

# 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

[smdproperty.com](http://smdproperty.com)

561.948.7100

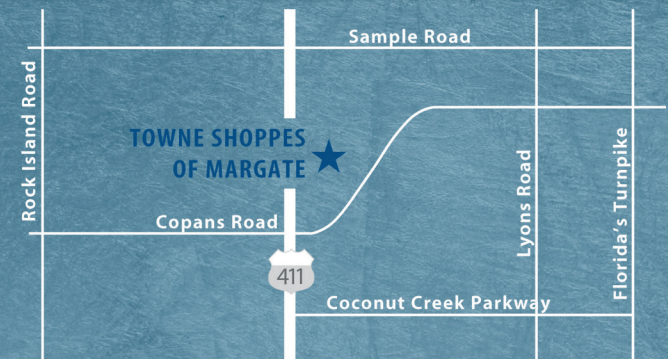
F: 561.948.7120

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2300 NW Corporate Boulevard, Suite 135, Boca Raton, FL 33431



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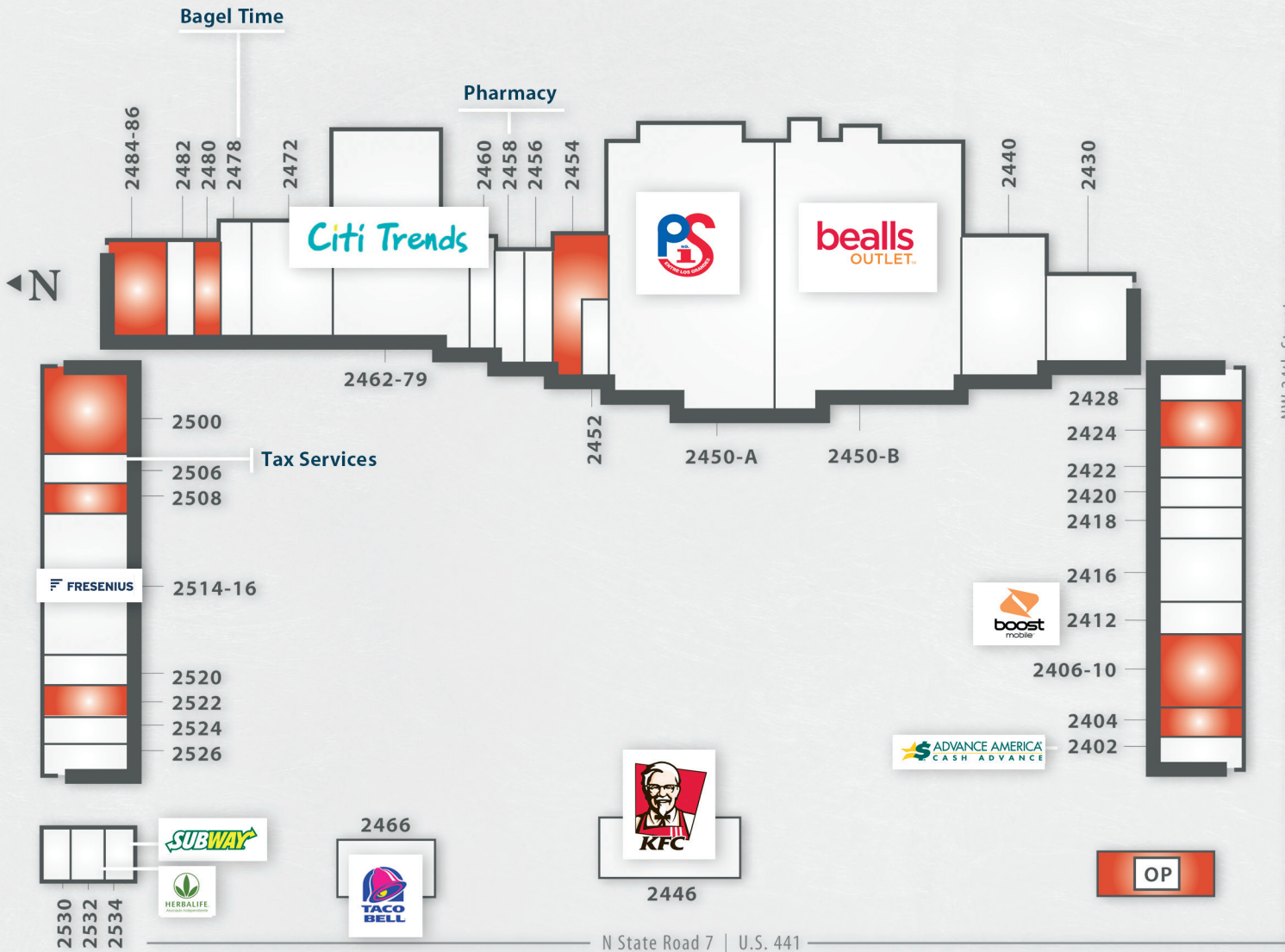


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## DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>Population</b>			
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
<b>Population by race</b>			
White	61.68%	56.32%	55.14%
Black   African American	24.09%	30.27%	31.64%
Hispanic   Other	14.23%	13.41%	13.22%
<b>2018 Estimate</b>			
Average HH Income	\$65,980.38	\$69,508.09	\$73,267.50
<b>2018 Estimate</b>			
Median HH Income	\$51,434.33	\$53,632.21	\$54,435.92
<b>2015 Estimate</b>			
Median Age	42.53	41.23	39.59



## LEGEND

### 2402-2534 N State Road 7

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

2428	Dominican Cakes	1,500
2430	Frenchies Cycles	3,900
2440	Off the Truck Liquidators	6,000
2450-A	Presidente Supermks	51,393
2450-B	Bealls Outlet	51,393
2452	ABC Travel	1,056
2454	<b>Available</b>	3,000
2456	Liquor Store	1,600
2458	Pharmacy	1,600
2460	Kool Cuts	1,600
2462-70	Citi Trends	11,493

2472-74	Day Care	4,200
2478	Bagel Time	2,000
2480	<b>Available</b>	1,600
2482	Chiropractor	1,400
2484-86	<b>Available</b>	2,800
2500	<b>Available</b>	3,900
2506	Tax Services	850
2508	<b>Available</b>	1,300
2514-16	Dialysis Center	6,500
2520	Medical Supply	1,300
2522	<b>Available</b>	1,300

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