

OUTPARCEL AVAILABLE FOR GROUND LEASE

862 SOUTH STATE ROAD 7 HOLLYWOOD, FLORIDA 33023



- Up to 4,000 SF Outparcel Available for Ground Lease / Drive Thru Permitted
- Join Dollar General, World Thrift and Pep Boys
- Utilities Near Site / Excellent SR 7 Frontage
- South Mixed-Use District / S-MU Zoning
- Join Area Retailers Walmart Supercenter, Home Depot, Dollar Tree and McDonalds

Clint Casey

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The
Rotella Group Inc.

COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS

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	2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	EST POPULATION	23,116	191,793	494,661
	AVG HH INCOME	\$61,933	\$71,043	\$70,935
	MEDIAN AGE	38.8	38.5	39.0
	TOTAL BUSINESSES	1,655	9,567	28,311
	TOTAL DAYTIME POP	19,479	164,065	441,129

Source: esri



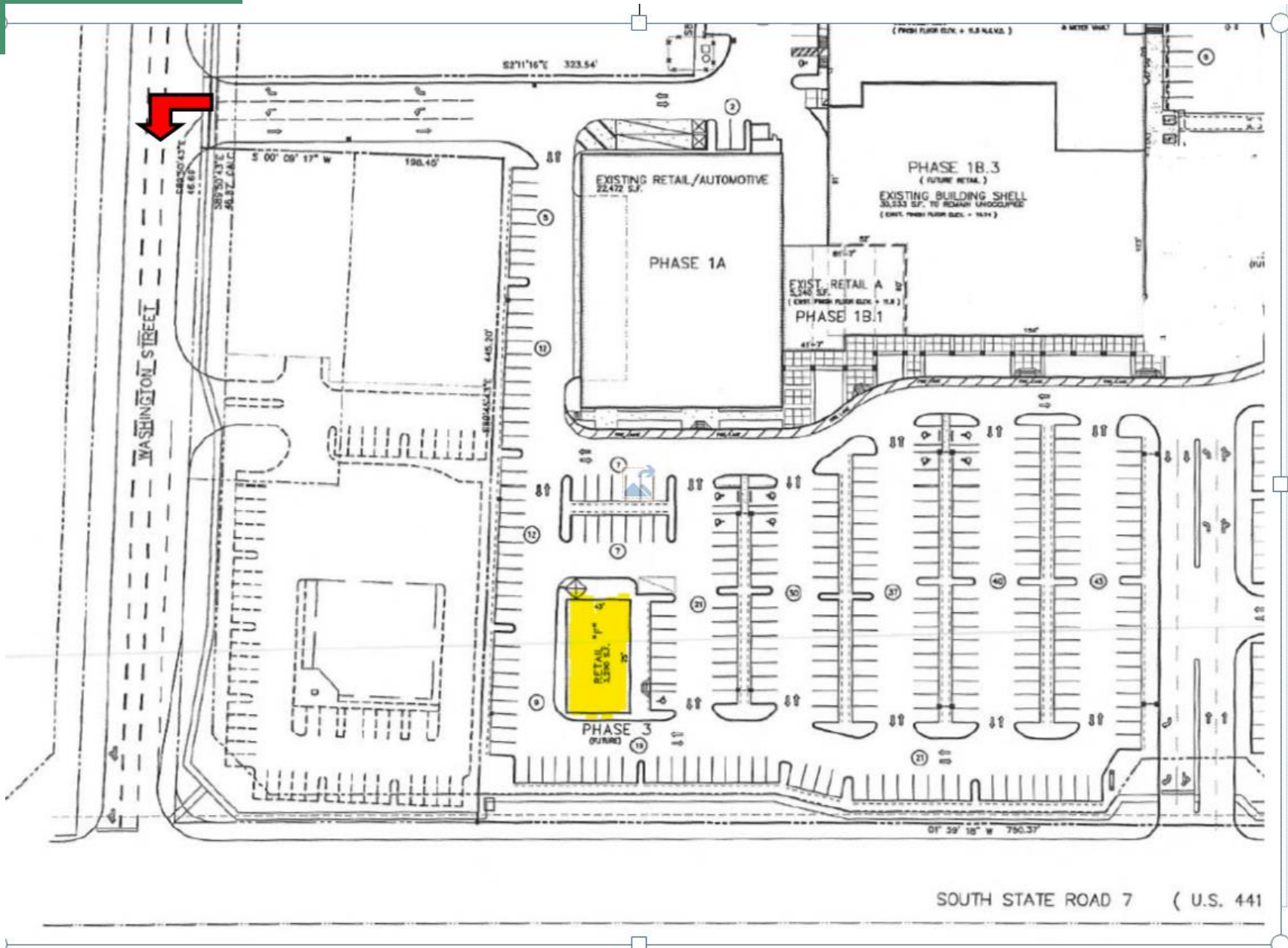
TRAFFIC COUNTS 2020 AADT	
S STATE RD 7 S OF HOLLYWOOD BLVD	37,000
HOLLYWOOD BLVD WEST OF STATE RD 7	13,700

Source: FDOT

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