

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: 49,500

Gross leasable area:
131,167 Sq. Ft. (MOL)

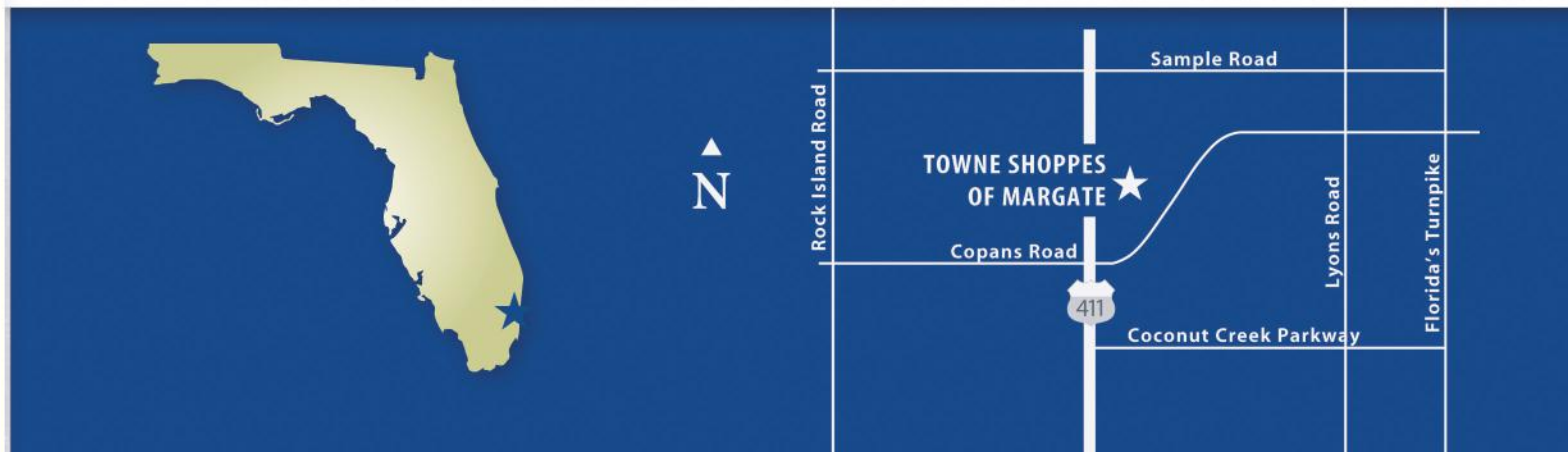
CREATING VALUE

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SMDPROPERTY.COM

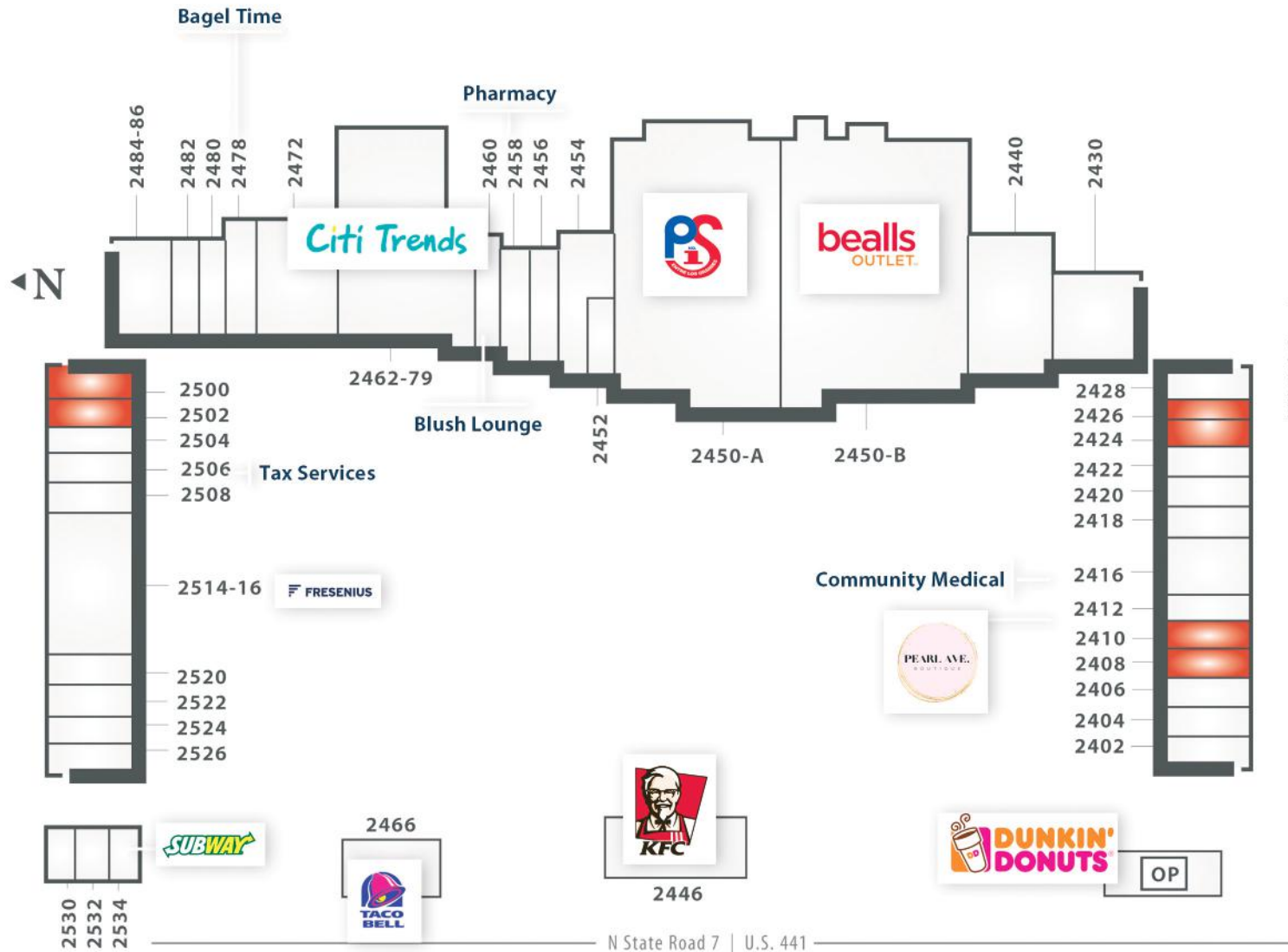


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DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
2026 Projection	19,697	162,966	418,395
2021 Estimate	18,703	155,019	396,581
2010 Census	16,876	139,234	353,271
2000 Census	17,393	135,126	340,042
Population by race			
White	58.75%	54.27%	53.23%
Black African American	26.46%	31.81%	32.87%
Hispanic Other	114.79%	113.94%	113.92%
2021 Estimate			
Average HH Income	\$74,236.00	\$76,541.00	\$81,344.00
2021 Estimate			
Median HH Income	\$54,664.27	\$56,365.87	\$57,824.89
2021 Estimate			
Median Age	53.5	54.6	59.2

LEGEND

2402-2534 N State Road 7

UNIT	TENANT	SQ.FT.
2402	Tobacco & Vape	1,300
2404	Thrifty Boutique	1,300
2406	Gym	1,300
2408	Available	1,300
2410	Available	1,300
2412	Pearl Avenue Boutique	1,300
2416	Community Medical	2,600
2418	Best Nails	1,300
2420	Optical	1,300

2422	Chinese Restaurant	1,300
2424	Available	1,300
2426	Available	982
2428	Dominican Cakes	1,500
2430	Frenchies Cycles	3,900
2440	Off the Truck Liquidators	6,000
2450-A	Presidente Supermks	29,568
2450-B	Bealls Outlet	21,825
2452	ABC Travel	1,056
2454	Furniture	3,000
2456	Liquor Store	1,600
2458	Pharmacy	1,600

2460	Blush Lounge	1,600
2462-70	Citi Trends	11,493
2472-74	Day Care	4,200
2478	Bagel Time	2,000
2480	Royalty Care	1,600
2482	Chiropractor	1,400
2484-86	Optimum Therapy	2,800
2500	Available	1,300
2502	Available	1,300
2504	PK Fish	1,300
2506	Latin Tax Services	1,300
2508	Latin Tax Services	1,300

2514-16	Dialysis Center	6,500
2520	Medical Supply	1,300
2522	Kaos Gaming	1,300
2524	Pizza	1,300
2526	Dentist	1,000
2530	Pro Stylz Barber	800
2532	Esthetician	800
2534	Subway	1,000
Outparcels		
2466	Taco Bell	2,500
2446	KFC	2,697
OP	Dunkin' Donuts	2,400