



RETAIL SPACE FOR LEASE



1,250 to 3,166 SF Spaces Available

Hollywood Plaza

651 South State Road 7, Hollywood, FL 33024

Steven Miller | steve@rotellagroup.com
Anna Shon | anna@rotellagroup.com
954-568-9015 | rotellagroup.com

The Rotella Group Inc.
COMMERCIAL REAL ESTATE



651 South State Road 7, Hollywood, FL 33024

1,250 to 3,166 SF Spaces at Hollywood Plaza **For Lease**

The Rotella Group has been retained as the exclusive agent for leasing **available spaces**, located at 651 South State Road 7, Hollywood, FL 33024, Broward County, in the Southeast Florida Market, **on the corner of S. State Road 7 and Washington Street, anchored by Burlington and Aldi Foodmarket.**



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2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	23,032	195,427	497,247
Average HH Income	\$72,450	\$83,089	\$82,269
Median Age	39.3	38.4	38.9
Total Businesses	1,890	10,790	31,660
Total Daytime Population	20,309	165,992	452,437

Source: Esri

- East of Florida's Turnpike, South of Hollywood Blvd
- Ample parking
- Join Burlington, Bank of America, Aldi, Badcock, and many more

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Unit	Former Use	SqFt	Base Rent per SF	Common Area Maintenance	Monthly Estimate*
621	Restaurant	1,250	\$25.00	\$5.80	\$3,208.33
785	Retail / Raw	2,200	\$25.00	\$5.80	\$5,646.67
795	Retail / Raw	3,166	\$25.00	\$5.80	\$8,126.07
603-B	Retail / New Construction	1,406	\$45.00	\$5.80	\$5,952.07

* Not included: taxes and other expenses



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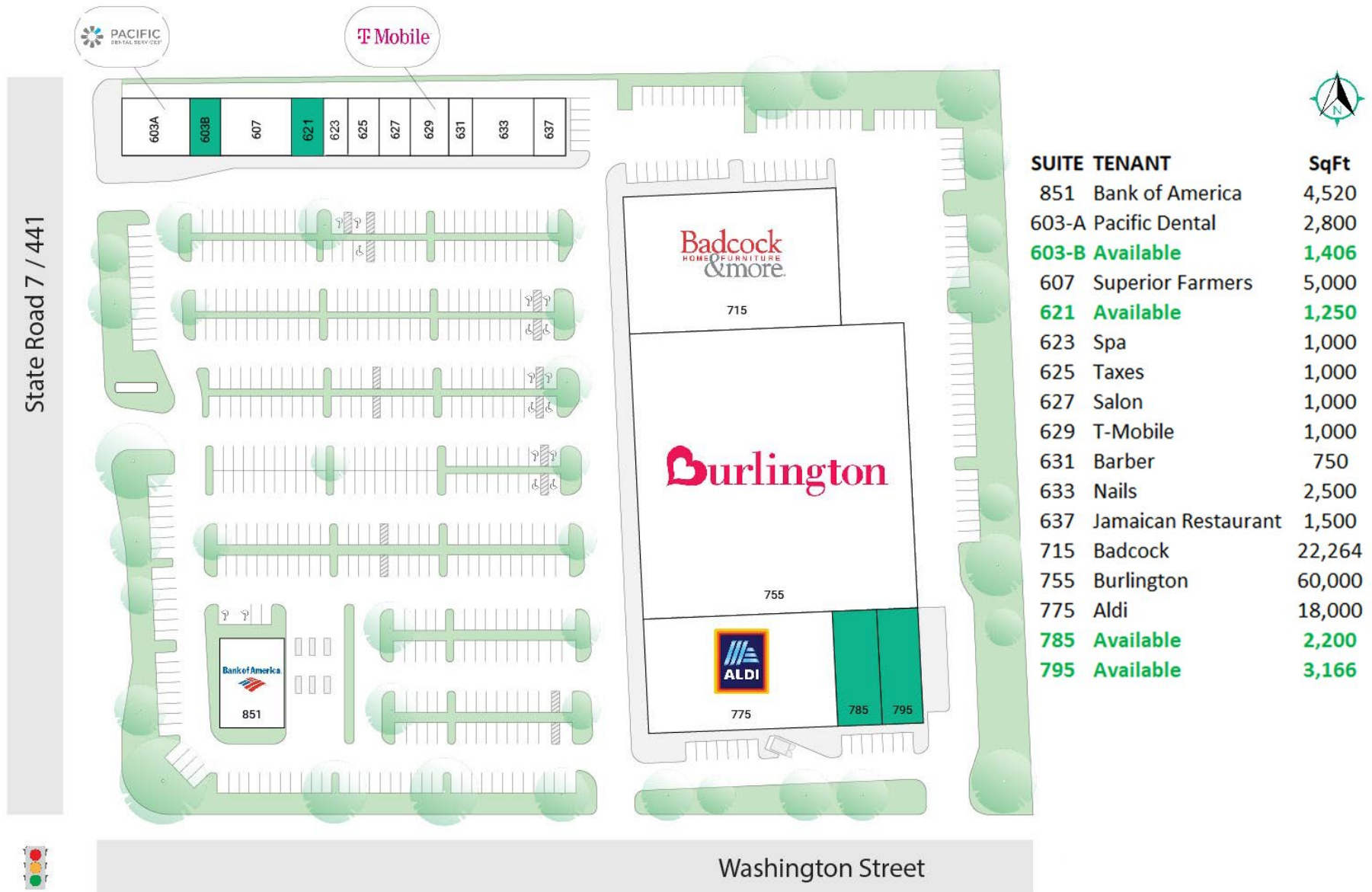
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Site Plan



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Commercial Real Estate Brokers

The Rotella Group, Inc.

3300 North Federal Highway, Suite 200
Fort Lauderdale, Florida 33306

Phone
954-568-9015

www.rotellagroup.com
info@rotellagroup.com

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