

GATEWAY MEDICAL PLAZA

MARGATE, FLORIDA

SEPTEMBER 2020

**CONSTRUCTION
COMPLETION**

**Covered
Parking**



10,000 SQ FT AVAILABLE ON GROUND FLOOR



Class A, two story, 32,000 SF multi-tenant Medical Office Building

Demographics

Population

1 Mile - 18,876

3 Miles - 150,058

5 Miles - 400,312

Household Income

1 Mile - \$63,545

3 Miles - \$58,145

5 Miles - \$54,570

- ◆ BUILDING & MONUMENT SIGNAGE
- ◆ AMPLE PARKING FOR MEDICAL
- ◆ LEASING & INVESTMENT OPTIONS
- ◆ COVERED PARKING
- ◆ GENEROUS TENANT IMPROVEMENTS
- ◆ PROXIMATE TO OVER 500,000 PEOPLE



Florida Medical Space
Licensed Florida Real Estate Broker

NEED SPACE? GOT SPACE?

www.floridamedspace.com

CONTACT US

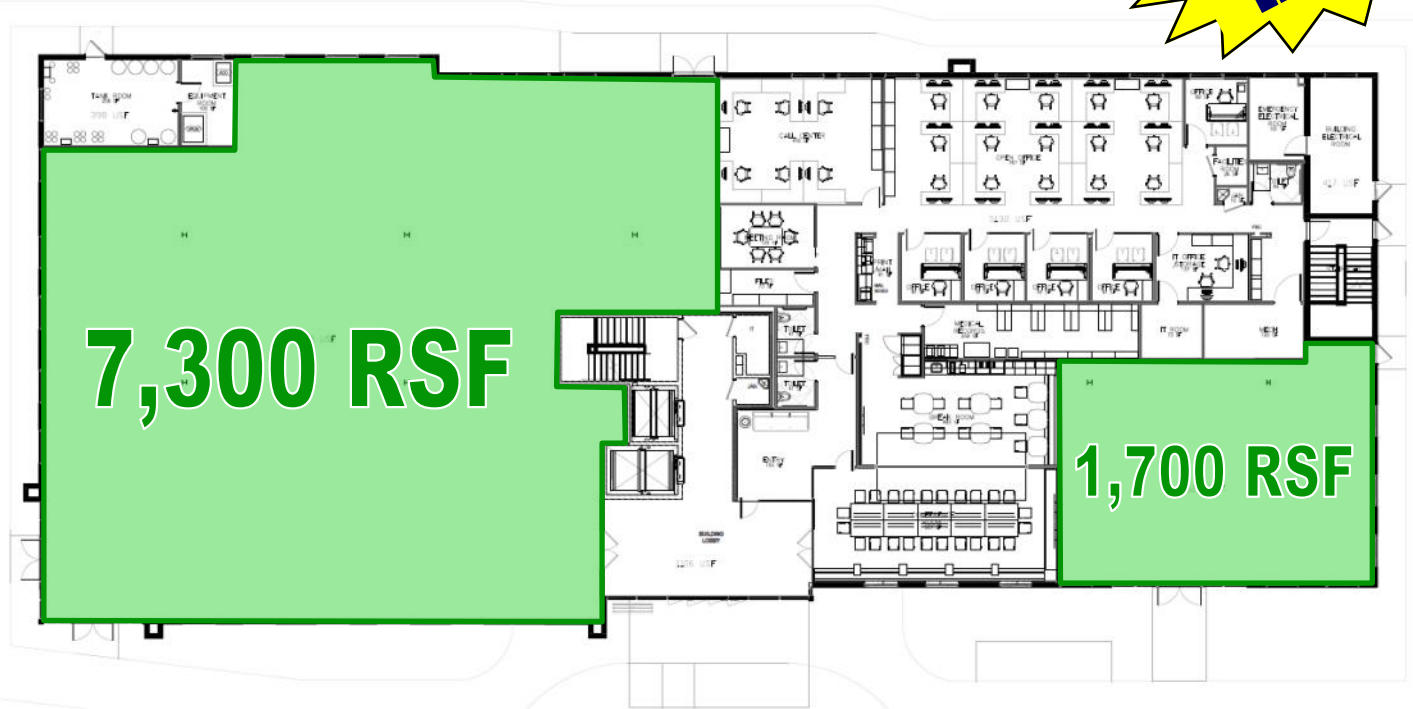
954-346-8200

LUKE NILL x207
ANTHONY BRUNETTI x206

GATEWAY MEDICAL PLAZA

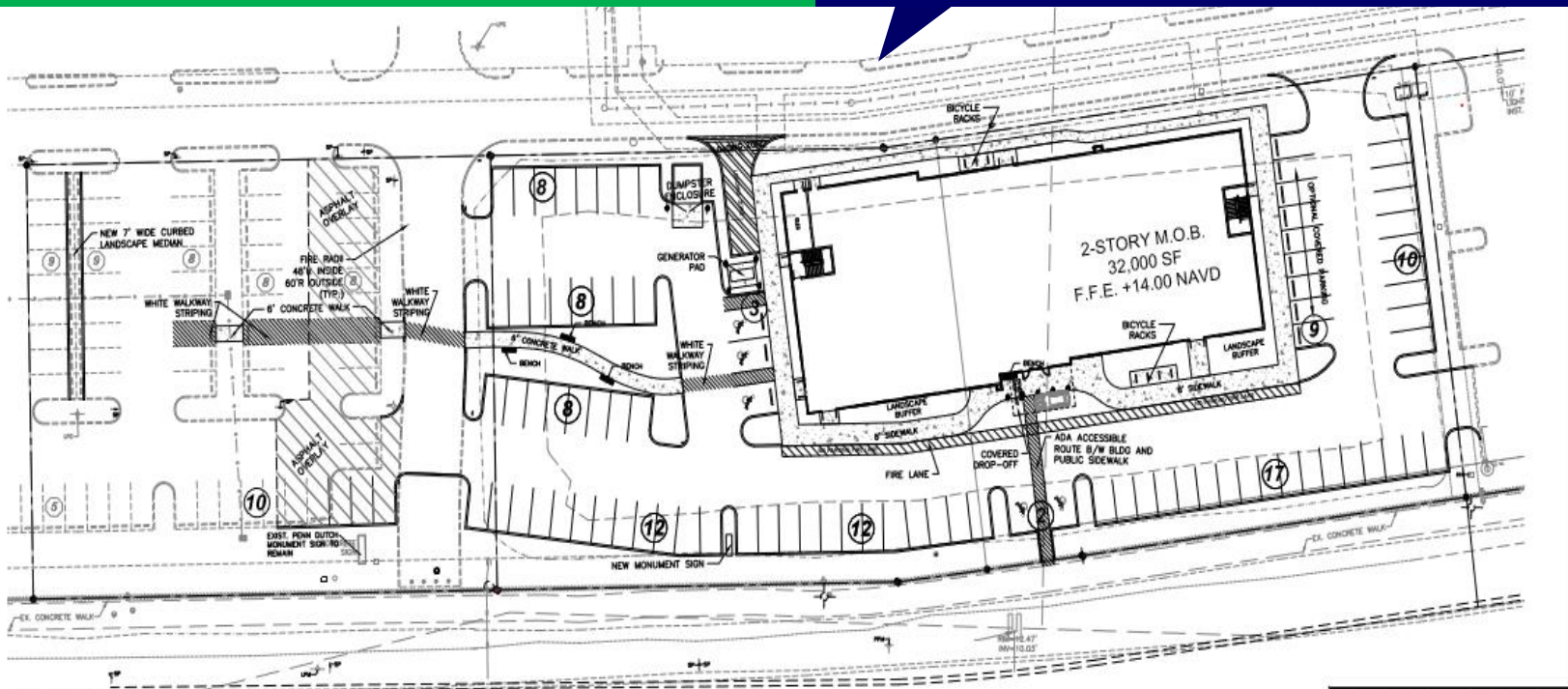
3251 N. State Road 7, Margate, Florida

**73%
LEASED**



1ST FLOOR PLAN

SITE PLAN



U.S. 441 (SR 7)

CALL SUNSHINE11 @ 1-800-432-4770 BEFORE DIGGING

FOR PERMIT PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION UNLESS
APPROVED BY REGULATORY AUTHORITIES AND
RELEASED BY ENGINEER OF RECORD.

CALL TODAY FOR MORE INFORMATION

(954) 346-8200 x207/x206