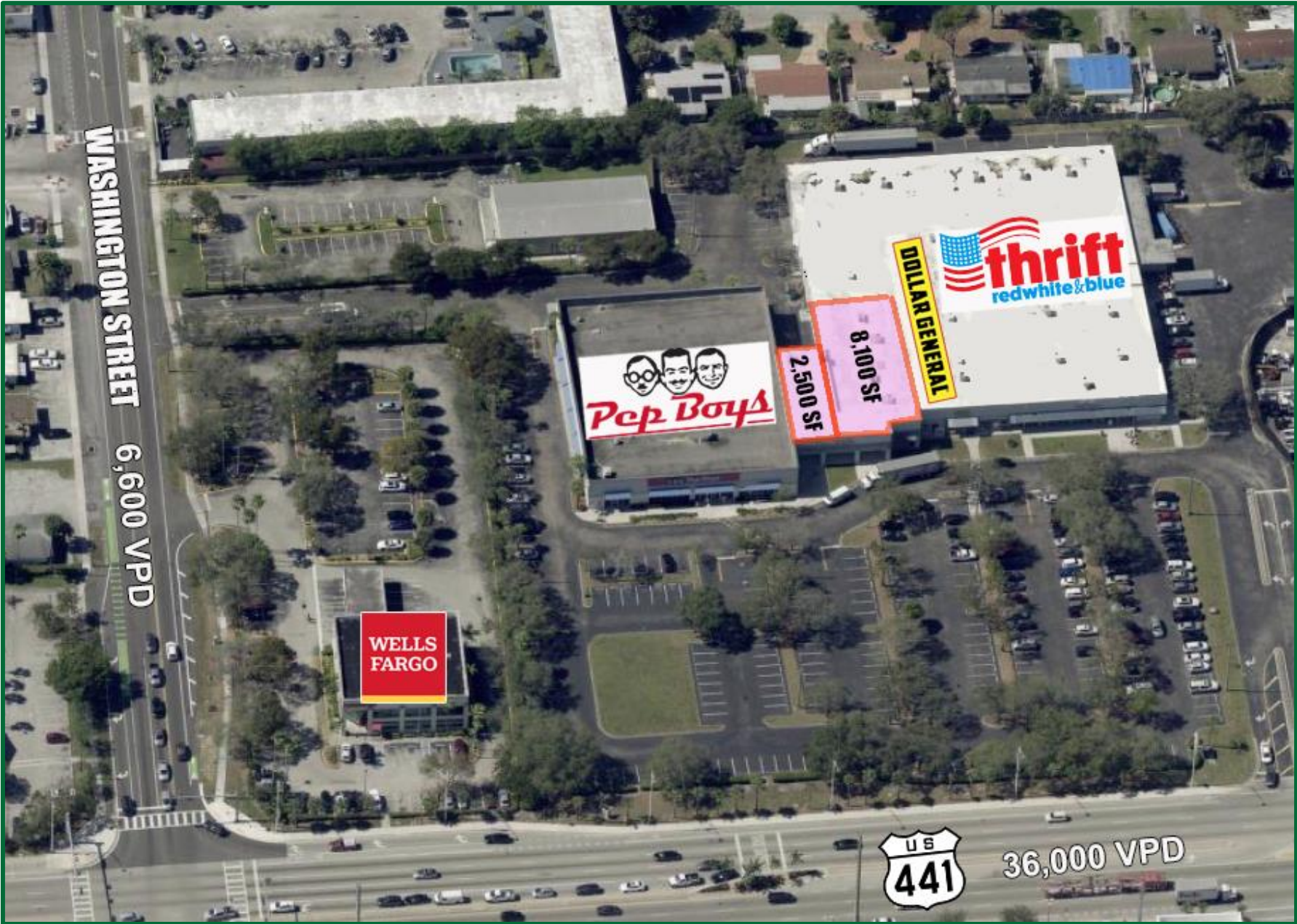


2,500 – 8,100 SF FOR LEASE
840 - 850 South State Road 7, HOLLYWOOD, FL 33023



Contact:

Clinton Casey
Clint@RotellaGroup.com
o. 954-568-9015

The Rotella Group Inc.
COMMERCIAL REAL ESTATE
www.RotellaGroup.com

2,500 – 8,100 SF FOR LEASE
840 - 850 South State Road 7, HOLLYWOOD, FL 33023



Contact:

Clinton Casey
Clint@RotellaGroup.com
o. **954-568-9015**



COMMERCIAL REAL ESTATE
www.RotellaGroup.com

PROPERTY
AERIAL

2,500 – 8,100 SF FOR LEASE
840 - 850 South State Road 7, HOLLYWOOD, FL 33023



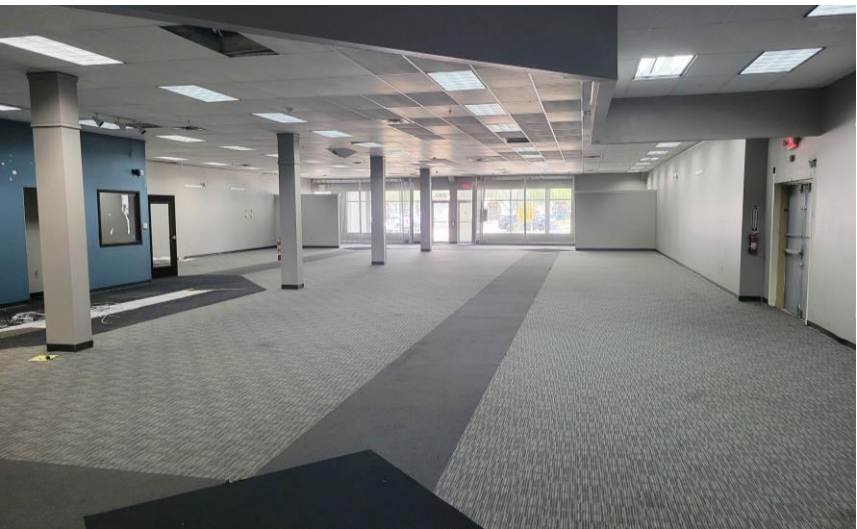
Contact:

Clinton Casey
Clint@RotellaGroup.com
o. 954-568-9015

The
RG Rotella Group Inc.
COMMERCIAL REAL ESTATE
www.RotellaGroup.com

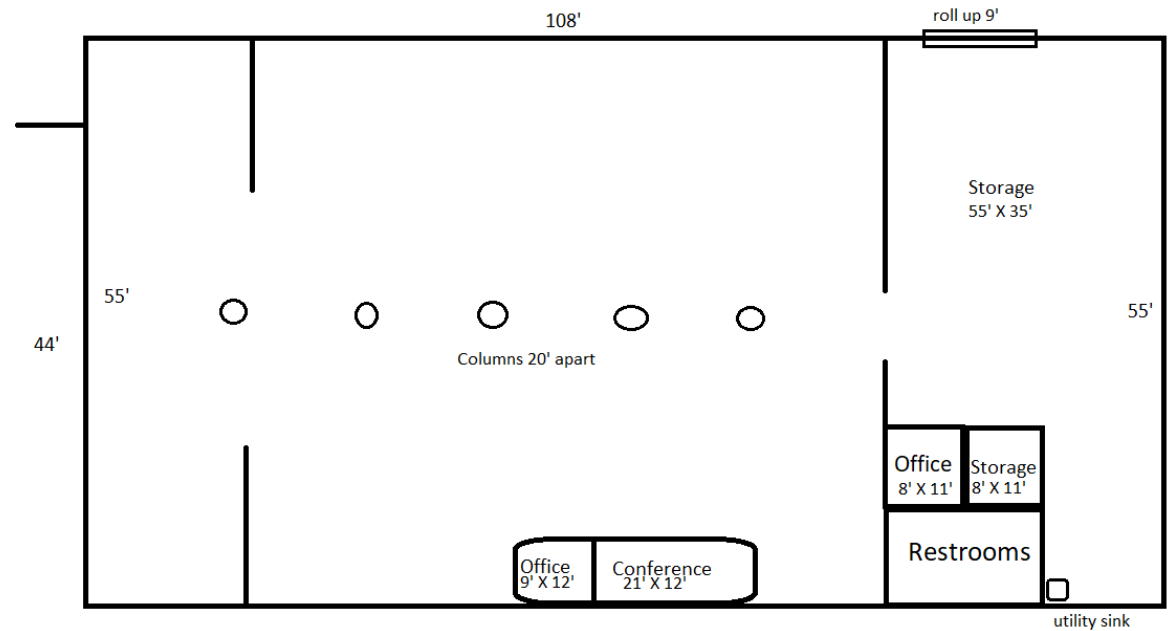
SPACE 840
PHOTOS

2,500 – 8,100 SF FOR LEASE
840 - 850 South State Road 7, HOLLYWOOD, FL 33023



SPACE 840

- 8,100 SF for lease @ \$18.50 NNN
- 10' 11" to ceiling tiles
- 16' clear back room
- 2 restrooms
- Security curtain on front windows



Contact:

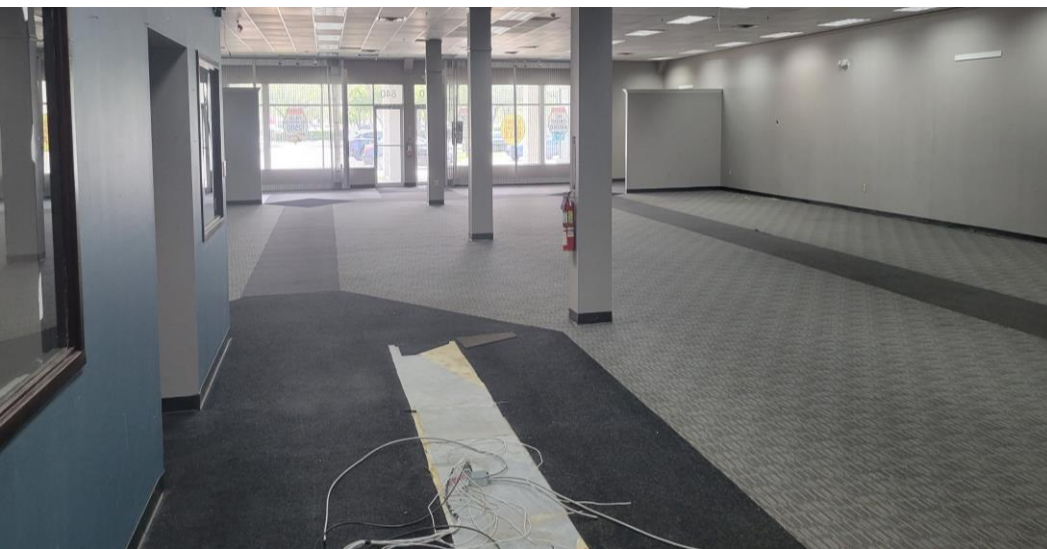
Clinton Casey
Clint@RotellaGroup.com
o. 954-568-9015

The
RG Rotella Group Inc.

COMMERCIAL REAL ESTATE
www.RotellaGroup.com

**SPACE 840
PHOTOS**

2,500 – 8,100 SF FOR LEASE
840 - 850 South State Road 7, HOLLYWOOD, FL 33023



Contact:

Clinton Casey

Clint@RotellaGroup.com

o. 954-568-9015

**The
R
G
Rotella Group Inc.**

COMMERCIAL REAL ESTATE

www.RotellaGroup.com

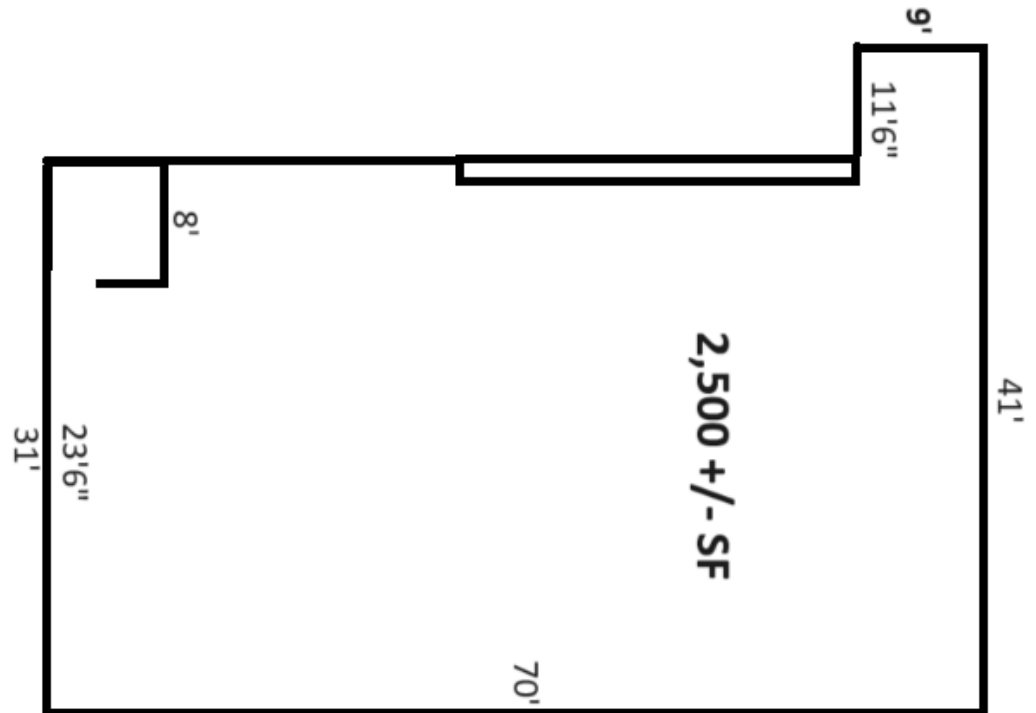
SPACE 850
PHOTOS

2,500 – 8,100 SF FOR LEASE
840 - 850 South State Road 7, HOLLYWOOD, FL 33023



SPACE 850

- 2,500 SF for lease @ \$23.50 NNN
- Inline corner space with 51' glass
- 41' frontage with 31' width
- 11' 5" to ceiling tiles



Contact:

Clinton Casey

Clint@RotellaGroup.com

o. [954-568-9015](tel:954-568-9015)

The Rotella Group Inc.

COMMERCIAL REAL ESTATE

www.RotellaGroup.com



Contact:

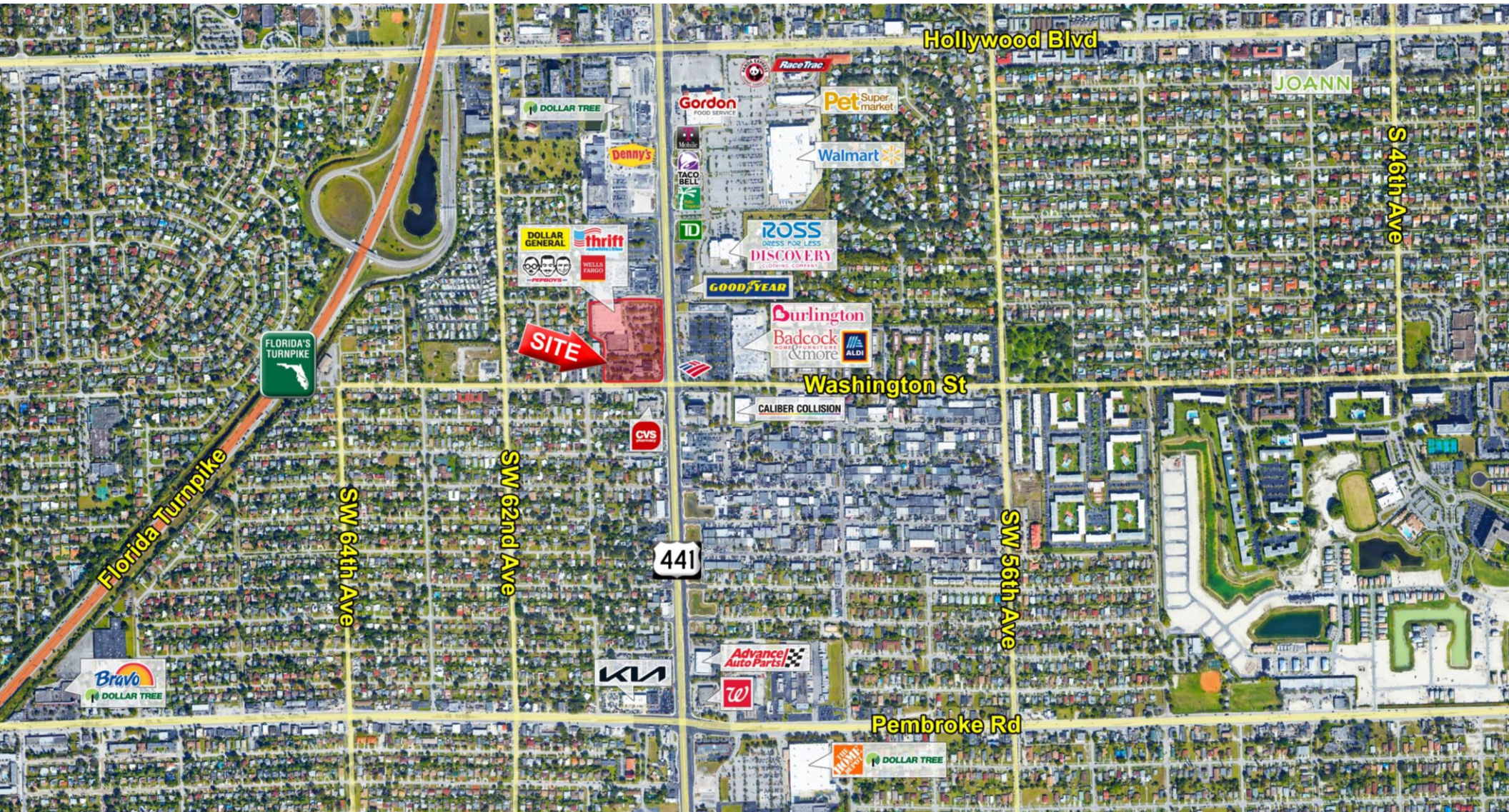
Clinton Casey

Clint@RotellaGroup.com

o. [954-568-9015](tel:954-568-9015)

The
RG Rotella Group Inc.

COMMERCIAL REAL ESTATE
www.RotellaGroup.com



Contact:

Clinton Casey

Clint@RotellaGroup.com

o. [954-568-9015](tel:954-568-9015)

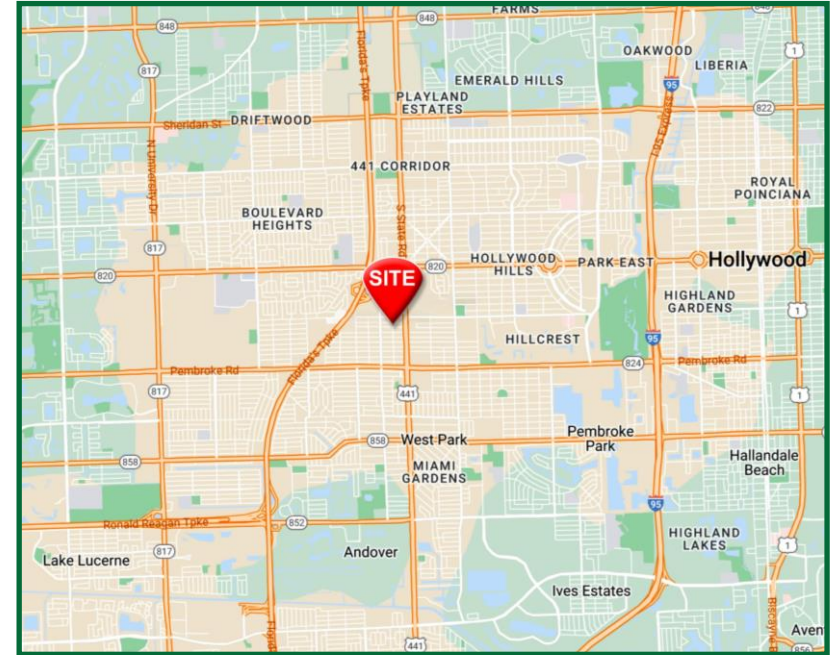
The
Rotella Group Inc.

COMMERCIAL REAL ESTATE

www.RotellaGroup.com

PROPERTY DEMOGRAPHICS

2,500 – 8,100 SF FOR LEASE
840 - 850 South State Road 7, HOLLYWOOD, FL 33023



TRAFFIC COUNTS 2023 AADT	
ST RD 7 / US Hwy 441	36,000
WASHINGTON ST	6,600

Source: FDOT

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
EST POPULATION	22,777	195,815	497,860
AVG HH INCOME	\$76,573	\$85,411	\$83,315
MEDIAN AGE	38.6	38.8	39.1
TOTAL BUSINESSES	1,736	10,725	31,715
TOTAL DAYTIME POP	19,068	161,095	443,377

Source: Experian

Contact:

Clinton Casey
Clint@RotellaGroup.com
 o. 954-568-9015



COMMERCIAL REAL ESTATE
www.RotellaGroup.com



The Rotella Group, Inc.

Commercial Real Estate Brokers

SOUTH FLORIDA

3300 North Federal Highway, Suite 200
Fort Lauderdale, FL 33306
Phone 954-568-9015

NORTH & CENTRAL FLORIDA

12200 West Colonial Drive, Suite 300-H
Winter Garden, FL 34787
Phone 407-718-1849

www.rotellagroup.com
info@rotellagroup.com

follow us



DISCLAIMER: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you may depend on tax and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.