



**NEAR AIRPORT
& PORT**



3,300 ± SF Industrial / Flex

3772 SW 30 Avenue, Hollywood, FL 33312

Clinton Casey | clint@rotellagroup.com
954-568-9015 | rotellagroup.com

The Rotella Group Inc.
COMMERCIAL REAL ESTATE
Est. 1995

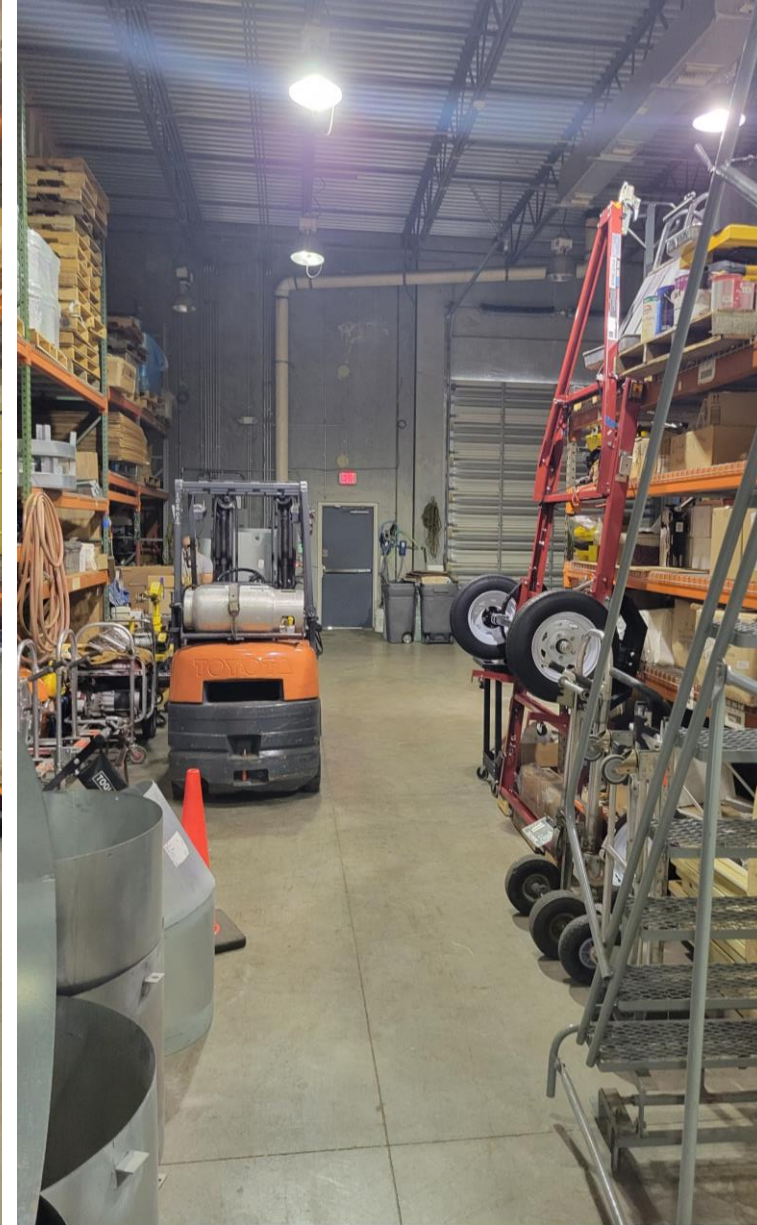


3772 SW 30 Avenue, Hollywood, FL 33312

3,300 ± SF Industrial / Flex

Building Highlights for Flyer

- 3,300 SF (33' X 100')
- 33% Office
- 1 drive in roll up doors (12' X 14')
- 20' Clear
- 30th Avenue Frontage
- 120/208 Volt
- Impact Windows
- 100% HVAC
- Two restrooms
- 40 Deeded Parking Spaces + Shared
- \$ 1,425,000.00
- Frontage on 30th Avenue



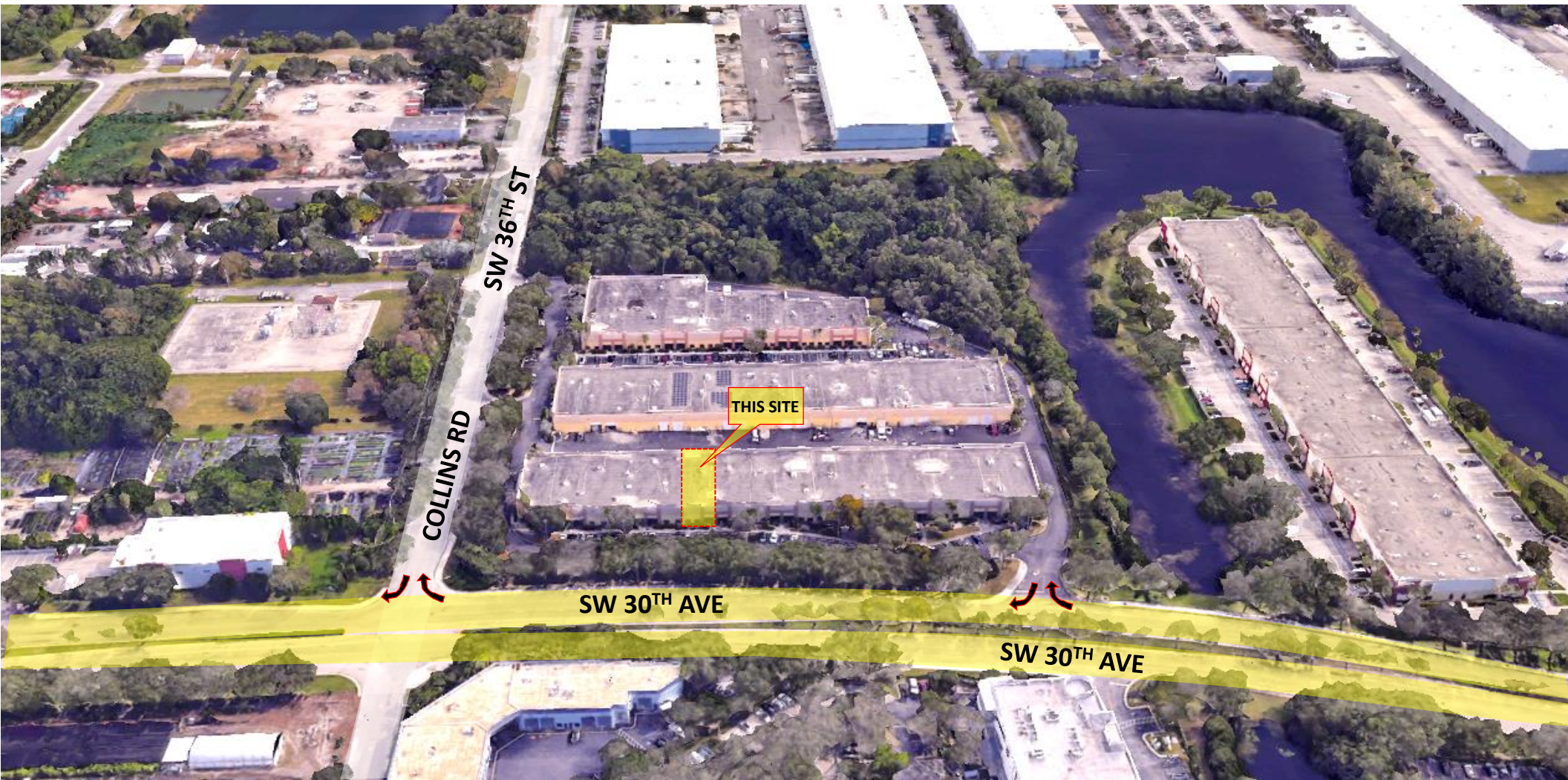
Clint Casey | clint@rotellagroup.com
954-568-9015 | rotellagroup.com



3772 SW 30 Avenue, Hollywood, FL 33312

3,300 ± SF Industrial / Flex

Property Aerial



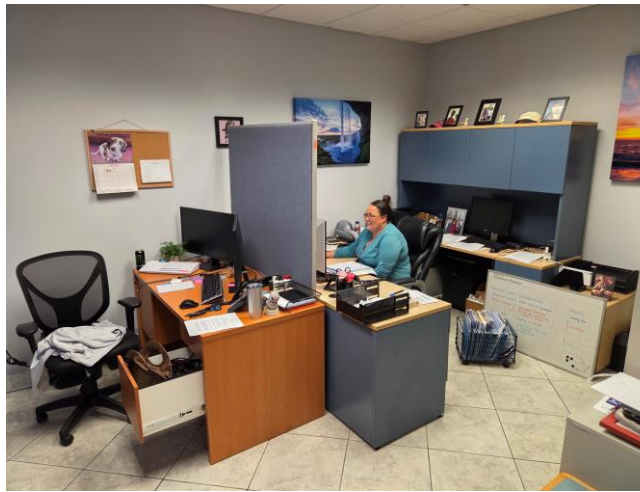
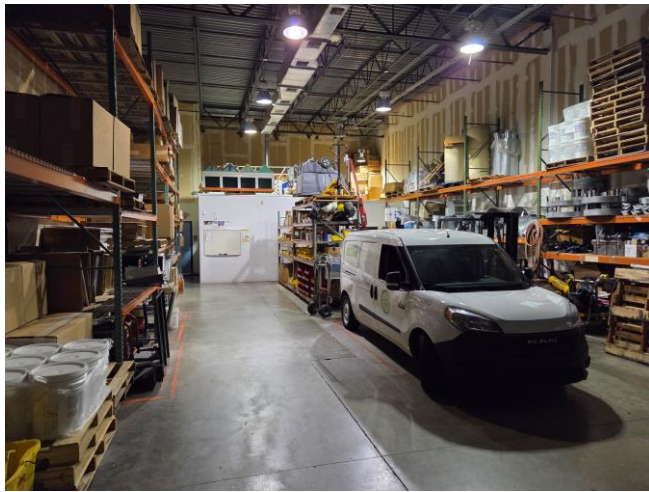
Clint Casey | clint@rotellagroup.com
954-568-9015 | rotellagroup.com



3772 SW 30 Avenue, Hollywood, FL 33312

3,300 ± SF Industrial / Flex

Photos

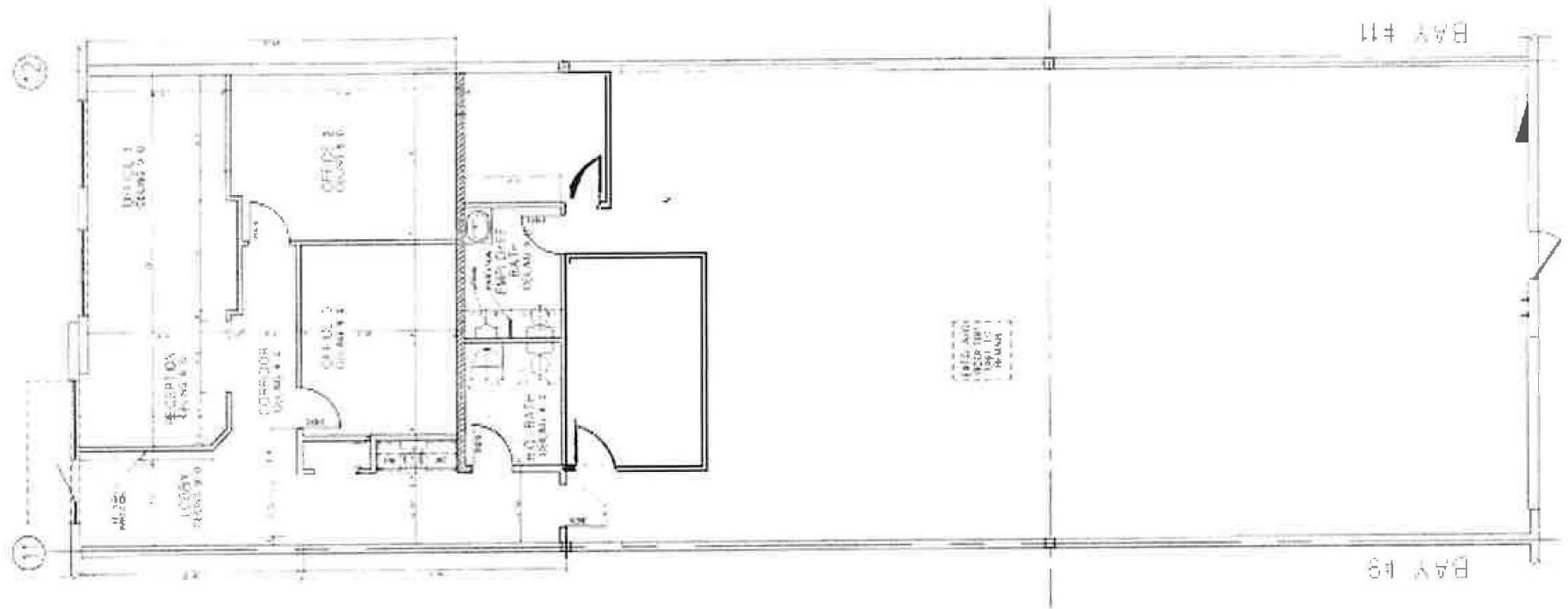


Clint Casey | clint@rotellagroup.com
954-568-9015 | rotellagroup.com



3772 SW 30 Avenue, Hollywood, FL 33312

3,300 ± SF Industrial / Flex



Floor Plan

Clint Casey | clint@rotellagroup.com
954-568-9015 | rotellagroup.com



3772 SW 30 Avenue, Hollywood, FL 33312

3,300 ± SF Industrial / Flex

Market Aerial



Clint Casey | clint@rotellagroup.com
954-568-9015 | rotellagroup.com



3772 SW 30 Avenue, Hollywood, FL 33312

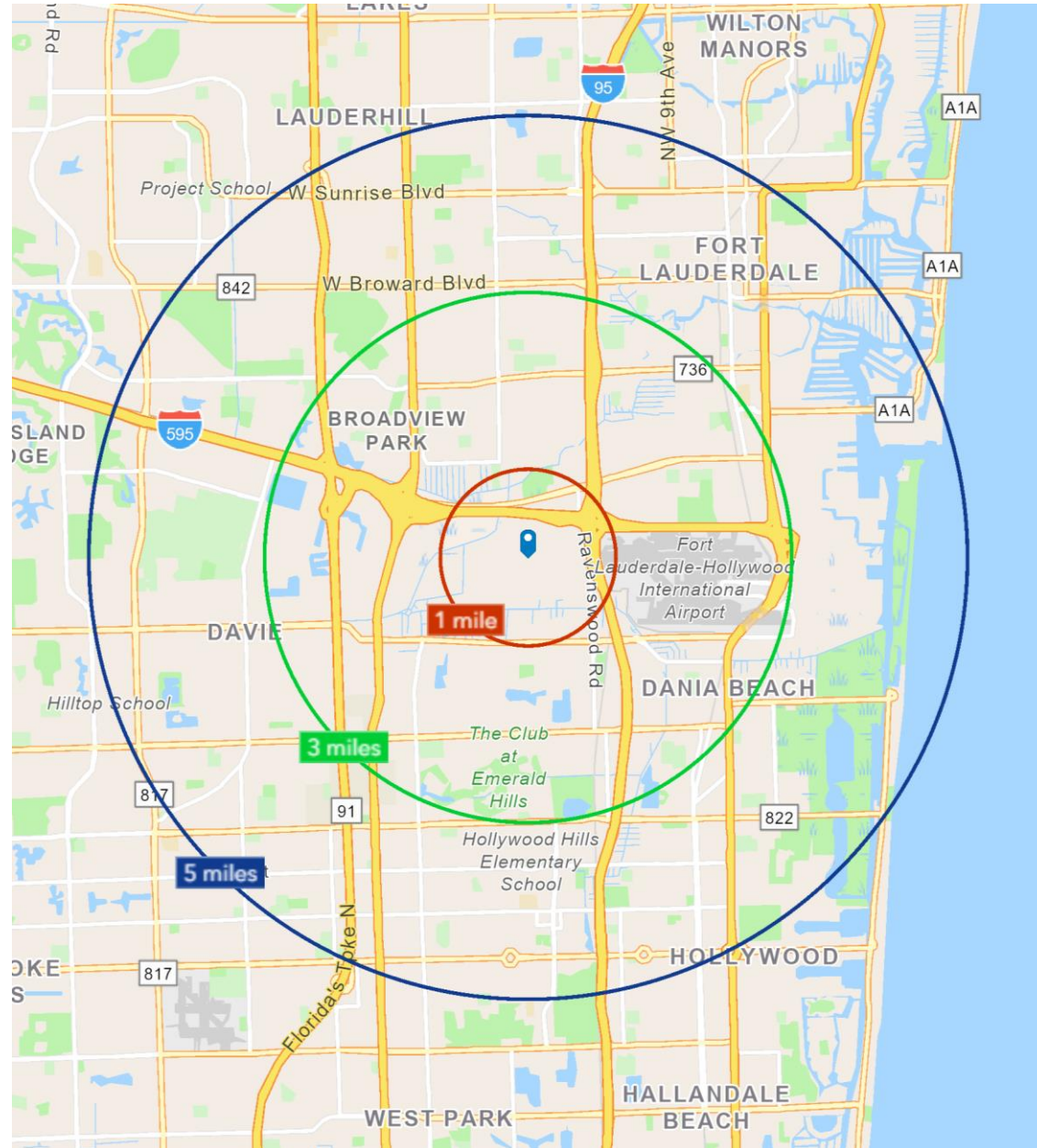
3,300 ± SF Industrial / Flex

TRAFFIC COUNTS

SW 30TH AVENUE

19,900 AADT

2024 Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,199	105,672	353,808
Total Daytime Population	8,788	119,695	415,462
Average Household Income	\$98,083	\$102,064	\$103,903
Median Age	40.0	39.8	40.0
Total Businesses	720	8,374	28,077



Clint Casey | clint@rotellagroup.com
954-568-9015 | rotellagroup.com



The Rotella Group, Inc.

Commercial Real Estate Brokers

SOUTH FLORIDA OFFICE

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

NORTH & CENTRAL FLORIDA OFFICE

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.