

Gateway Medical Plaza

Margate, FL

OFFERING MEMORANDUM



Marcus & Millichap

ADVISORY TEAM

Alex Zylberglait

Executive Managing Director Investments

(786) 522-7056

Alex.Zylberglait@marcusmillichap.com

Lic #: FL BK3015211

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Activity ID #



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Gateway Medical Plaza

Margate | FL



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Marcus and Millichap is proud to present Gateway Medical Plaza, a premier Class A medical office asset located at 3251 North State Road 7 in Margate, FL. This exceptional property offers 31,246 square feet of rentable built area, currently 94.6% occupied. Built in 2020, the facility features state-of-the-art construction and accommodates a specialized tenant mix, including a fertility clinic anchor that has invested over \$5 million in improvements to establish a flagship location.

Strategically located just 0.6 miles from HCA Florida Northwest Hospital, this property benefits from a secure income stream with a weighted average lease term (WALT) exceeding 9 years. Offered at \$15,100,000, the investment provides a 6.28% cap rate with clear value-add potential to achieve a 7% pro forma cap rate by leasing the remaining vacancy. The surrounding area supports this demand with a dense, aging population requiring consistent medical care.

Situated along the vital State Road 7 corridor, Gateway Medical Plaza offers easy access to the Florida Turnpike and Sawgrass Expressway, serving as a central healthcare destination for Northern Broward County. This prime location makes it an ideal investment for those seeking a stabilized, high-quality medical asset with recession-resistant fundamentals in a market with high barriers to entry.



Offering Price
\$15,100,000



Current Cap Rate
6.3%



Rentable Area
31,246 SF



Occupancy
94.6%

PROPERTY OVERVIEW

Marcus & Millichap is proud to present for sale Gateway Medical Plaza, a Class A medical office complex located in Margate, FL. The property offers 31,246 square feet of rentable built area situated on a 2.31-acre parcel. Constructed in 2020, Gateway Medical Plaza features state-of-the-art design and construction, specifically built to accommodate healthcare tenants. Currently, the asset is 94.6% occupied, with 5 suites in operation, providing a strong foundation for potential growth and long-term stability.

The property benefits from its prime location along the State Road 7 (US 441) corridor, a major thoroughfare in Northern Broward County. Gateway Medical Plaza is less than one mile north of HCA Florida Northwest Hospital, a key healthcare institution in the region. This central positioning within a dense medical row provides excellent visibility and access, making the property a prominent healthcare hub for surrounding cities, including Margate, Coral Springs, and Coconut Creek. The location also offers easy access to nearby highways, including the Florida Turnpike and Sawgrass Expressway, further expanding the patient catchment area.

The Margate medical office submarket offers high barriers to entry, with limited land available for new development along State Road 7. This protection from oversaturation ensures that existing Class A medical office properties, like Gateway Medical Plaza, maintain strong occupancy and rent growth potential. The area benefits from an aging population, which is a primary driver for outpatient healthcare services. Approximately 32% of the tri-county area consists of seniors, creating consistent demand for medical office space and services.

Currently listed at \$15,100,000, Gateway Medical Plaza reflects a 6.3% cap rate based on the current Net Operating Income (NOI) of \$948,304. The property offers significant upside potential through leasing the remaining 1,675 square feet of available space, which would increase the NOI to \$1,061,944 and elevate the cap rate to 7%. The asset is secured by NNN leases with full expense walk-throughs, ensuring a stable and low-risk income stream. With a weighted average lease term (WALT) exceeding 9 years, the property provides a solid foundation for long-term investment growth.

Gateway Medical Plaza is strategically positioned to capitalize on several strong demand drivers, including its proximity to HCA Florida Northwest Hospital, a dense and aging residential population, and access to major transportation routes. Additionally, the Margate City Center redevelopment and the high barriers to entry in the area further enhance the property's future prospects. This asset represents an excellent opportunity for investors seeking a stable income stream with significant value-add potential and long-term growth in a rapidly developing healthcare market.



PROPERTY OVERVIEW

Address	3251 North State Road 7, Margate, FL
Number of Suites	5
Lot Size (Acres)	2.31
Rentable Built Area	31,246 SF
Year Built/Renovated	2020
Occupancy	94.6%

INVESTMENT HIGHLIGHTS

- Gateway Medical Plaza is a premier Class A medical office asset constructed in 2020, featuring state-of-the-art facilities and 31,246 square feet of rentable built area.
- The property occupies a strategic position on the "Medical Mile," located just 0.6 miles from HCA Florida Northwest Hospital, ensuring a steady flow of patient referrals.
- Investors benefit from a stable, long-term income stream secured by a 94.6% occupancy rate and a weighted average lease term exceeding nine years.
- The anchor tenant, US Fertility, has invested over \$5 million in capital improvements, demonstrating a significant financial commitment to this flagship location.
- A clear value-add opportunity exists through the lease-up of remaining space, projecting an increase in Net Operating Income to achieve a 7% pro forma cap rate.
- The asset benefits from high barriers to entry due to a lack of developable land along State Road 7, protecting the property from future competitive supply.



2020 (Class A)

YEAR BUILT



0.6 Mi

HOSPITAL PROXIMITY



\$5,000,000+

ANCHOR INVESTMENT



5

NUMBER OF SUITES

Gateway Medical Plaza

Margate | FL



PROPERTY DESCRIPTION

BUILDING DESCRIPTION

2020

YEAR BUILT

31,246 SF

RENTABLE BUILT AREA (RBA)

Class A Medical

ASSET CLASS

Two-Story

STRUCTURE TYPE

94.6%

OCCUPANCY

2.31

LOT SIZE (ACRES)



GATEWAY MEDICAL PLAZA
3251 NORTH STATE ROAD 7
MARGATE, FL



441

N STATE RD 7

7

7

N STATE RD 7

441

EXTERIOR PHOTOS



INTERIOR PHOTOS

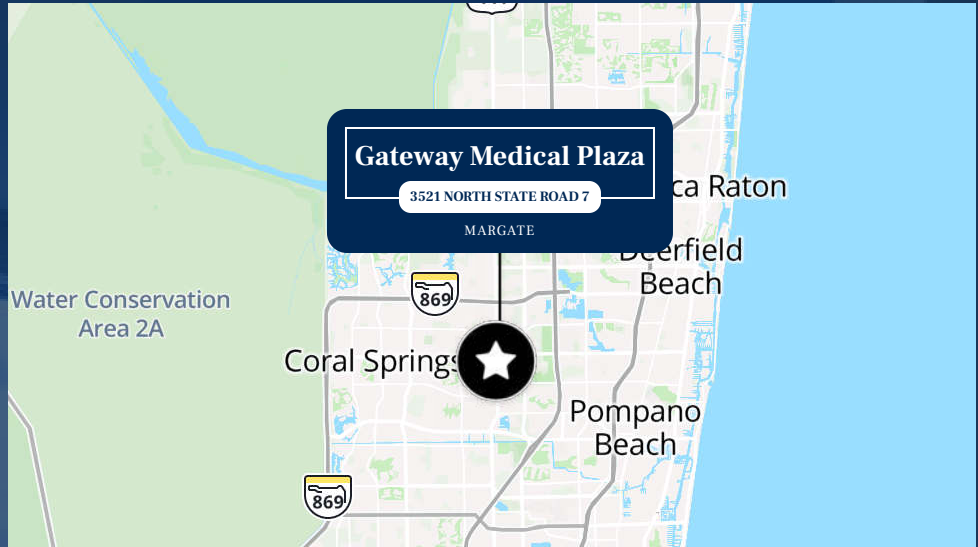


INTERIOR PHOTOS



LOCATION OVERVIEW

The South Florida real estate market, specifically Northern Broward County, serves as a robust backdrop for Gateway Medical Plaza. The property at 3251 North State Road 7, Margate, FL, benefits from its strategic position along the heavily trafficked State Road 7 (US 441) corridor, serving as a central healthcare destination at the convergence of Margate, Coral Springs, and Coconut Creek. The property is just 0.8 miles north of Sample Road, offering convenient access to major transportation routes like the Florida Turnpike and Sawgrass Expressway, which connect the property to key areas across the Fort Lauderdale metropolitan area. The surrounding area is home to a dense "Medical Mile" anchored by HCA Florida Northwest Hospital, and is within minutes of retail centers like Turtle Run Shoppes and Coral Landings, making it an ideal location for medical tenants. With a high-density population of over 60,000 residents and a median age of 45.7 years, the property is well-positioned to benefit from the area's expanding demand for specialized healthcare services in a stable, middle-class market.



Margate Population

60,650



Distance to Hospital

0.6 Miles



Median HH Income

\$60,852



Median Resident Age

45.7 Years



Distance to Turnpike

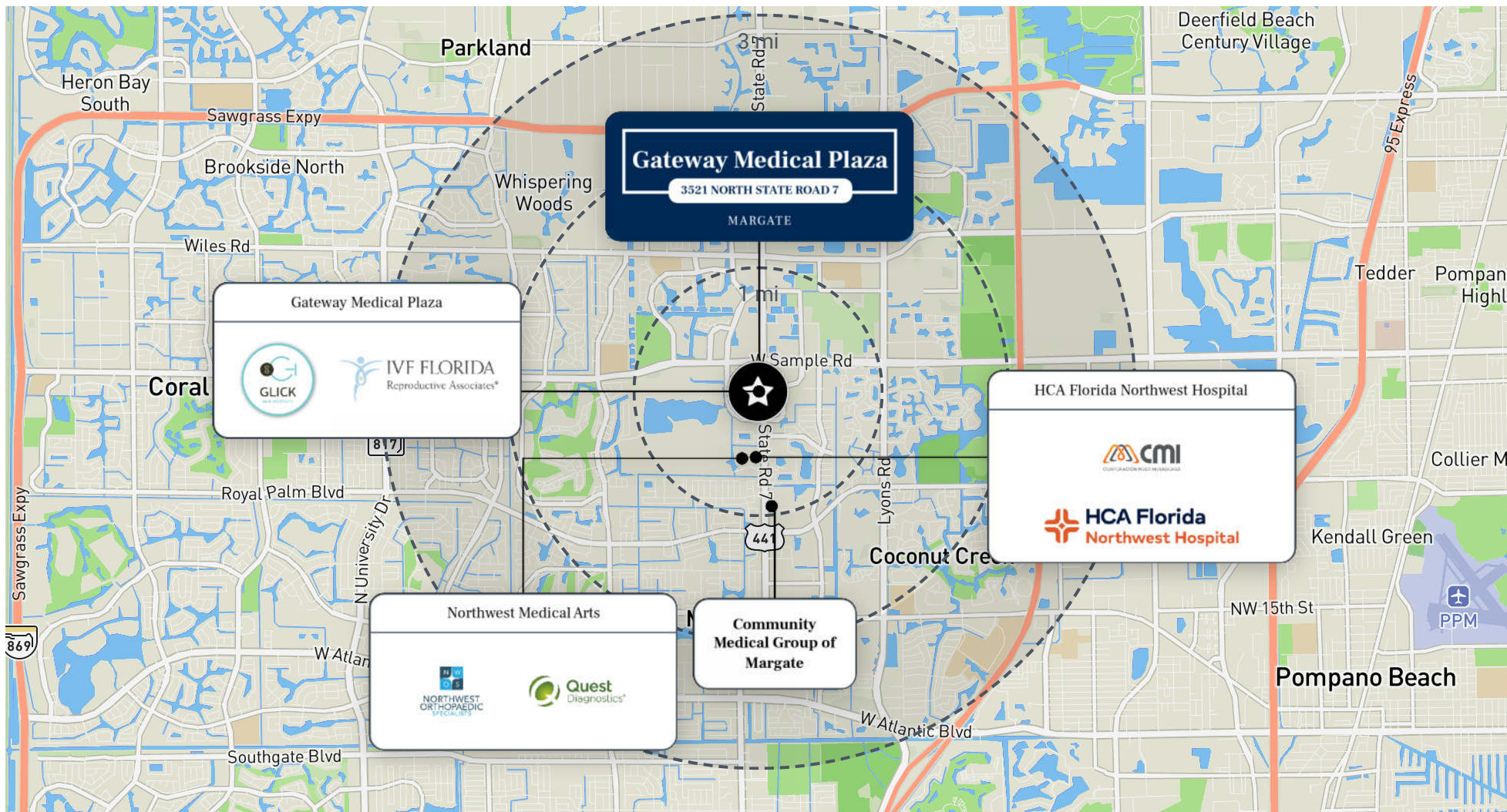
2.5 Miles



Sawgrass Expy Access

3.5 Miles

STRATEGIC 'MEDICAL MILE' LOCATION



Collection Street	Cross Street	Traffic Vol	Distance
State Road 7 (US 441)	HCA Florida Northwest Hospital	45,000+	0.6 miles
State Road 7 (US 441)	Sample Road	45,000+	0.8 miles
State Road 7 (US 441)	I-95	45,000+	2.2 miles
State Road 7 (US 441)	Atlantic Boulevard	45,000+	2.5 miles
State Road 7 (US 441)	Sawgrass Expressway	45,000+	3.5 miles

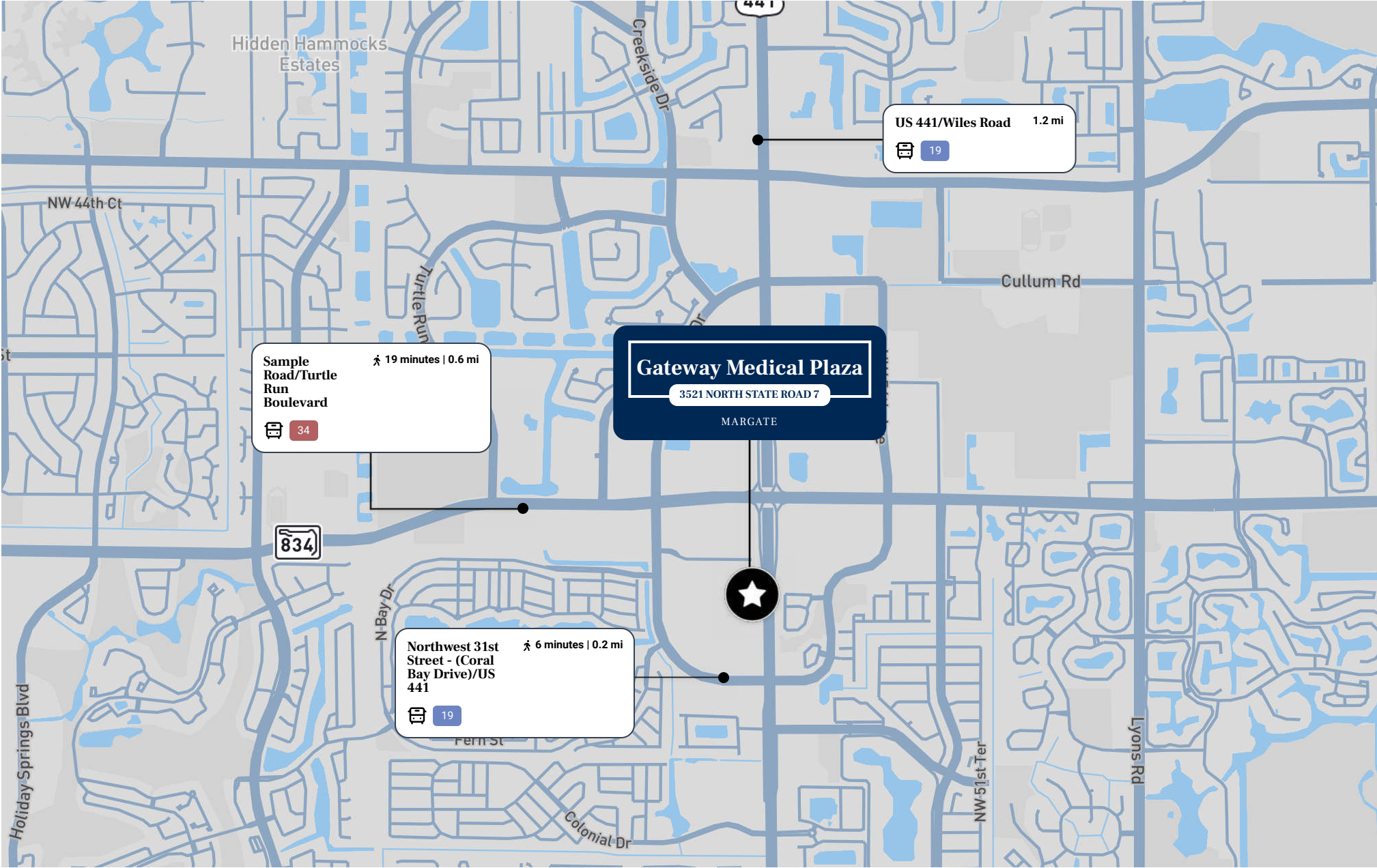
AREA MAP



AMENITIES MAP



TRANSPORTATION MAP



Gateway Medical Plaza

Margate | FL

FINANCIAL SUMMARY



FINANCIAL OVERVIEW

PROPERTY DETAILS

Price	\$15,100,000
Number of Suites	5
Price Per SqFt	\$483
Rentable Built Area (RBA)	31,246 SF
Lot Size	2.31 Acres
Year Built	2020
Occupancy	94.6%

Returns	Current	Pro Forma
CAP Rate	6.28%	7.03%

\$15,100,000

PRICE

31,246 SF

SQUARE FOOTAGE

6.28%

CAPITALIZATION RATE

2.31 Acres

LAND ACREAGE

INCOME & EXPENSES

INCOME	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	974,186	31.18	1,062,034	33.99
CAM Reimbursement Income	455,347	\$14.57	495,576	\$15.86
Total Reimbursement Income	\$455,393	94.6%	\$495,624	100.0%
Effective Gross Revenue	\$1,429,579	\$45.75	\$1,557,658	\$49.85

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Utilities	26,483	0.85	27,277	0.87
Janitorial Expenses	46,934	1.50	48,342	1.55
Landscaping Expenses	31,197	1.00	32,133	1.03
Security/Life Safety Systems	8,827	0.28	9,092	0.29
Repairs & Maintenance	25,530	0.82	26,296	0.84
Contingency	4,326	0.14	4,456	0.14
Insurance	47,996	1.54	49,436	1.58
Real Estate Taxes	241,712	7.74	248,964	7.97
Management Fee	48,270	3.4%	49,719	3.2%
Total Expenses	\$481,275	\$15.40	\$495,714	\$15.86
Expenses as % of EGR	33.7%		31.8%	
Net Operating Income	\$948,304	\$30.35	\$1,061,944	\$33.99

TENANT SUMMARY

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual	Pro Forma						Renewal Options Annual Increases
				Comm.	Exp.	Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Rent Per Year	Changes on	Rent Increase	Lease Type	
US Fertility/NCIRE	140/200	21,925	70.2%	3/1/21	2/28/36	\$32.07	\$58,591	\$703,097	\$724,088	Mar-2028	\$60,203	NNN	(2) 5-Year Option 2.75% Annual Increases
Total Dental Centers	110	3,929	12.6%	11/1/22	10/31/32	\$33.88	\$11,092	\$133,102	\$138,808	Nov-2027	\$11,425	NNN	(1) 10-Year Option 3% Annual Increases
Cooper Orthodontics	150	1,712	5.5%	10/1/21	9/3/31	\$37.14	\$5,299	\$63,584	\$66,474	Oct-2027	\$5,458	NNN	(1) 7-Year Option 3% Annual Increases
Spec Space	120	2,005	6.4%	6/15/26	6/14/27	\$35.00	\$5,848	\$70,175	\$72,280	Apr-2027	\$6,023	NNN	
Vacant	130	1,675	5.4%	-	-	\$0.00	\$0	\$0	\$60,384	N/A	N/A	NNN	
Total		31,246				\$32.80	\$80,830	\$969,957	\$1,062,034				
Occupied Tenants: 4				Unoccupied Tenants: 1			Occupied RBA: 94.60%			Unoccupied RBA: 5.40%			

*Current figures assume the seller leases back 2,002 square feet for one (1) year at closing.

*vacant space is first generation space"

TENANT OVERVIEW

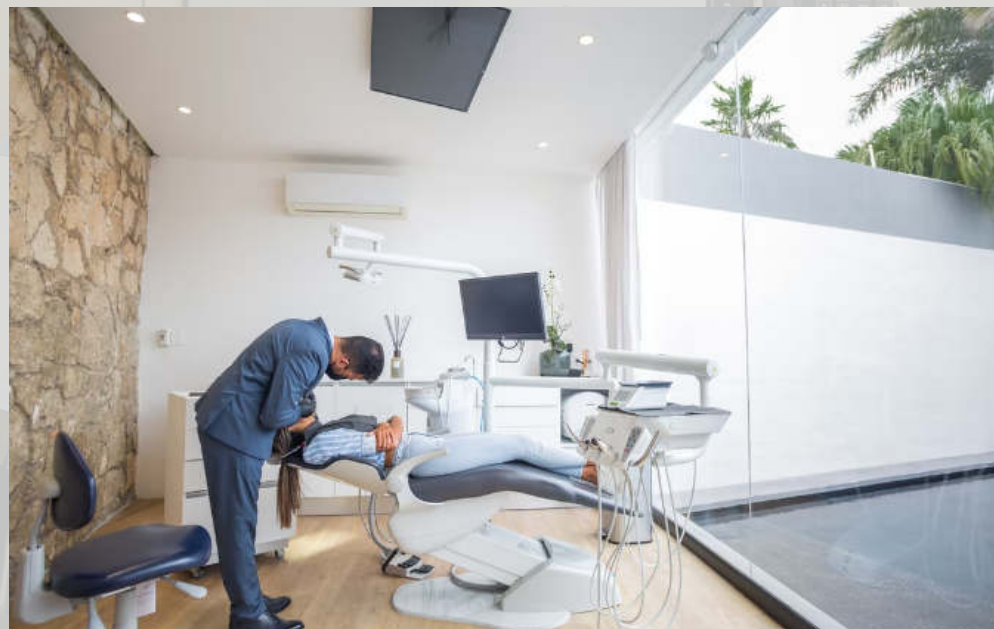
Clear Smiles Dental

Clear Smiles Dental is a high-growth, multi-location dental practice specializing in high-margin cosmetic dentistry, dental implants, and facial aesthetics. Founded on the mission of providing luxury-level care through "extraordinary dental treatments," the business has successfully scaled its operations across South Florida, with established locations in Pembroke Pines, Margate, and Weston. The practice differentiates itself by integrating advanced 3D imaging technology and laser dentistry with a "boutique" patient experience. By focusing on elective procedures like Invisalign and full-mouth reconstructions alongside general dentistry, the practice maintains a diverse revenue stream that captures both recurring preventive care and high-value surgical cases.

For investors, Clear Smiles Dental represents an attractive opportunity within the recession-resistant healthcare sector. The business leverages a scalable "Dental Support Organization" (DSO) model, which historically achieves high patient retention through membership programs and flexible financing partnerships (e.g., Sunbit, CareCredit). Growth is driven by the surging demand for cosmetic dentistry—a global market projected to reach \$30.1 billion by 2025—and the "Zoom boom" effect, which has seen a 50% increase in requests for aesthetic enhancements. With a proven track record of multi-site expansion and a robust digital infrastructure for patient acquisition, the business offers a stable, yield-generating profile with significant upside potential in the expanding Florida medical real estate market.



CLEAR SMILES DENTAL



TENANT OVERVIEW

Cooper Orthodontics

Cooper Orthodontics, lead by Dr. Andrew and Dr. Justin Cooper, focuses on creating a high-tech yet family-oriented experience across their South Florida locations. Their philosophy centers on making quality orthodontic care accessible, evidenced by their "Love Your Smile" membership and a commitment to offering various treatments—like Invisalign, traditional braces, and their in-house "Cooper Clear Aligners"—at the same affordable price point. By leveraging advanced tools like 3D imaging and AI-driven dental monitoring, the practice emphasizes precision and efficiency, allowing patients to achieve results with fewer in-office visits and faster turnaround times.

Beyond the technology, the practice is highly regarded for its "people-first" culture, which is reflected in hundreds of 5-star reviews from children, teens, and adults alike. Patients frequently highlight the welcoming atmosphere and the staff's ability to ease dental anxiety through clear communication and a gentle approach. The practice also fosters a unique community feel through their "Patient Hub," where patients can earn rewards points and participate in contests, transforming what is often a clinical necessity into an engaging and positive life milestone. This focus on patient empowerment ensures that every individual feels like a valued member of the Cooper Orthodontics family rather than just another appointment on the calendar.



TENANT OVERVIEW

IVF FLORIDA Reproductive Associates

IVF FLORIDA Reproductive Associates is one of the largest and most experienced fertility networks in the Southeastern United States, now operating as a key partner of US Fertility, the nation's largest physician-owned fertility partnership. The practice maintains a robust regional footprint with seven clinical locations—including Boca Raton, Coral Gables, Margate, Pembroke Pines, Jupiter, Wellington, and Jensen Beach—supported by specialized ambulatory surgery centers and state-of-the-art embryology laboratories. Led by a team of seven board-certified reproductive endocrinologists with over 150 years of combined experience, the clinic manages high-volume patient care, having performed approximately 2,622 cycles in a recent reporting year with a retrieval start rate of 90.2%.

The business is characterized by its high success rates and early adoption of advanced reproductive technologies, such as 3D ultrasound, preimplantation genetic testing (PGT), and AI-driven dental monitoring for cycle tracking. According to SART data, the practice achieves competitive clinical outcomes, with live birth rates for patients under 35 reaching approximately 41.8% per transfer. Beyond clinical procedures, IVF FLORIDA integrates a "people-first" financial model, offering programs like the \$129 Fertility Awareness Checkup and "Fertility Access" financing to lower barriers to entry.



IVF FLORIDA

Reproductive Associates®



Gateway Medical Plaza

Margate | FL

LEASE COMPARABLES



LEASE COMPARABLES



1050 NW 15th St Boca Raton, FL

SF	1,012
Starting Rent	\$32/NNN
Lease Signed	Aug 2025
Term	-
Class	Class C
Submarket	Boca Raton East
Year Built	1987



9250 Glades Rd Boca Raton, FL

SF	1,400
Starting Rent	\$32/NNN
Lease Signed	Jun 2025
Term	3 Yrs
Class	Class B
Submarket	Boca Raton West
Year Built	1985



2800 E Commercial Blvd Fort Lauderdale, FL

SF	1,200
Starting Rent	\$37.19/NNN
Lease Signed	May 2025
Term	1 Yr
Class	Class B
Submarket	Fort Lauderdale
Year Built	1970

LEASE COMPARABLES



880 NW 13th St Boca Raton, FL

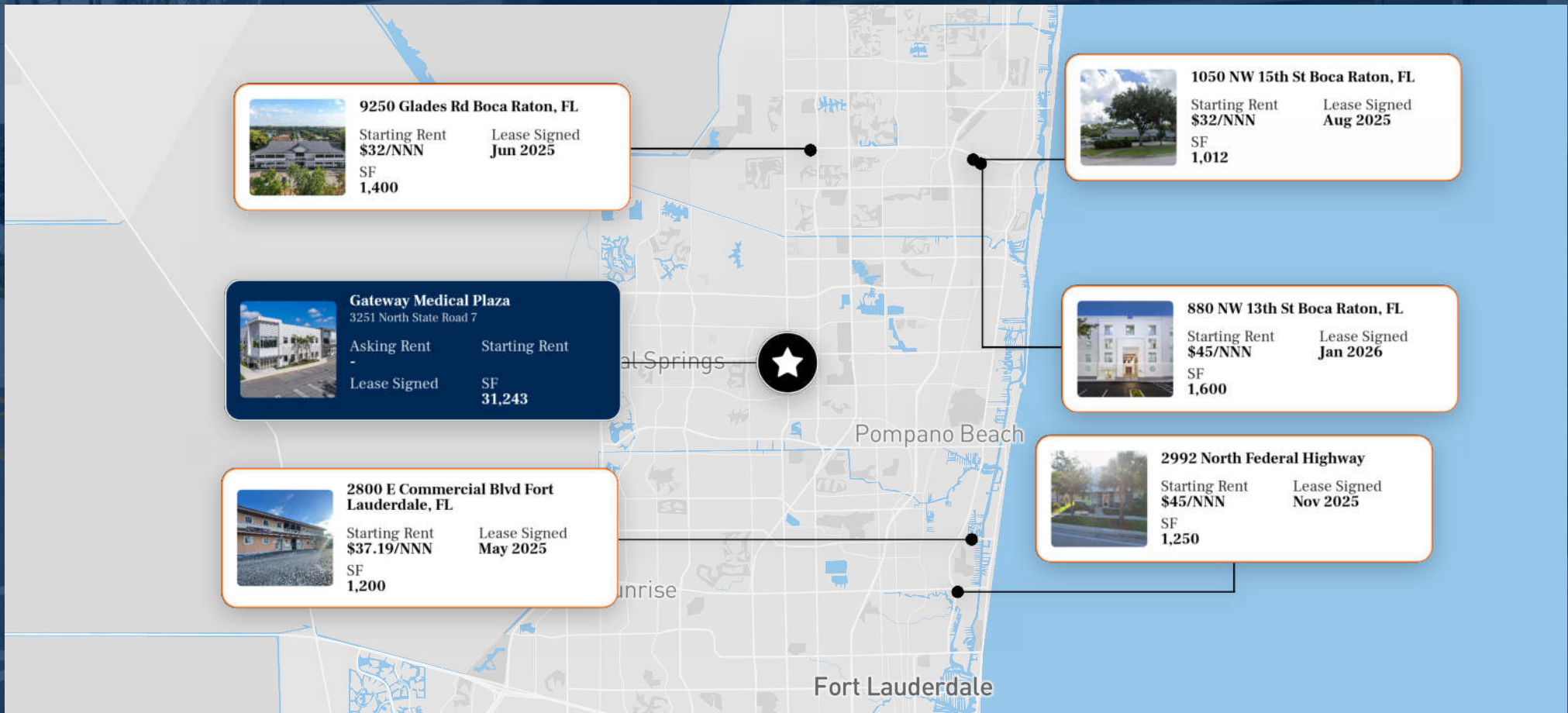
2992 North Federal Highway, Fort Lauderdale, FL

SF	1,600
Starting Rent	\$45/NNN
Lease Signed	Feb 2026
Term	10 Yrs
Class	Class A
Submarket	Boca Raton East
Year Built	1984

SF	1,250
Starting Rent	\$45/NNN
Lease Signed	Nov 2025
Term	-
Class	Health Care
Submarket	Fort Lauderdale
Year Built	2019

LEASE COMPARABLES SUMMARY AND MAP

Address	Starting Rent	SF	Lease Signed	Term	Year Built	Class
Gateway Medical Plaza 3251 North State Road 7, Margate, FL	-	31,243	-	-	2020	Class A
880 NW 13th St Boca Raton, FL	\$45/NNN	1,600	Jan 2026	10 Yrs	1984	Class A
2992 N Federal Hwy Fort Lauderdale, FL	\$45/NNN	1,250	Nov 2025	Not Listed	2019	Class B
1050 NW 15th St Boca Raton, FL	\$32/NNN	1,012	Aug 2025	Not Listed	1987	Class C
9250 Glades Rd Boca Raton, FL	\$32/NNN	1,400	Jun 2025	3 Yrs	1985	Class B
2800 E Commercial Blvd Fort Lauderdale, FL	\$37.19/NNN	1,200	May 2025	1 Yr	1970	Class B



Gateway Medical Plaza

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SALES COMPARABLES



SALES COMPARABLES



Gateway Medical Plaza
Margate, FL



7401 W Commercial Blvd
Tamarac, FL



1400 N State Road 7 Ft.
Lauderdale, FL



6646 W Atlantic Ave Delray
Beach, FL

RBA (Leased) **31,243 SF (94.64%)**

Sale Price **\$15,650,000**

Price/SF **\$500.91**

Sold Date **On Market**

Built **2020**

Land Area **2.31**

Cap Rate **6.2%**

RBA (Leased) **9,758 SF (100%)**

Sale Price **\$4,725,000**

Price/SF **\$484.22**

Sold Date **11/24/2025**

Built **1998**

Land Area **1.98 AC**

Cap Rate **6.2%**

RBA (Leased) **8,792 SF**

Sale Price **\$7,000,000**

Price/SF **\$796.18**

Sold Date **2/12/2026**

Built **2016**

Land Area **1.10 AC**

Cap Rate **-**

RBA (Leased) **16,761 SF (100%)**

Sale Price **\$9,670,000**

Price/SF **\$576.93**

Sold Date **4/7/2025**

Built **1980/2020**

Land Area **1.00 AC**

Cap Rate **-**

SALES COMPARABLES



402 SE 6th Ave Delray
Beach, FL

RBA (Leased) **5,371 SF (100%)**

Sale Price **\$4,000,000**

Price/SF **\$744.74**

Sold Date **12/15/2025**

Built **2016**

Land Area **0.48 AC**

Cap Rate **-**



3313 W Hillsboro Blvd Deerfield
Beach, FL

RBA (Leased) **28,430 SF**

Sale Price **\$14,117,000**

Price/SF **\$496.55**

Sold Date **11/6/2024**

Built **2014**

Land Area **1.82 AC**

Cap Rate **-**



4828 Coconut Creek Pkwy
Coconut Creek, FL

RBA (Leased) **10,000 SF (100%)**

Sale Price **\$7,000,000**

Price/SF **\$700.00**

Sold Date **3/7/2024**

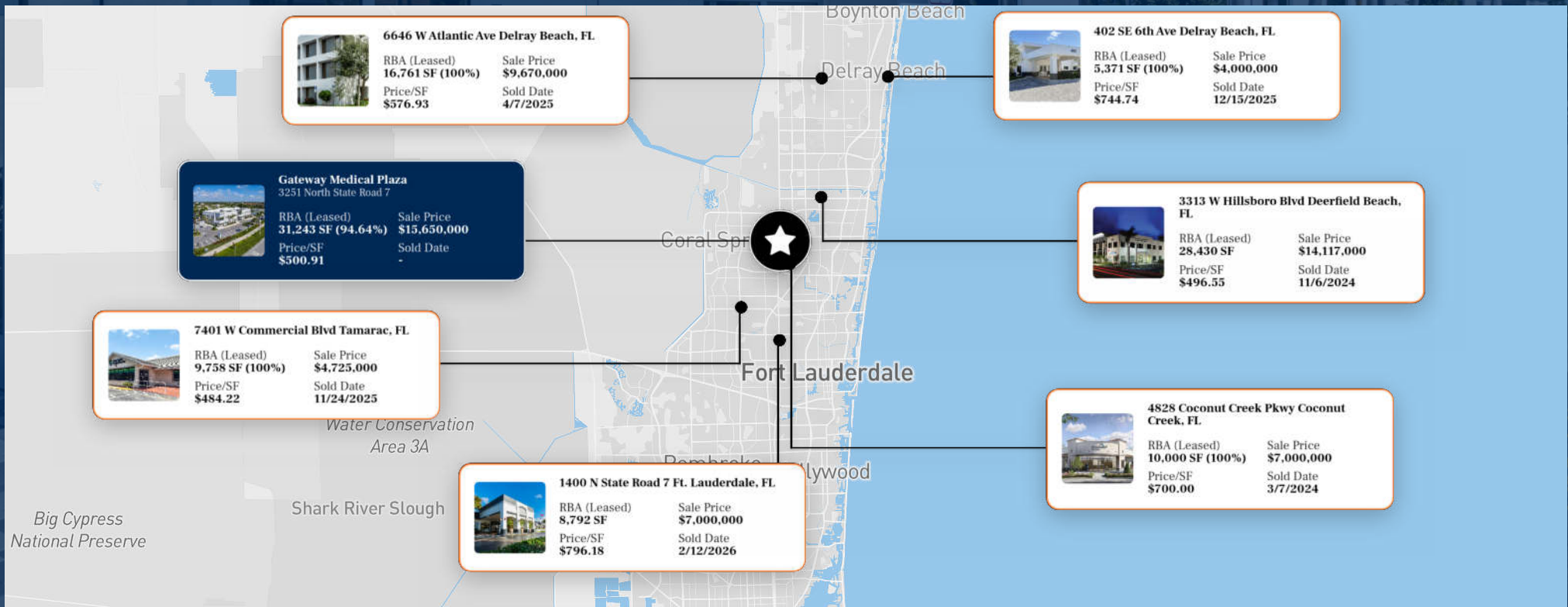
Built **2023**

Land Area **1.10 AC**

Cap Rate **6.0%**

SALES COMPARABLES SUMMARY AND MAP

Address	Sold Date	Sale Price (Price/SF)	RBA (Leased)	Built/ Renovated	Land Area	Cap Rate
Gateway Medical Plaza 3251 North State Road 7, Margate, FL	-	\$15,650,000 (\$500.91)	31,243	2020	2.31 AC	6.2%
7401 W Commercial Blvd Tamarac, FL	11/24/2025	\$4,725,000 (\$484.22)	9,758 SF	1998	1.98 AC	6.2%
1400 N State Road 7 Ft. Lauderdale, FL	2/12/2026	\$7,000,000 (\$796.18)	8,792 SF	2016	1.10 AC	-
6646 W Atlantic Ave Delray Beach, FL	4/7/2025	\$9,670,000 (\$576.93)	16,761 SF	1980/2020	1.00 AC	-
402 SE 6th Ave Delray Beach, FL	12/15/2025	\$4,000,000 (\$744.74)	5,371 SF	2016	0.48 AC	-
3313 W Hillsboro Blvd Deerfield Beach, FL	11/6/2024	\$14,117,000 (\$496.55)	28,430 SF	2014	1.82 AC	-
4828 Coconut Creek Pkwy Coconut Creek, FL	3/7/2024	\$7,000,000 (\$700.00)	10,000 SF	2023	1.10 AC	6.0%





Gateway Medical Plaza

Margate | FL

MARKET OVERVIEW

NORTHWEST BROWARD HIGHLIGHTS



Population Growth & Connectivity

Margate is a growing Broward County community with its population expanding steadily — estimated at ~61,671 residents in 2026, reflecting ongoing demand for housing, services, and retail amenities. The city's location within the Miami-Fort Lauderdale-West Palm Beach metro enhances its appeal as a commuter and business hub.



Strong Household Income

The city has seen median household income growth (over 8% year-over-year), signaling strengthening consumer purchasing power. Homeownership remains high at about 77.2%, indicating economic stability and long-term resident investment in the community.



Competitive Cost of Living

Margate's cost of living — including housing costs — remains competitive relative to neighboring South Florida cities. While marginally above national averages, it supports affordability for residents and workforce talent retention, which translates into sustained local demand.



Diverse Demographic Base

Margate offers a diverse demographic mix, with significant representation across multiple ethnic groups and a median age in the mid-40s, which supports broad consumer demand for retail, service, and housing products.



Housing Market Stabilization

Margate's real estate has entered a stabilization phase in 2025, with increased inventory and leveling prices after years of rapid South Florida appreciation — presenting value opportunities for buyers and investors.



Strategic Location & Accessibility

Located along State Road 7 with proximate access to major transportation corridors (e.g., Florida's Turnpike, I-95), Margate benefits from strong regional connectivity to Fort Lauderdale, West Palm Beach, and Miami — boosting both consumer traffic and commercial viability for retail, office, and service uses.

NORTHWEST BROWARD BY THE NUMBERS

#1

Affordable Housing Options
in South Florida

#6

Fastest Growing Housing
Markets in Florida

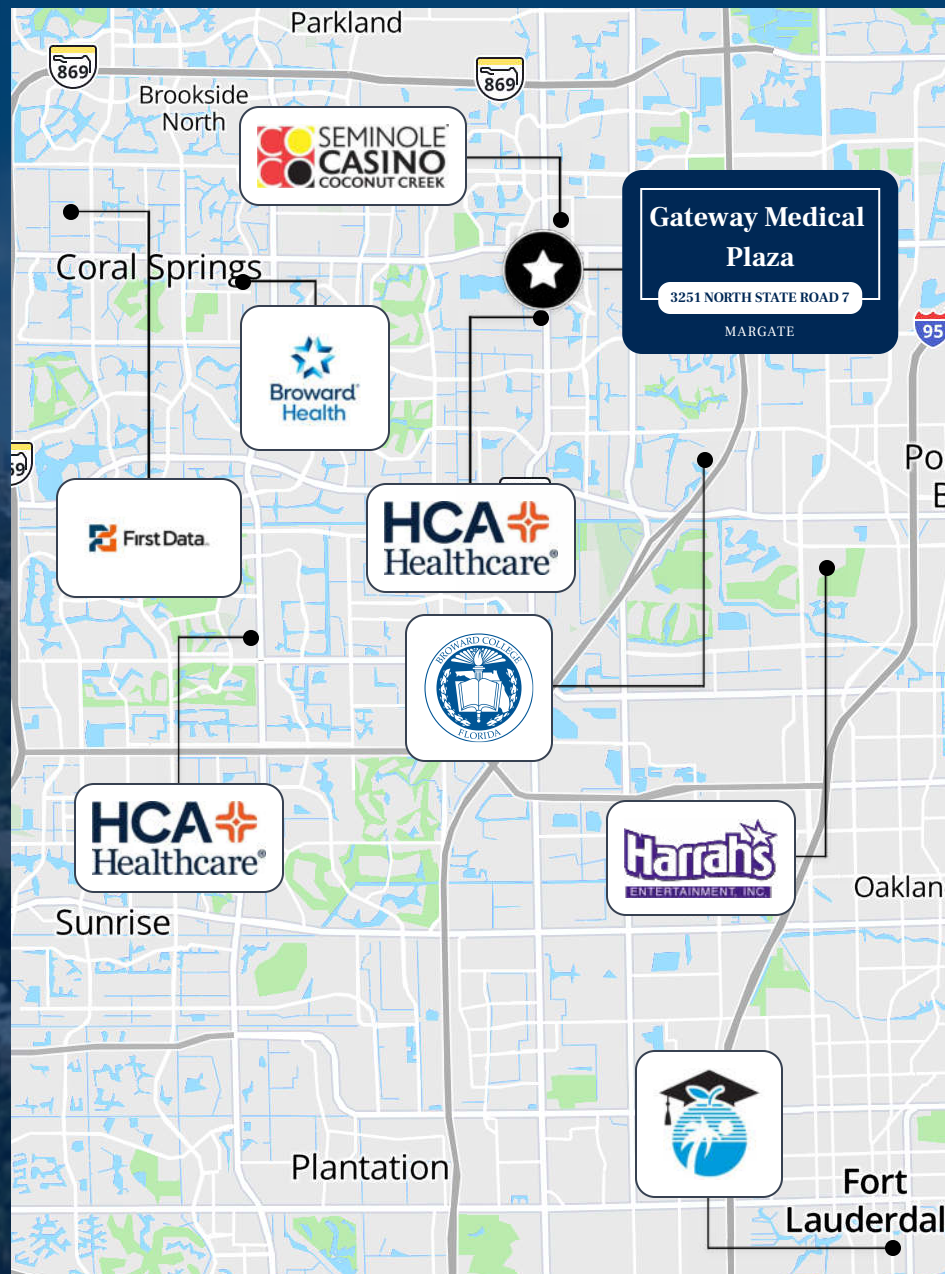
#15

Top 20 Emerging Suburban
Markets in the U.S

#10

Best Cities for First-Time
Homebuyers in the U.S

MAJOR EMPLOYERS



The subject property is situated within a robust and diverse economic landscape, underpinned by a strong presence of recession-resistant employment sectors. The area's stability is anchored by major public and private institutions in healthcare and education, including Broward County Public Schools, one of the nation's largest school districts, and prominent medical centers like HCA Florida Northwest Hospital and Broward Health Coral Springs. These institutions provide a consistent and substantial employment base, ensuring long-term stability. Further diversifying the local economy are major hospitality and entertainment destinations such as the Seminole Casino Coconut Creek and Harrah's Pompano Beach, which function as significant economic engines and major regional employers. This dynamic mix of stable, large-scale employers across multiple industries creates a resilient employment market, ensuring sustained demand and economic vitality for the surrounding area.

Employer	Industry	Employees	Distance
Broward County Public Schools	Education	10,000	18.8 mi
HCA Florida Northwest Hospital	Healthcare	3,500	0.9 mi
Caesars Entertainment (Pompano Park)	Entertainment	3,000	6.2 mi
Broward College	Education	2,500	4.0 mi
First Data	Technology	2,000	6.0 mi
Seminole Casino Coconut Creek	Entertainment	1,500	1.5 mi
Broward Health Coral Springs	Healthcare	1,500	3.9 mi
HCA Florida Woodmont Hospital	Healthcare	1,000	7.5 mi

MARGATE UNEMPLOYMENT FALLS TO NEAR-RECORD LOWS

**~4.1%
UNEMPLOYMENT**

MARGATE'S UNEMPLOYMENT RATE REMAINED LOW AT 4.1% IN DECEMBER 2025, CONTINUING TO TRACK BELOW ITS HISTORICAL LONG-TERM AVERAGE OF 5.48%.

**~1.4% JOB
GROWTH**

MARGATE EXPERIENCED STEADY GROWTH OF 1.4% OVER THE PAST YEAR, DRIVEN BY ACTIVITY IN THE HEALTHCARE, RETAIL, AND EDUCATION SECTORS.

~33K WORKERS

MARGATE SUPPORTS A DIVERSE LABOR FORCE OF OVER 33K RESIDENTS, CONTRIBUTING TO THE ECONOMIC VITALITY OF NW BROWARD COUNTY.

**1,800+ LOCAL
BUSINESSES**

THE CITY IS HOME TO OVER 1,800 BUSINESSES, LEVERAGING ITS CENTRAL LOCATION AS A VITAL HUB WITHIN THE TRI-COUNTY SF MARKET.

**\$1.26B IN
RETAIL SALES**

MARGATE'S RETAIL SECTOR REMAINS A POWERHOUSE, GENERATING OVER \$1.26 BILLION IN ANNUAL SALES AND BOLSTERING THE LOCAL TAX BASE.

**~50-ACRE
CITY CENTER**

MARGATE'S TRANSFORMATIONAL CITY CENTER PROJECT IS SET TO REDEFINE THE LOCAL LANDSCAPE, DRIVING MILLIONS IN NEW ECONOMIC ACTIVITY.

MARGATE POPULATION EXPECTED TO OUTPACE NATIONAL GROWTH

CITY OF MARGATE

60,650

2024 Population

0.84%

Annual Growth Rate
(2020-2024)

1.68%

Projected Growth
(2024-2026)

BROWARD COUNTY

2.04M

2024 Population

1.00%

Annual Growth Rate
(2010-2023)

1.10%

Projected Annual Growth
(2025+)

FLORIDA

23.38M

2025 Population

1.37%

Avg. Annual Growth
(2024-2028)

1.26%

Projected Growth
(2026-2028)

UNITED STATES

341.8M

2025 Population

1.00%

Annual Growth Rate
(2024)

0.50%

Population Growth
(2021 to 2026)

MARGATE POPULATION EXPECTED TO OUTPACE NATIONAL GROWTH



Broward is home to 15 of the Top 300 public high schools in the nation

Source: U.S. News & World Report 2025-2026 Best High Schools Rankings



Margate is near 5 of the Top 25 private high schools in Florida

Including schools such as:

- American Heritage Schools, Broward Campus
- Pine Crest School, Fort Lauderdale
- North Broward Preparatory School



Broward County Public Schools (BCPS) is the 6th largest district in the U.S.

Source: BCPS Benchmark Enrollment Count 2025/26



Margate is home to highly-rated local private and charter options

- Phyl's Academy Preparatory School: A top-rated PK-12 private option
- Rise Academy of Science and Technology: A prominent local charter serving the Margate community.



3251 North State Road 7

Margate | FL

Broker of Record

Ryan Nee

+1 954-245-3400

ryan.nee@zylberglait@marcusmillichap.com

Lic #: BK3154667

Marcus & Millichap