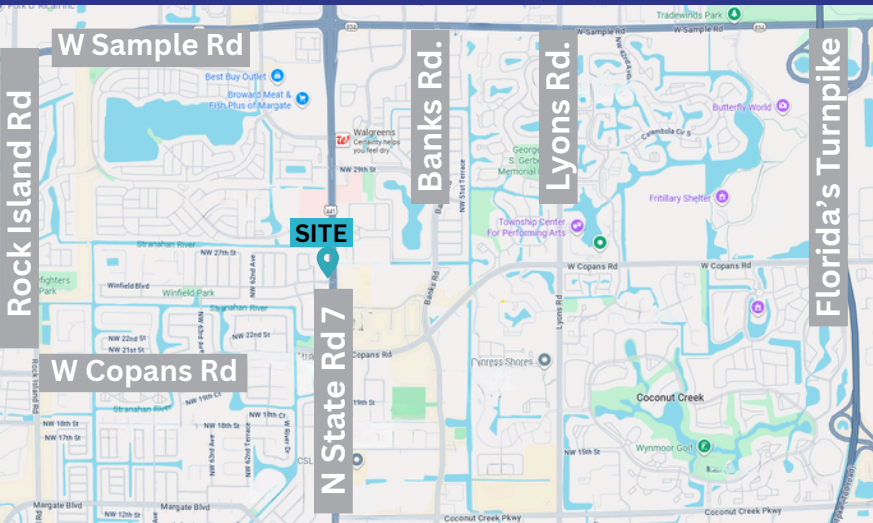


FOR LEASE OFFICE / RETAIL SPACE



2501 N State Rd 7, Unit 2531, 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
- Completely open space
- Layout is rectangular-shaped
- 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!



JOE PELAYO, CCIM, SIOR
BROKER
trec@joepelayo.com
954.224.8773

TREC
Total Real Estate Consultants Inc.
www.trecfl.com

GEORGE PELAYO
BROKER ASSOCIATE
george@trecfl.com
954.482.1330



NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.

FOR LEASE OFFICE / RETAIL SPACE

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

1,000+/- SQFT



JOE PELAYO, CCIM, SIOR
BROKER

trec@joepelayo.com

954.224.8773

TREC
Total Real Estate Consultants Inc.
www.trecfl.com

GEORGE PELAYO
BROKER ASSOCIATE

george@trecfl.com

954.482.1330



NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.