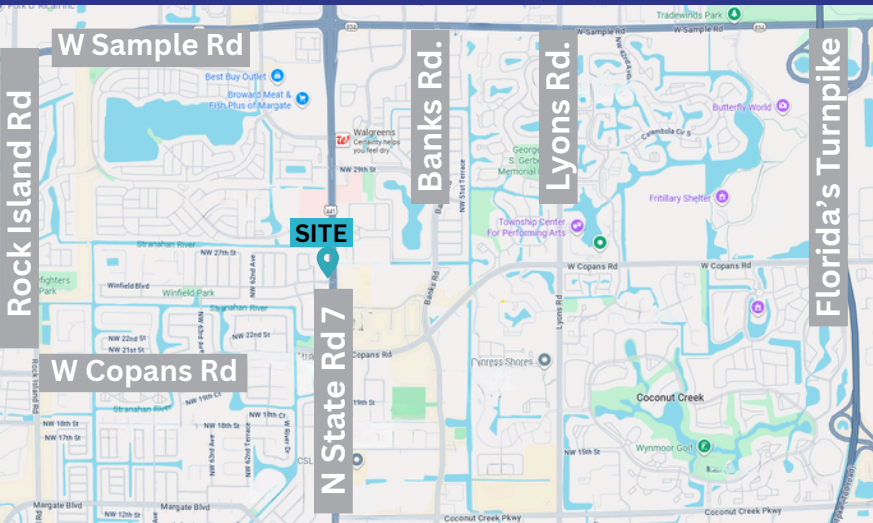


FOR LEASE OFFICE / RETAIL SPACE



2501 N State Rd 7, Unit 2503, Margate, FL 33063
Marquis Square

1,000+/- SQFT



- Frontage to State Road 7
- First floor location
- Zoned TOC-C for a variety of business uses
- Was previously a smoothie shop and remains in this set up with a walk-in area, customer service area, 1 small office/staff room, 1 storage/tech room, and 1 restroom
- Neighbor businesses are long-term tenants and include cafe, smoke shop, beauty salon, pet groomer, and more.
- Closely located to HCA Florida Northwest Hospital
- Plenty of parking
- 53,500+ vehicles (annual average daily traffic)

Terms Negotiable

Call or text 954-224-8773 for more information!



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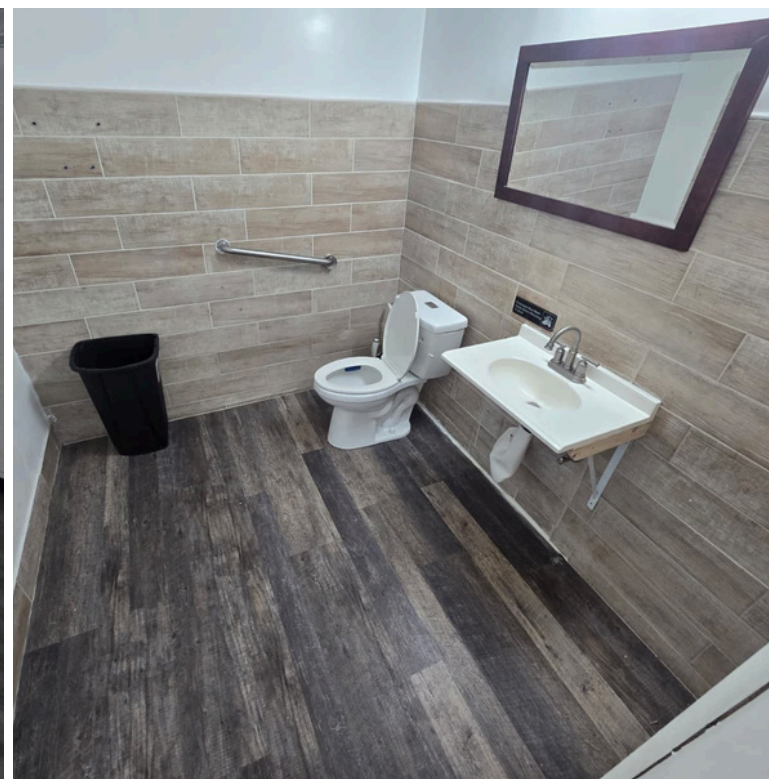
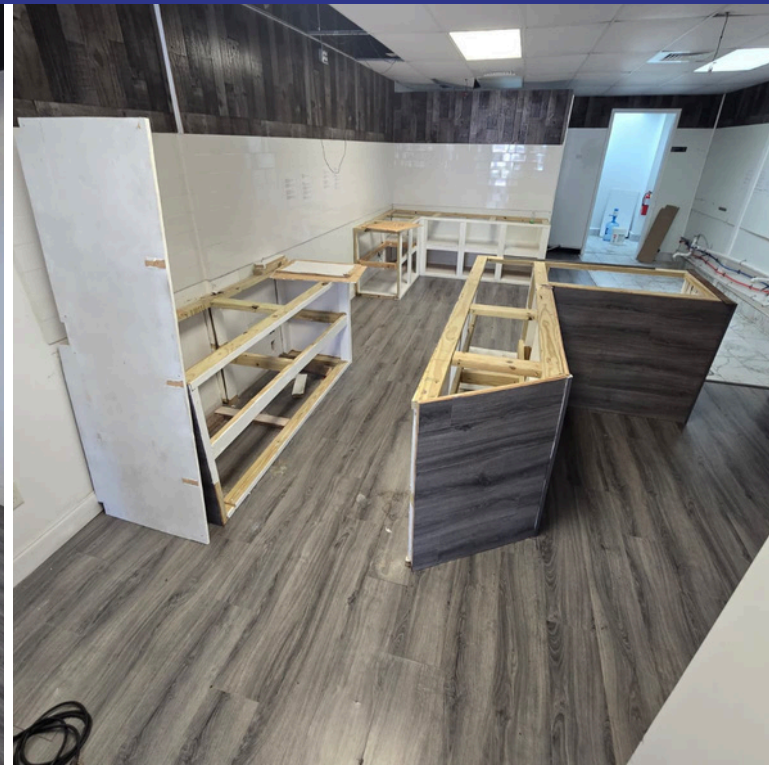


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