

# West Atlantic Plaza

5400-5450 West Atlantic Blvd, Margate, FL 33063  
1/4 Mile East of SR-7 & Atlantic Blvd.



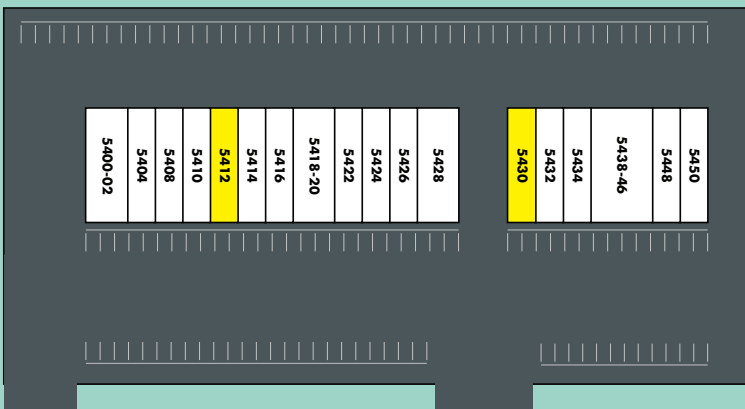
**Population:**  
3 Mile: 171,175

**Average Household Income:**  
3 Mile: \$78,969

**Lease Rate:**  
\$22.00 psf, NNN;  
\$10.17 psf, CAM

- Highly advantageous location directly across the street from major retail giants Wal-Mart Supercenter, Ross, and Marshall's.
- Traffic Count: Atlantic Blvd: 52,500

UNIT	TENANT
5400-02	Fellowship Foundation
5404	M Shayan DMD PA
5408	Atlantic Pho
5410	Allure Massage
5412	Available Space: 1060 sf
5414	FL Tag Agency
5416	New Jersey Deli
5418-20	Shabanton Meat & Seafood
5422	Smoke Shop
5424	Unique Cutz
5426	Spiritual Visions
5428	Toasted Café
5430	Available Space: 850 sf +/-
5432	Lee's Mobile
5434	Crystal Nails
5436	Hannah's Tailor & Alterations
5438-46	Jesse's Sports Bar
5448	D & L Multi Services
5450	Beauty Supply



For Information Contact: Timothy Neal // Neal Realty & Investments // (954) 568-0530 // Tim@NealRealty.net

Information contained herein has been obtained from sources deemed reliable. Although we have no reason to doubt its accuracy, we regret we cannot guarantee it. All properties are subject to change or withdrawal without notice.