359	160,466	414,632
2018 Estimate	18,284	151,571	389,789
2010 Census	16,838	139,124	353,326
2000 Census	17,364	135,027	340,016
Population by race			
White	61.68%	56.32%	55.14%
Black African American	24.09%	30.27%	31.64%
Hispanic Other	14.23%	13.41%	13.22%
Income			
2018 Estimate			
Average HH Income	\$65,980.38	\$69,508.09	\$73,267.50
2018 Estimate			
Median HH Income	\$51,434.33	\$53,632.21	\$54,435.92
2015 Estimate			
Median Age	42.53	41.23	39.59



UNIT	TENANT	SQ.FT.
2402	Advance America	1,300
2404	Available	1,300
2406-10	Available	3,300
2412	Boost Mobile	1,300
2416	Dollar Tree	2,600
2418	Best Nails	1,300
2420	Optical	1,300
2422	Chinese Restaurant	1,300
2424	Available	2,275

2428	Bridal Shop	1,500	2472-74	Day Care	4,200
2430	Frenchies Cycles	3,900	2478	Bagel Time	2,000
2440	Available	6,000	2480	Available	1,600
2450-A	Presidente Supermkts	51,393	2482	Available	1,400
2450-B	Bealls Outlet	51,393	2484-86	Christian Center	2,800
2452	ABC Travel	1,056	2500	Available	3,900
2454	Available	3,000	2506	Tax Services	850
2456	Liquor Store	1,600	2508	Available	1,300
2458	Pharmacy	1,600	2514-16	Dialysis Center	6,500
2460	Kool Cuts	1,600	2520	Medical Supply	1,300
2462-70	Citi Trends	11,493	2522	Available	1,300

2524	Pizza	1,300
2526	Dentist	1,000
2530	Pro Stylz Barber	800
2532	Herbalife	800
2534	Subway	1,000
Outparcels		
2466	Taco Bell	2,500
2446	KFC	2,697
OP	Available	2,400