



RETAIL SPACE FOR LEASE



1,337 SF Available Space at Harbor Freight Plaza

100 North 28th Avenue, Hollywood, FL 33020

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The Rotella Group Inc.
COMMERCIAL REAL ESTATE

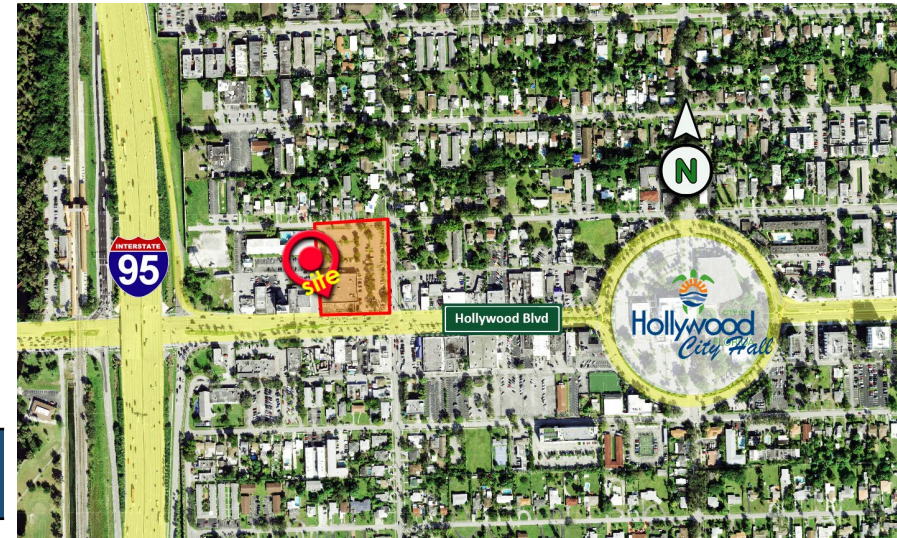


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The Rotella Group has been retained as the exclusive agent for leasing an **available space**, located at 100 North 28th Avenue, Hollywood, FL 33020, Broward County, in the Southeast Florida Market, **with frontage greatly exposed to Hollywood Boulevard.**



Unit	Former Use	SqFt	Base Rent / SF	Common Area Maintenance	Monthly Estimate*
2811-A	Retail	1,337	\$25.00	\$7.72	\$3,645.55

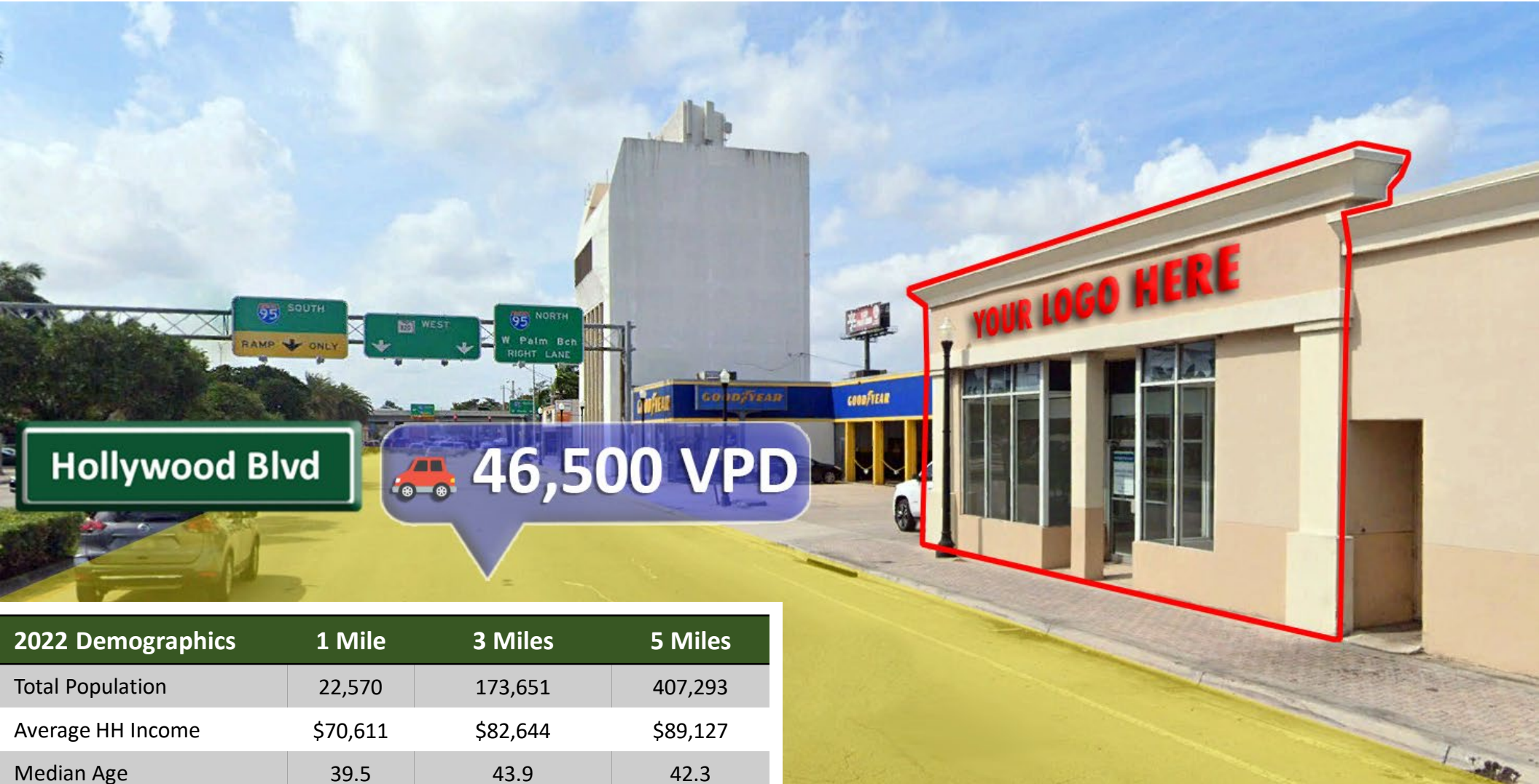
* Not included: taxes and other expenses

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Hollywood Blvd



46,500 VPD

2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	22,570	173,651	407,293
Average HH Income	\$70,611	\$82,644	\$89,127
Median Age	39.5	43.9	42.3
Total Businesses	2,183	15,659	30,376
Total Daytime Population	23,594	179,369	409,831

Source: Esri

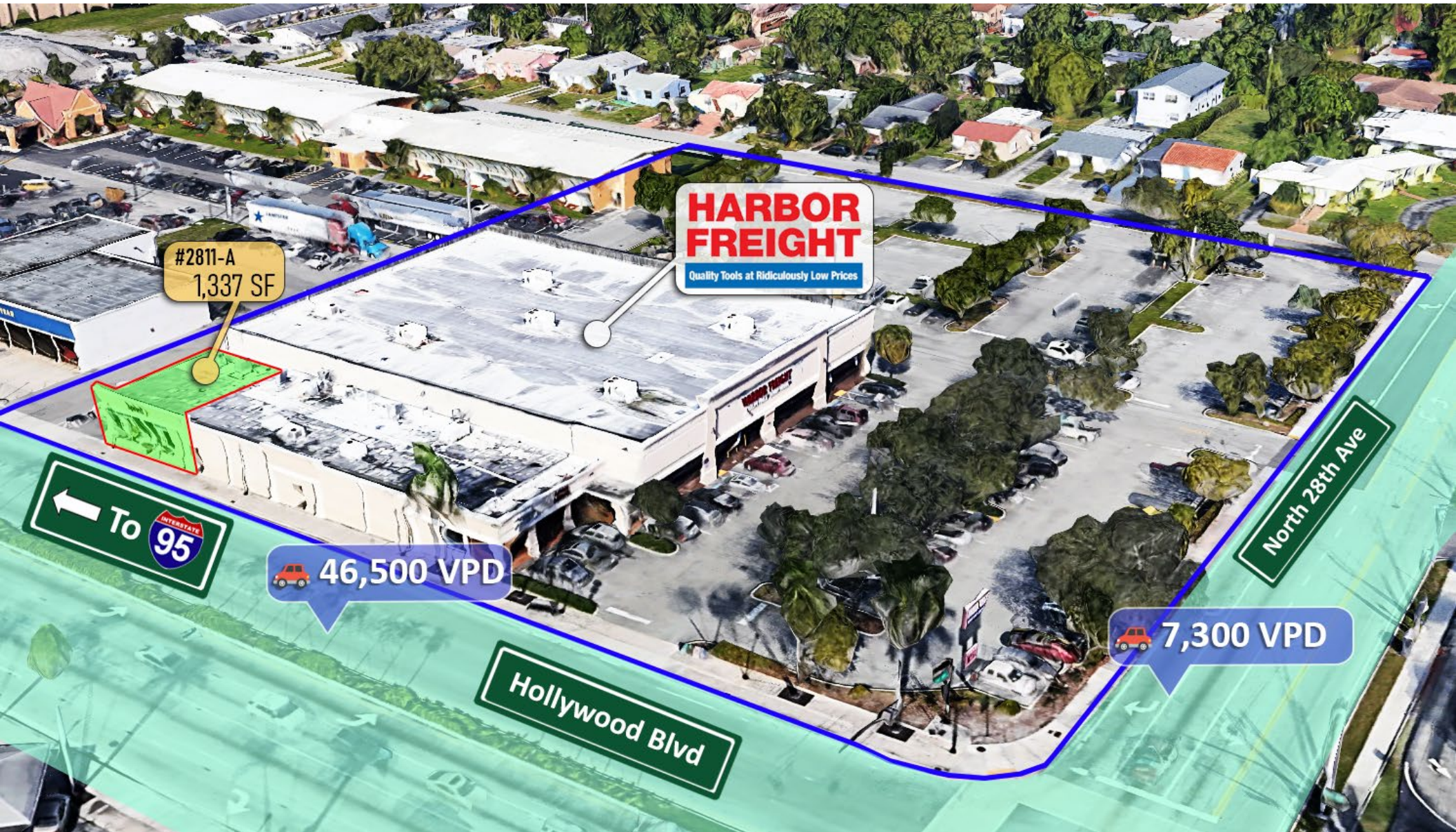
- East of I-95, just one block from Hollywood City Hall
- **Ample parking and excellent exposure**
- Anchored by Harbor Freight

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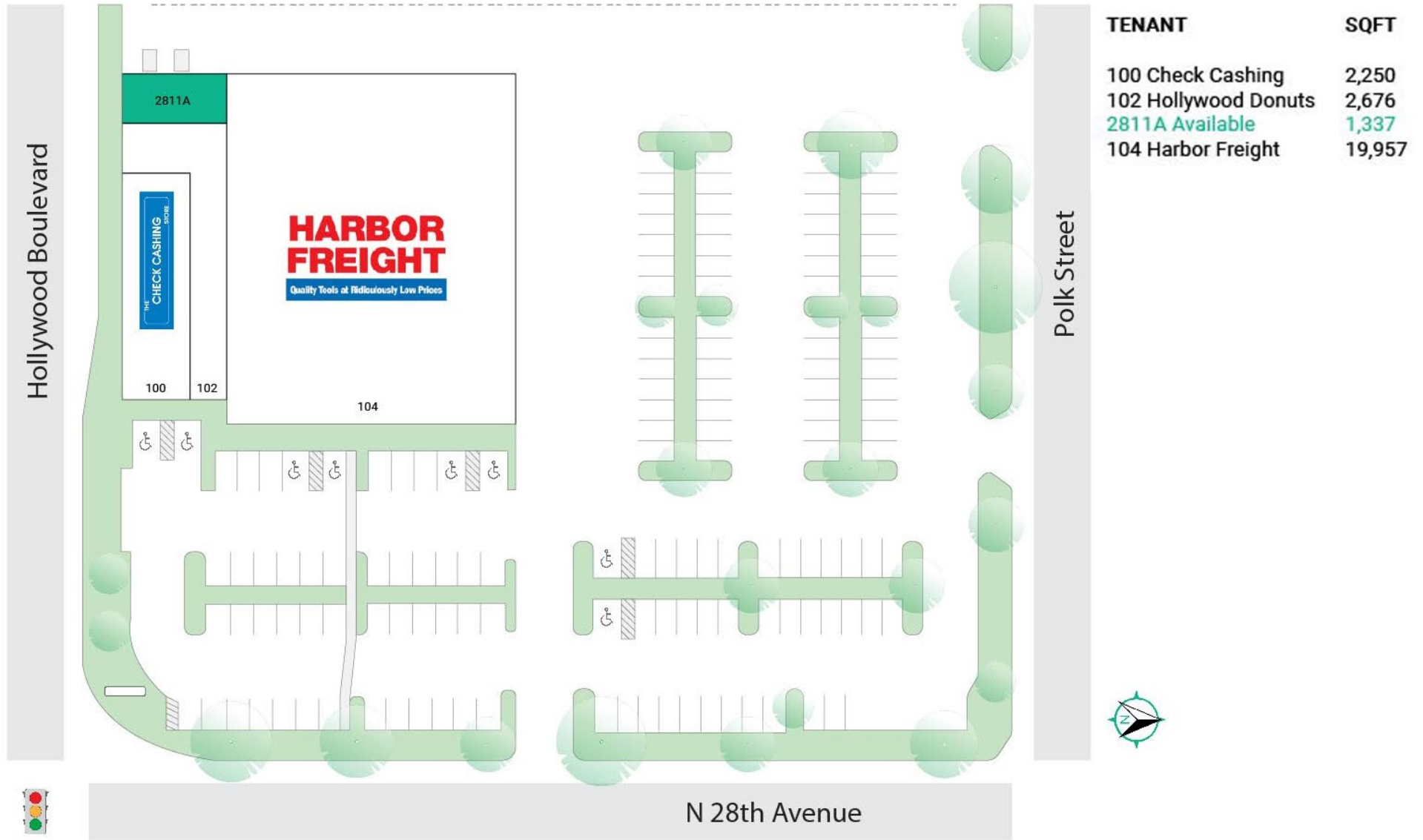
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Site Plan



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Commercial Real Estate Brokers

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