



RETAIL SPACE FOR LEASE



1,200 SF Space at West Hollywood Shopping Center

106-450 S. State Road 7, Hollywood, FL 33023

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The
Rotella Group Inc.
COMMERCIAL REAL ESTATE



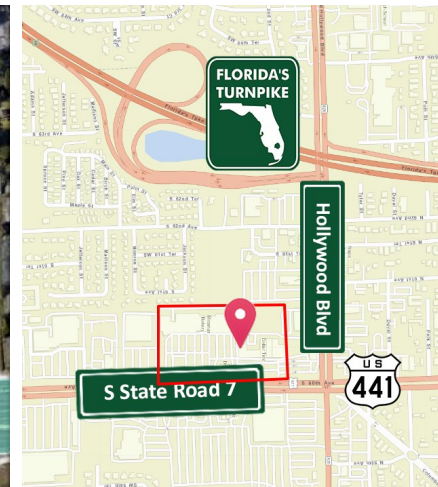
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1,200 SF Space at West Hollywood Shopping Center **For Lease**

The Rotella Group has been retained as the exclusive agent for leasing **available space** located at 260 S. State Road 7, Hollywood, Broward County, in the Southeast Florida Market, **almost on the corner of Hollywood Boulevard.**



- Prominent Building Signage
- Great location
- Ample parking



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2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	22,854	194,811	493,105
Average HH Income	\$75,626	\$83,384	\$82,300
Median Age	38.2	38.5	38.9
Total Businesses	1,803	10,532	31,755
Total Daytime Population	19,541	166,502	450,219

Source: Esri

Unit	SqFt	Former Use	Base Rent per SF	Common Area Maintenance	Monthly Estimate*
260	1,200	Retail	\$20.00	\$5.10	\$2,510.00

* Not included: taxes and other expenses

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Site Plan



SUITE	TENANT	SQFT
192	Liquor Store	7,500
200A	Thai Supermarket	4,782
200B	Dollar Tree	9,616
210	Beauty Supplies	3,710
220	Barber Shop	900
224/240	Check Cashing Store	2,880
250	F45 Training Studio	5,000
260	Available	1,200
270/280	Hair & Nail Salon	1,800
290	Korean Bistro	900
330/340	American Thrift Stores	23,000
320	Hair Salon	1,200
350	American Thrift Stores	3,000
370A/380	Miramar Bakery	4,695
370B	Pharmacy	2,105
390/410	Chenmed	8,592
404	Denny's	5,611
420/430	Hollywood Beauty Institute	19,800
440/450	Cornerstone Church	17,600
460	Wendy's	2,605

South State Road 7 / 441

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The Rotella Group, Inc.

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