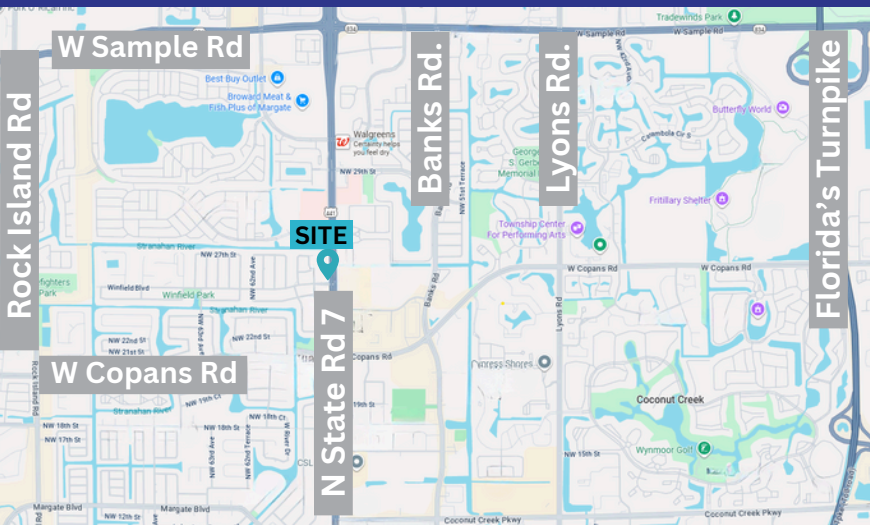


# FOR LEASE OFFICE / RETAIL SPACE



**2501 N State Rd 7, Unit 2531 & 2533, Margate, FL 33063**  
**Marquis Square**

**2,000+/- SQFT**



- Frontage to State Road 7
- First floor location
- Zoned TOC-C for a variety of business uses
- Completely open space
- Layout is 2 combined rectangular-shaped units
- 2 restrooms
- 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!**



**JOE PELAYO, CCIM, SIOR**  
BROKER  
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**954.224.8773**

**TREC**  
Total Real Estate Consultants Inc.  
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**GEORGE PELAYO**  
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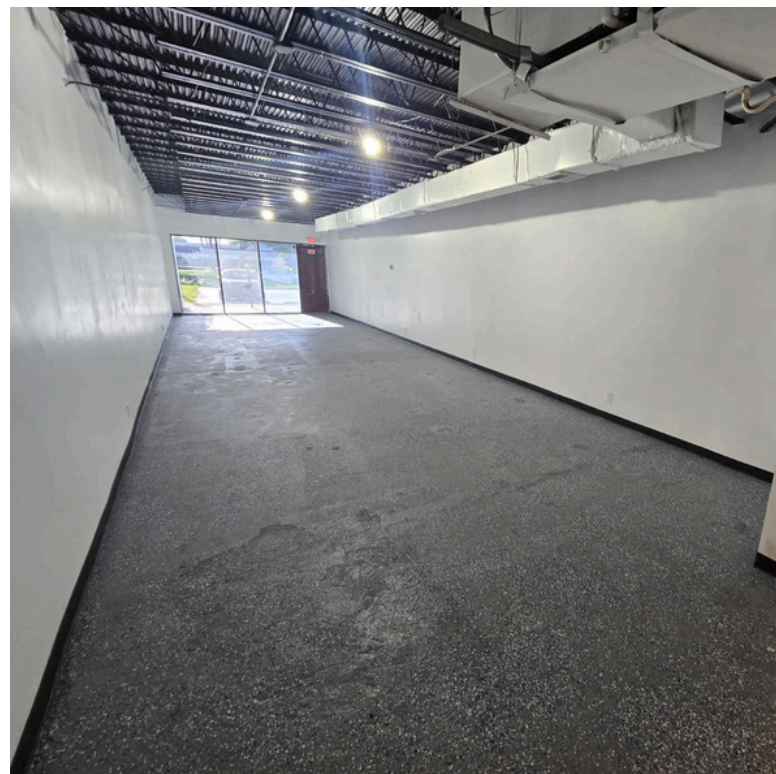
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# FOR LEASE OFFICE / RETAIL SPACE

2501 N State Rd 7, Unit 2531 & 2533, Margate, FL 33063  
Marquis Square

1,000+/- SQFT



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