

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

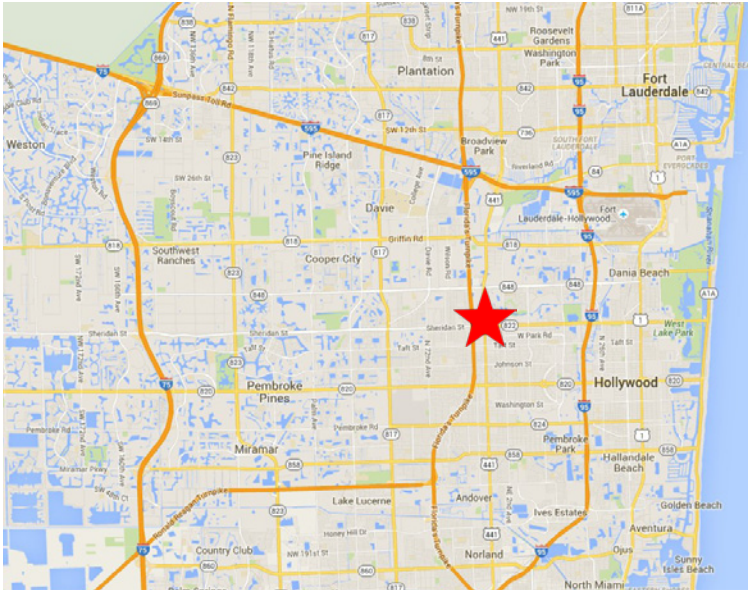
www.GatorInvestments.com

7850 NW 146th Street • Miami Lakes • FL 33016

James A. Goldsmith, Lic. Real Estate Broker

LEASING INFO: 877.459.9605

Sales@GatorInvestments.com



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

13,805 SF
+/- .317 Acres

±15.0' UTILITY EASEMENT

±10.0' RIGHT OF WAY

±111.0' (PROMISE)

±30.0' INGRESS & EGRESS EASEMENT

NORTH STATE ROAD 7
(U.S. 441)

OWNED AND OPERATED BY A
GATOR
AFFILIATED COMPANY

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