

# Margate Retail

Copans Road & US-441 | Margate, FL



## Overview

**BUILDING SIZE** 4,000 SF

**RATE/ASKING PRICE** Contact Brokers



## Description

- Single or multi-tenant 4,000 SF retail or office opportunity adjacent to a high volume Wawa and new Culver's
- Good cross access with Wawa and Culver's allowing ingress and egress from both Highway 441 and Copans Road
- Monument signage provided on both Hwy 441 and Copans Road
- Good mix of residential population and daytime population
- 1/2 mile from Northwest Medical Center, a 228-bed complex owned by HCA

## Nearby Retailers



## Demographics

	1 MILE	3 MILES	5 MILES
Total Population	17,689	164,658	384,134
2023 Growth	1.18%	0.98%	1.00%
Average HH Income	\$64,779	\$69,006	\$71,286
Daytime Population	19,064	127,295	368,364

Year: 2018 | Source: ESRI

## Traffic Counts

SR-7/US-441	55,000 VPD
W. Copans Rd.	33,500 VPD

Year: 2018 | Source: FDOT

## Contact

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### BRANDON WOULFE

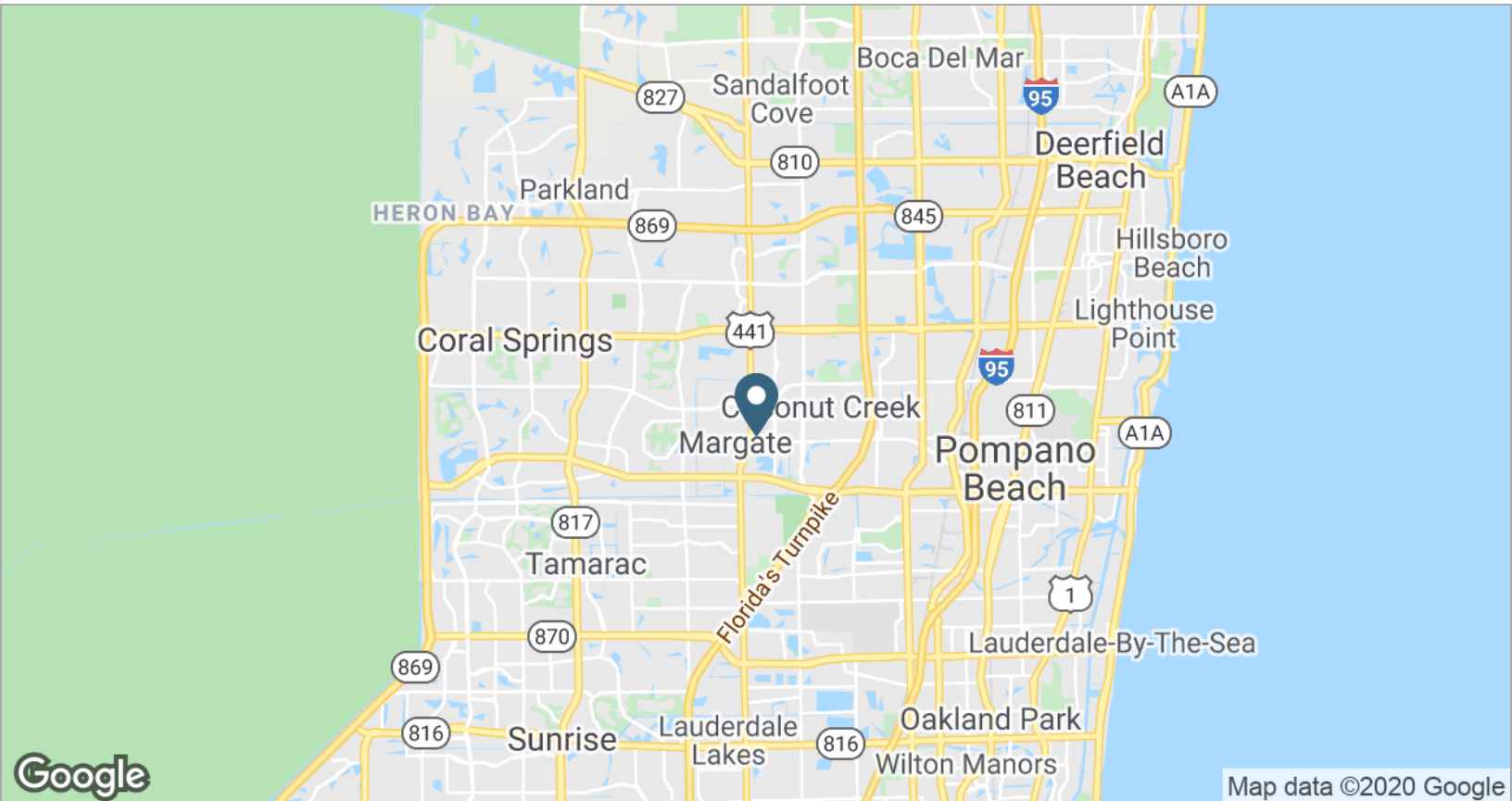
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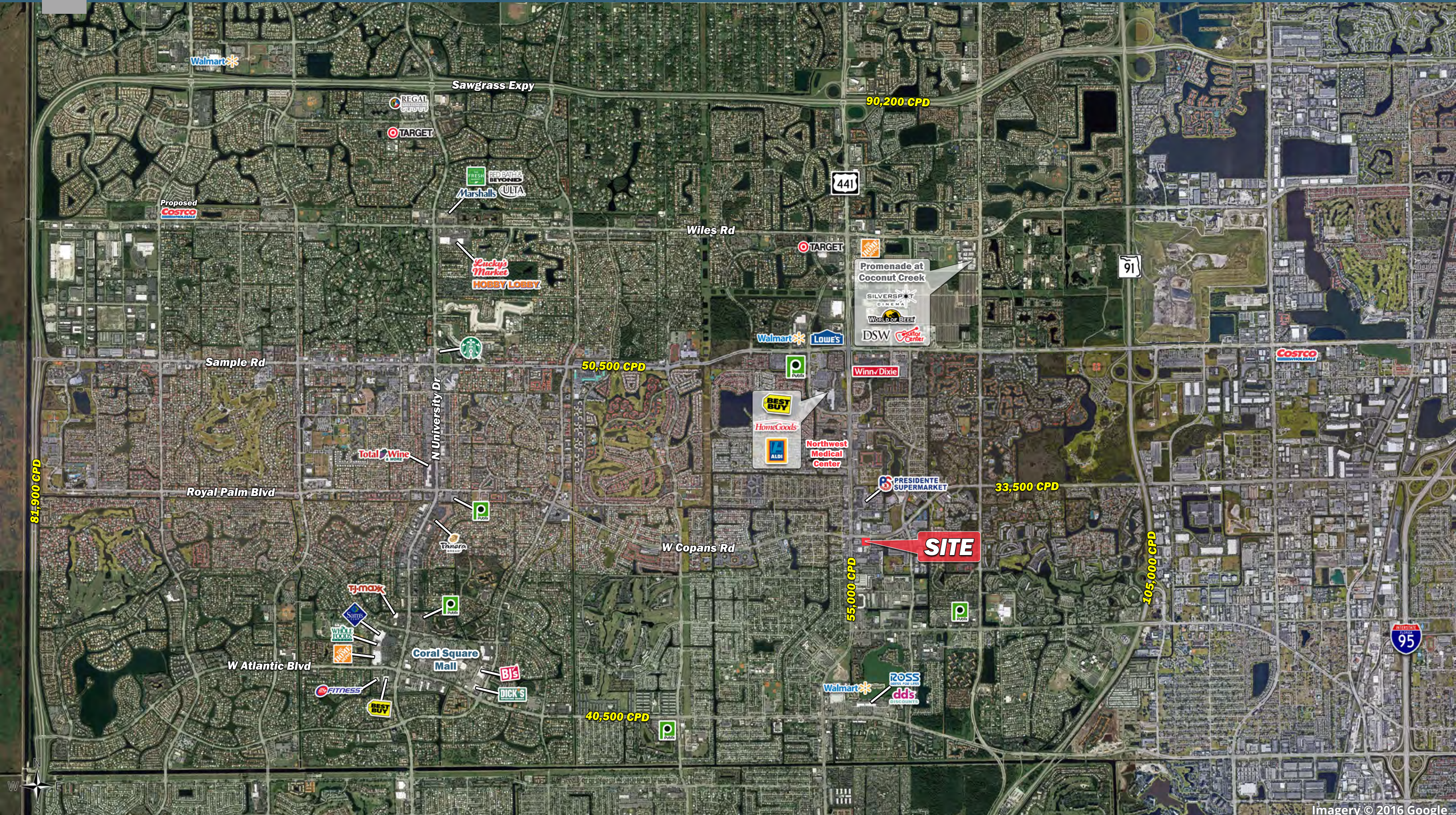
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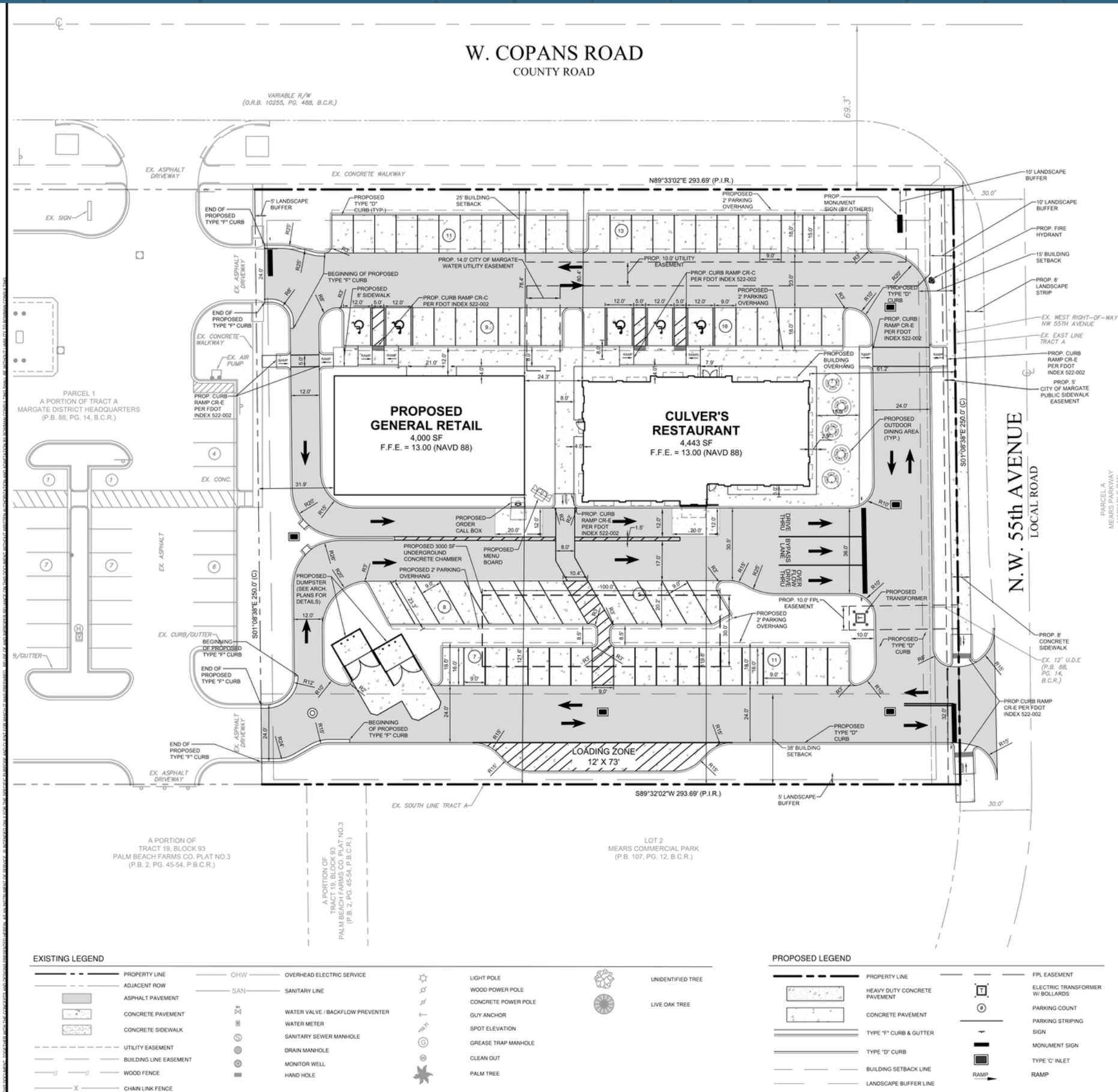
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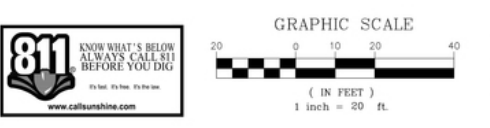


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- ### GENERAL SITE NOTES
1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  2. ALL CURBING SHALL BE PER THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX 300.
  3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL REGULATIONS AND O.S.H.A. STANDARDS.
  4. CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION AND DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
  5. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
  7. ALL SIGNS SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT. ALL SIGNS SHALL BE INSTALLED AND MOUNTED PER FDOT STANDARD INDEX 1180.
  8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH M.U.T.C.D. AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX 613, 616, AND 660.
  9. ALL CURB RAMP SHALL HAVE DETECTABLE WARNINGS PER FDOT STANDARD INDEX 304.
  10. ALL ADA STRIPING AND SIGNAGE SHALL BE PER FDOT STANDARD INDEX 17346 AND 17355.
  11. ALL UNPAVED DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SOODED.
  12. ALL PLANS SUBMITTED FOR PERMITTING SHALL MEET THE COUNTY'S CODES AND THE APPLICABLE BUILDING CODES IN EFFECT AT THE TIME OF PERMIT APPLICATION.



SITE CALCULATIONS			
AREA	SF	ACRES	%
GROSS SITE AREA	73,005 SF	(1.68 A.C.)	(100%)
TOTAL PERVIOUS AREA	19,958 SF	(0.46 A.C.)	(27%)
TOTAL IMPERVIOUS AREA	53,047 SF	(1.22 A.C.)	(73%)
BUILDING/STRUCTURE AREA	8,443 SF	(0.19 A.C.)	(12%)
CURRENT ZONING	TOC-G (TRANSIT ORIENTED CORRIDOR)		
FUTURE LAND USE MAP	TOC-G (TRANSIT ORIENTED CORRIDOR)		
PROPOSED USES	4,443 SF RESTAURANT AND 4,000 SF GENERAL RETAIL		
DISTRICT REQUIREMENTS			
BUILDING	REQUIRED	PROVIDED	
HEIGHT	-	23'	
FLOOR AREA RATIO	-	0.12	
BUILDING SETBACKS	REQUIRED	PROVIDED	
FRONT (NORTH)	25'	76.9'	
SIDE (WEST)	0'	32.5'	
REAR (SOUTH)	38'	120.3'	
SIDE STREET (EAST)	15'	61.2'	
LANDSCAPE BUFFERS	REQUIRED	PROVIDED	
FRONT (NORTH)	10'	10'	
SIDE STREET (EAST)	10'	10'	
SIDE INTERIOR (WEST)	5'	13.6'	
REAR (SOUTH)	5'	21.8'	
PARKING CALCULATIONS			
USE	RATIO	SPACES	
TOTAL SPACES REQUIRED (REST.)	-	60	
TOTAL SPACES REQUIRED (RETAIL)	3 / 1000 SF	12	
SPACES PROVIDED	-	80	
HANDICAP SPACES REQUIRED	4	5	
TOTAL BICYCLE SPACES REQUIRED	NA		
TOTAL BICYCLE SPACES PROVIDED	NA		

\* 1 / 30 SF OF PATREON AREA (1 / 30 SF)(1,794 SF) = 60 SPACES

# Bowman

CONSULTING

Certificate of Authorization License No. 30482

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SITE PLAN  
**CULVER'S RESTAURANT**  
 2000 N. STATE ROAD 7  
 BROWARD COUNTY, FLORIDA  
 CITY OF MARGATE



REVISIONS			
DATE	DESCRIPTION	SU	BR

SCALE: 1" = 20'  
 JOB No.: 010594-01-001  
 DATE: 09/06/2018  
 FILE:  
 SHEET **C-7**

CAD file name: V:\010594 - Culver's Restaurant \010594-01-001 (ENG) - Copans Rd. and 55th Ave. - Margate\Engineering\Engineering Plans\Construction Plans\CAD Files\Sheet Files\ST.dwg 7/16/2018



# Margate Retail

2001 FL-7 | Margate, FL







1 PROPOSED NORTH EXTERIOR ELEVATION (ENTRY)  
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"

# Executive Summary

Copans Road & US-441 | Margate, FL



	1 mile	3 miles	5 miles
<b>Population</b>			
2018 Population	17,689	164,658	384,134
2000 Population	15,925	144,636	337,820
2010 Population	15,897	151,480	351,885
2023 Population	18,794	173,814	406,127
2000-2010 Annual Rate	-0.02%	0.46%	0.41%
2010-2018 Population: Annual Growth Rate	1.30%	1.02%	1.07%
2018-2023 Population: Annual Growth Rate	1.22%	1.09%	1.12%
2018 Median Age	45.6	41.4	39.9
<b>Households</b>			
2000 Households	6,771	58,824	133,333
2010 Households	6,760	59,326	134,912
2018 Total Households	7,513	63,629	145,048
2023 Total Households	7,966	66,801	152,449
2000-2010 Annual Rate	-0.02%	0.09%	0.12%
2010-2018 Households: Annual Growth Rate	1.29%	0.85%	0.88%
2018-2023 Households: Annual Growth Rate	1.18%	0.98%	1.00%
2018 Average Household Size	2.35	2.52	2.61
<b>Housing Units</b>			
2018 Total Housing Units	8,345	72,284	164,276
2018 Owner Occupied Housing Units	4,724	39,911	87,218
2018 Renter Occupied Housing Units	2,789	23,719	57,830
2018 Vacant Housing Units	832	8,655	19,228
<b>Race and Ethnicity</b>			
2018 White Alone	63.9%	55.9%	55.6%
2018 Black Alone	22.6%	30.8%	31.0%
2018 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2018 Asian Alone	4.0%	4.0%	3.8%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	26.4%	26.3%	27.3%
<b>Income</b>			
2018 Median Household Income	\$50,529	\$52,073	\$52,174
2018 Average Household Income	\$64,779	\$69,006	\$71,286
Per Capita Income	\$27,831	\$27,000	\$27,156
<b>2018 Population 25+ by Educational Attainment</b>			
Total	13,250	118,858	271,449
High School Graduate	27.4%	27.2%	26.2%
GED/Alternative Credential	6.8%	4.1%	3.6%
Some College, No Degree	22.4%	20.7%	20.1%
Associate Degree	11.0%	9.8%	9.8%
Bachelor's Degree	13.5%	17.7%	18.6%
Graduate/Professional Degree	6.7%	8.4%	9.1%
<b>Data for all businesses in area</b>			
Total Businesses:	1,152	4,982	17,191
Total Employees:	9,608	47,232	184,392
Total Residential Population:	17,689	164,658	384,134
Employee/Residential Population Ratio:	0.54:1	0.29:1	0.48:1
2018 Total Daytime Population	19,064	127,295	368,364
Workers	10,204	46,129	179,450
Residents	8,860	81,166	188,914

Source: Esri, Esri and Infogroup, U.S. Census