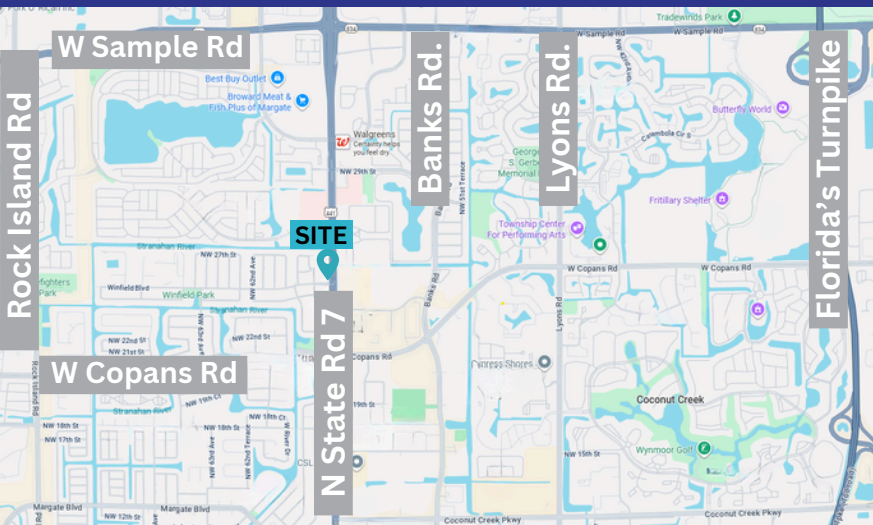


# FOR LEASE OFFICE / RETAIL SPACE



2501 N State Rd 7, Unit 215, Margate, FL 33063  
Marquis Square

2,000+/- SQFT



- Frontage to State Road 7
- 2nd floor location with elevator access
- Zoned TOC-C for a variety of business uses
- IDEAL for beauty salon or beauty school!
- Remodeled in 2022!
- Open set-up with a large room containing six 3-sided mirrored styling/make-up stations, 4 hair washing stations, and TONS of electrical outlets, 1 private office, 2 open office/storage areas, 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

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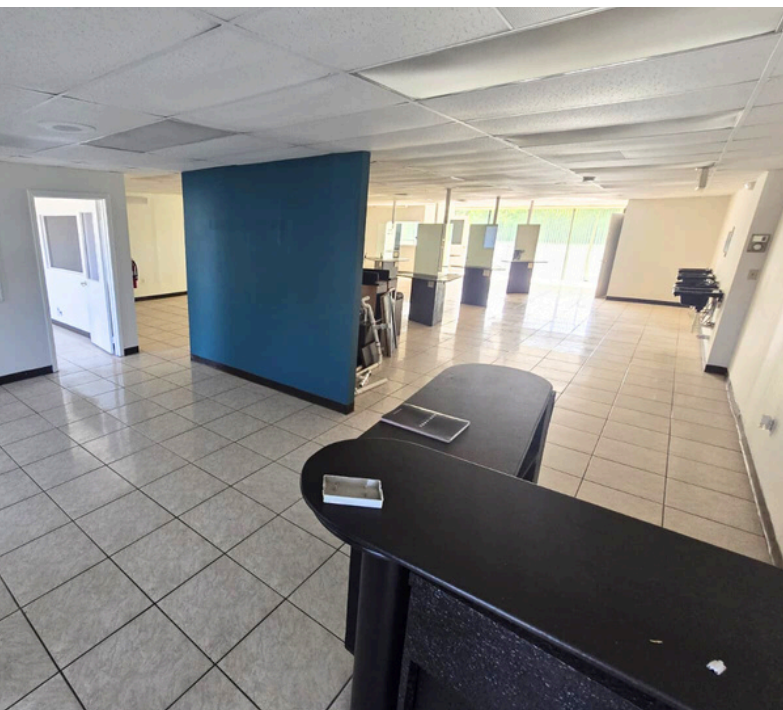
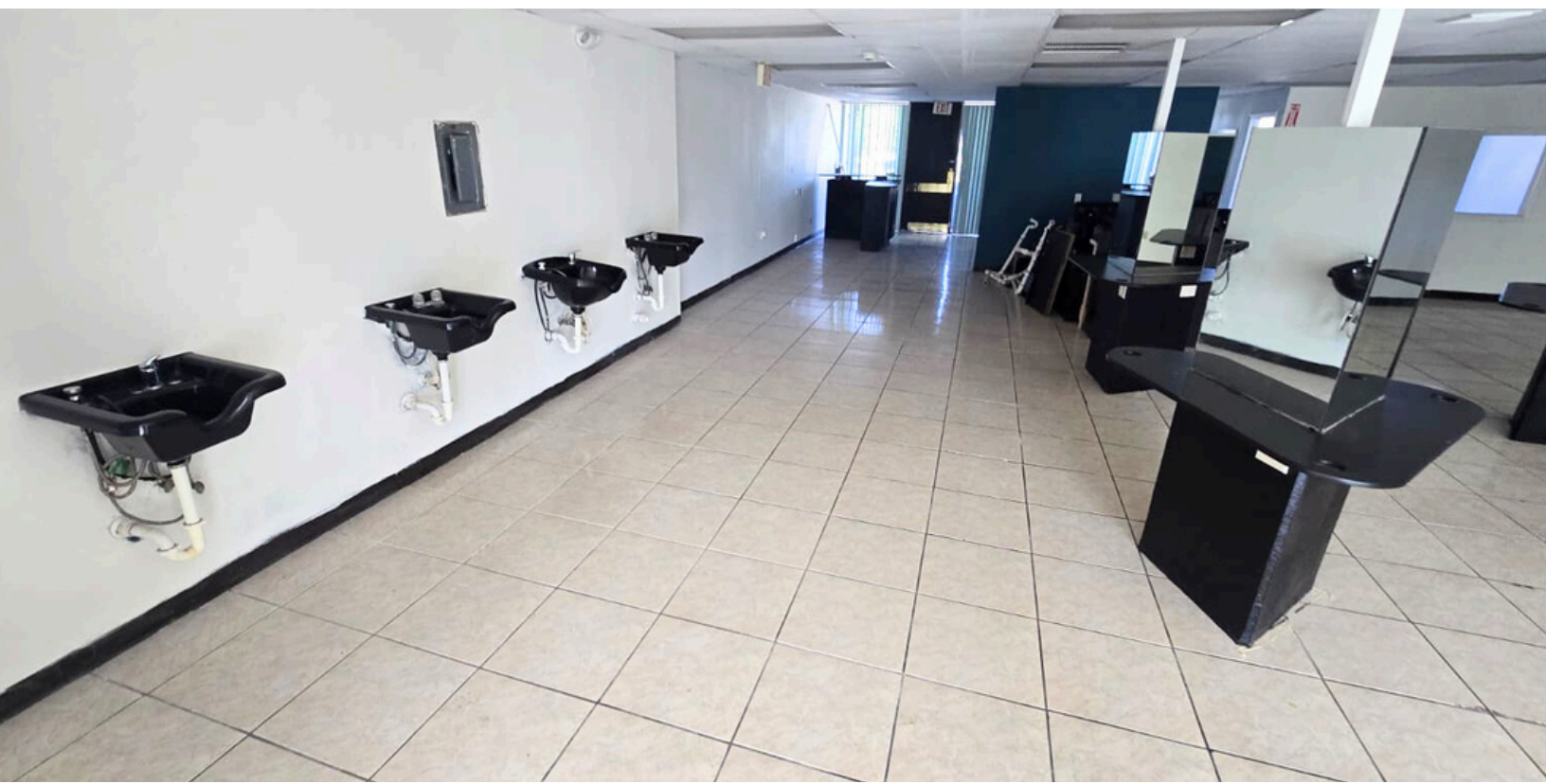


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