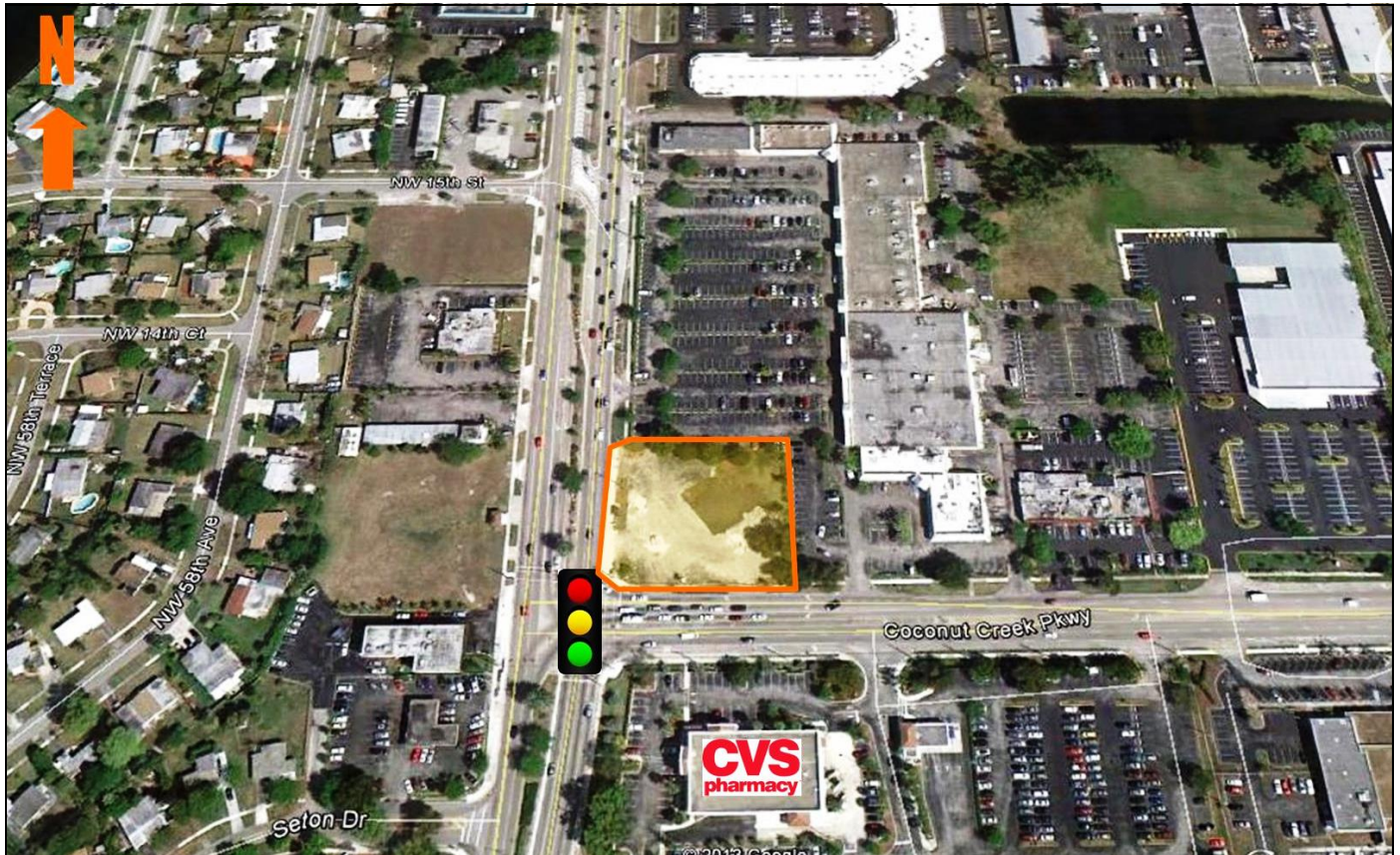


Commercial/Retail Land Available 40,000 SF

Hard Corner of Coconut Creek Parkway and State Road 7 (441)
 5700 Coconut Creek Parkway, Margate, FL 33063



Demographics	1 mile	3 Mile	5 Mile
2010 Population	14,192	157,845	361,117
AVG HH Income	\$52,010	\$57,853	\$61,956
Median Age	39	40.50	39.40
Daytime Population	11,632	49,589	199,101

Site Information

- Site Size: 40,000 SF (200 SF x 200 SF)
- NE Corner of Coconut Creek Parkway and State Road 7 (441)
- Zoned TOC - Gateway (Transit Oriented Corridor)
- Zoning Allows: Retail, Office, Restaurants
- Traffic Count AADT: 49,900 Cars Daily
- Asking price: \$1.8 Million

Call Us For More Information!

Brenner Real Estate Group: Fort Lauderdale
 1500 W. Cypress Creek Road, Suite 409 | Fort Lauderdale, FL 33309
 Phone: 954.596.5555 | Fax: 954.596.5556

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