

OWN. MANAGE. LEASE.



# FOR SALE OR LEASE

## 441 OUT PARCEL

2640 N State Rd 7, Hollywood FL 33020



### PROPERTY HIGHLIGHTS:

- For Sale or Lease
- +/- .317 Acres
- Traffic Count: 43,000 AADT
- Ground Lease or Build to Suit

### PROPERTY OVERVIEW:

- Located in west Hollywood, east of the FL Turnpike
- Nearest Intersection: SR 7/441 & Sheridan Street
- Broward County

[www.GatorInvestments.com](http://www.GatorInvestments.com)

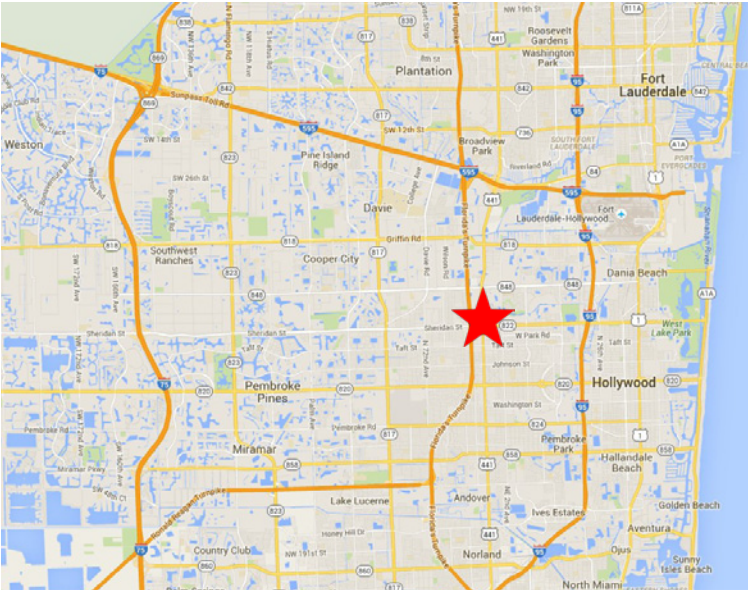
7850 NW 146th Street • Miami Lakes • FL 33016

James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**

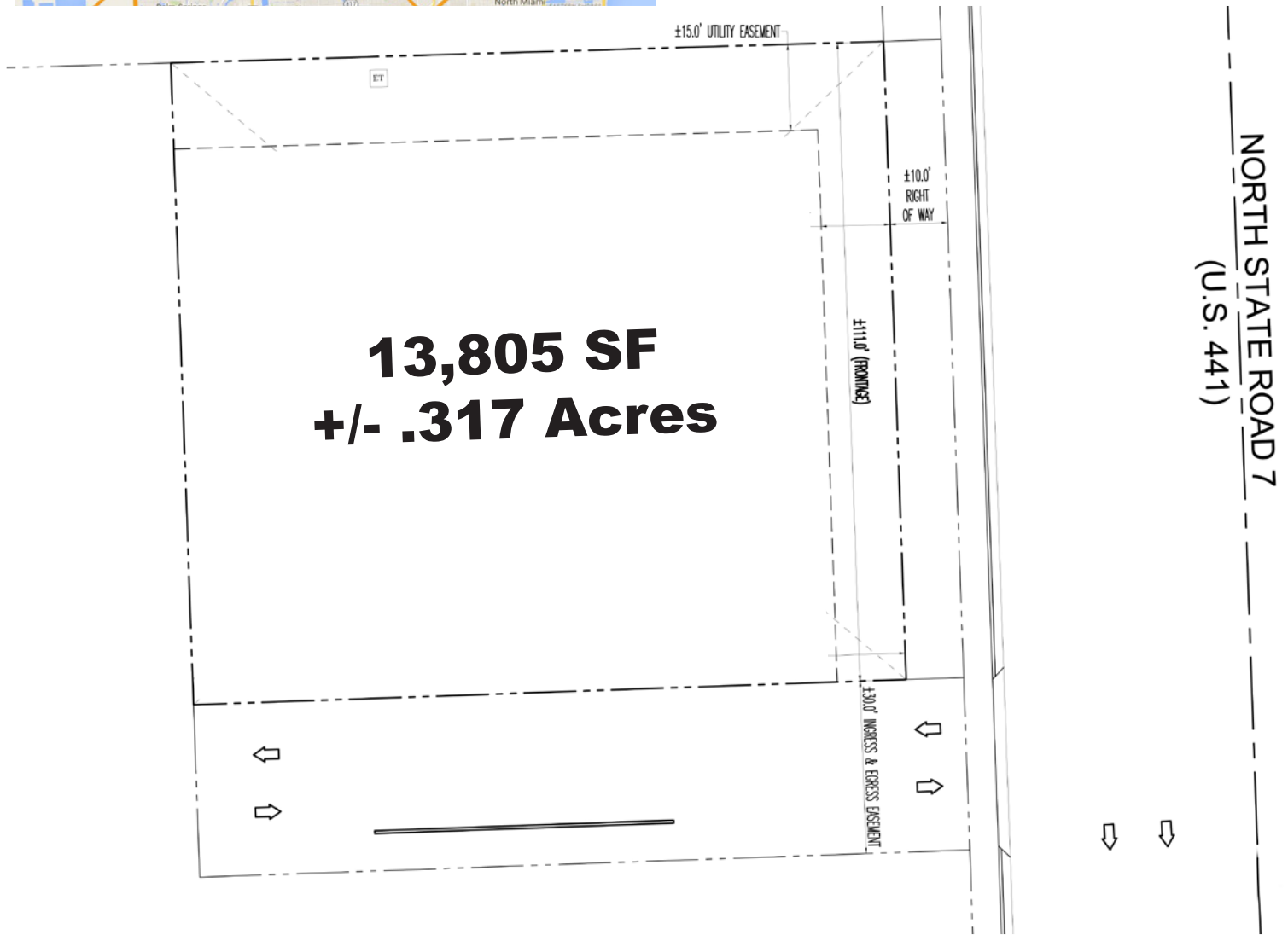
[Sales@GatorInvestments.com](mailto:Sales@GatorInvestments.com)

The information contained here is subject to errors, omissions and changes without notice. This is being provided without warranty of any kind, either expressed or implied and does not constitute an offer to sell or lease.



**DEMOGRAPHICS**  
**2640 N State Rd 7, Hollywood FL 33020**

| RADIUS         | 1 MILE   | 3 MILE   | 5 MILE   |
|----------------|----------|----------|----------|
| POPULATION     | 18,197   | 153,972  | 423,671  |
| AVG. HH INCOME | \$61,707 | \$63,681 | \$59,630 |
| AVG. AGE       | 40       | 39       | 39       |



OWNED AND OPERATED BY A  
**GATOR**  
 AFFILIATED COMPANY

[www.GatorInvestments.com](http://www.GatorInvestments.com)

7850 NW 146th Street • Miami Lakes • FL 33016

James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**

[Sales@GatorInvestments.com](mailto:Sales@GatorInvestments.com)

The information contained here is subject to errors, omissions and changes without notice.  
 This is being provided without warranty of any kind, either expressed or implied and does not constitute an offer to sell or lease.