

# RETAIL AVAILABLE

## Cocogate Plaza

1308 North State Road 7 • Margate, Florida 33063

FOR LEASE



### Retail at Busy Intersection

- Retail space 1,700 SF to 8,635 SF
- 2nd Generation Restaurant Space also Available - 2,775 SF
- Located at the busy Intersection of State Road 7 & Coconut Creek Parkway
- Abundant Parking
- Minutes from Florida's Turnpike, Interstate 95 and Sawgrass Expressway
- Directly north of Downtown Margate
- Close proximity to Public Transit
- Co-tenants include Tires Plus, Broward Health, Magnum Appliances, G3 Martial Arts, Broward Insurance
- Neighbors include CVS, Dollar General and BB&T
- Daily Traffic Count: 55,000 at State Road 7/US-441 (Credit: FDOT 2018 Florida Traffic Online)

No warranty or representation, express or implied, of any kind is made as to the information contained herein. The information is also subject to change, errors, omissions, prior lease, sale or withdrawal without notice.

**AMERA-BARRON**  
LEASING, INC.

LICENSED REAL ESTATE BROKER

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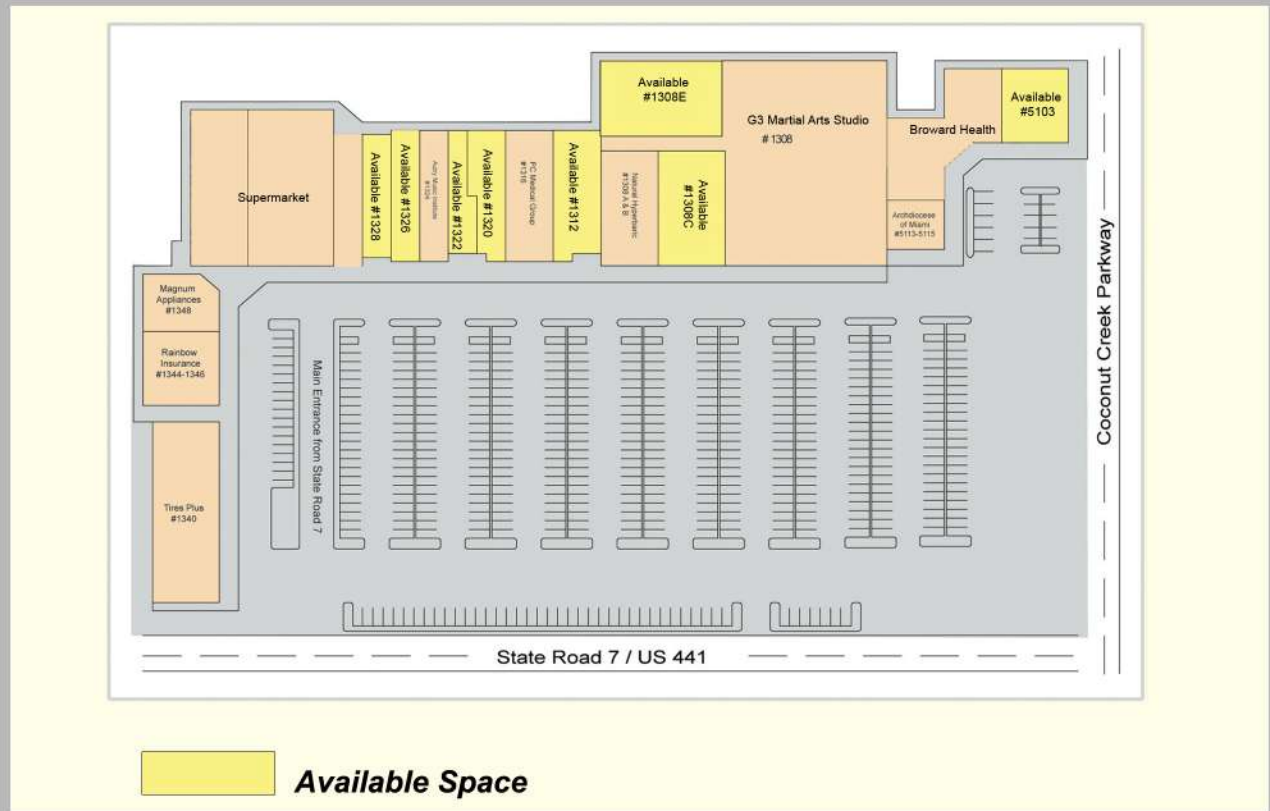
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### SITE PLAN



**FOR LEASE**

**TOTAL RENTABLE SF:** 87,709 SF

**AVAILABLE SPACE:**

Unit #	Size (SF)	
1308E	4,461	
1308C	4,174	
1312	4,403	
1320	2,614	Back roll-up garage doors
1322	1,723	
1326	2,001	
1328	1,721	Built out as hair salon
5103	2,775	Second generation restaurant

Contiguous Space Available: 8,635 SF

**CITY OF MARGATE DEMOGRAPHICS:**

Total Population:	56,245
Population Density:	6,349
Median Age:	43.6
Median HH Income:	\$42,430
Married Adults:	70% of population
Adults w/ Children <18 yr:	64% of population

(Credit: areavibes.com)

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Monument and pop-up signage available

**Call Today!**

**Sharon L. DeMuth**

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