



Wolf Co.  
REAL ESTATE



LUCKY BEACH

**LUCKY BEACH**

1500 N Broadwalk Ave.  
Hollywood Beach FL 33019

## PROPERTY HIGHLIGHTS

- Ocean front Property.
- Approximately 3,500 SR.
- Breath taking views!
- First Modern Feel Building on the boardwalk.
- Rooftop offering 360-degree views of Hollywood beach.
- Two blocks away from Margaritaville Hollywood Beach Resort and The Hollywood Beach Theatre.
- Garfield Parking Garage one block away.
- 10 Minute drive to the Fort Lauderdale International Airport.
- Over 6 Million Visitors per year.



## LOCATION

MARGARITAVILLE<sup>®</sup>  
*Beach Resort*  
HOLLYWOOD BEACH, FL

LUCKY BEACH



## LOCATION

The one-of-a-kind Hollywood Beach Broadwalk is a promenade that stretches nearly 2.5 miles along the Atlantic Ocean. Named one of America's Best Beach Boardwalks by Travel + Leisure magazine.



# LOCATION



## DEMOGRAPHICS



Population

1,125,604 With in a  
10-mile radius



Average  
HH Income

\$82,000.00



Median  
Age

43



Median  
Household

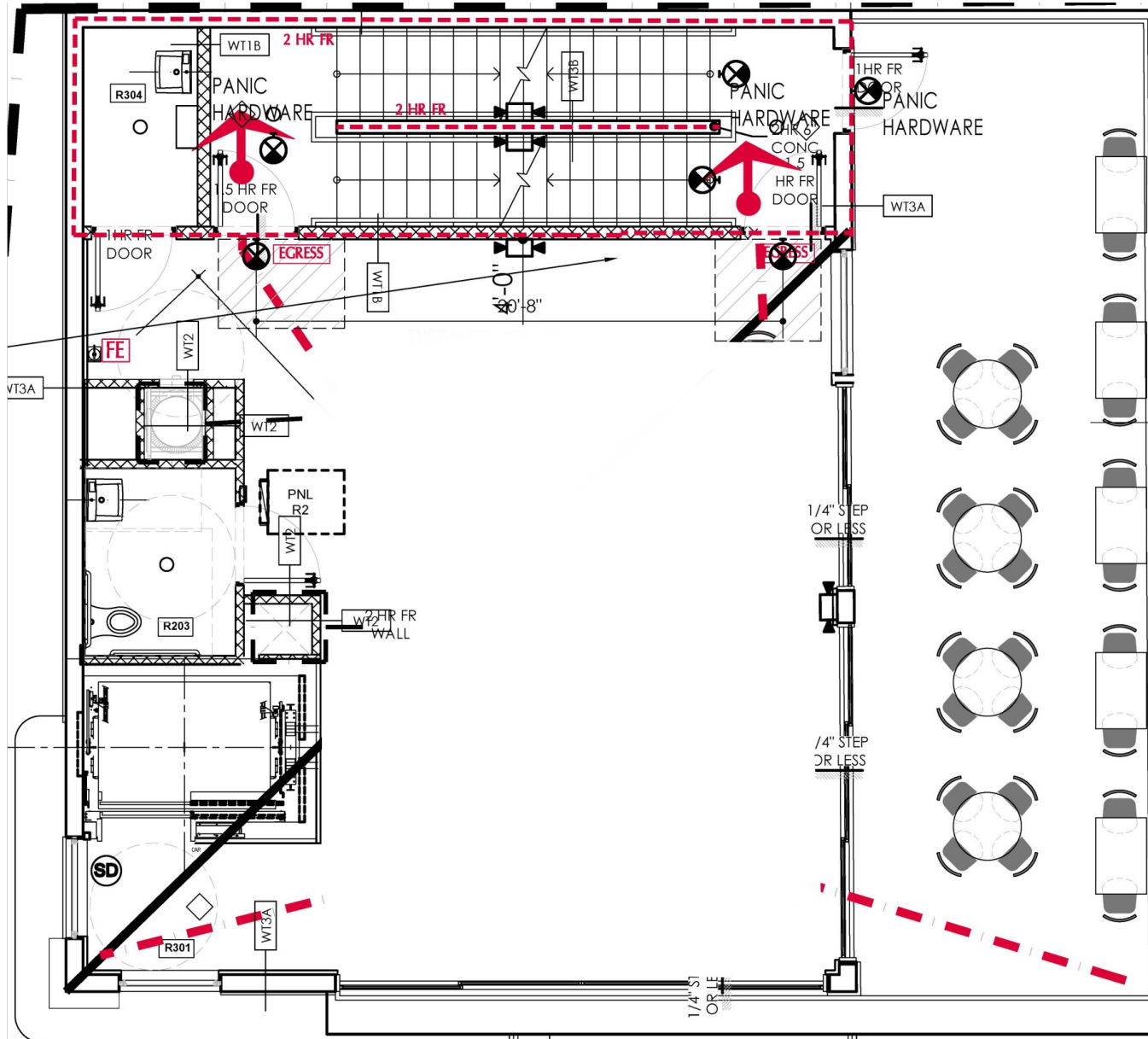
2.10



Aggregate  
HH Income

\$125,000.00

# FLOOR PLANS

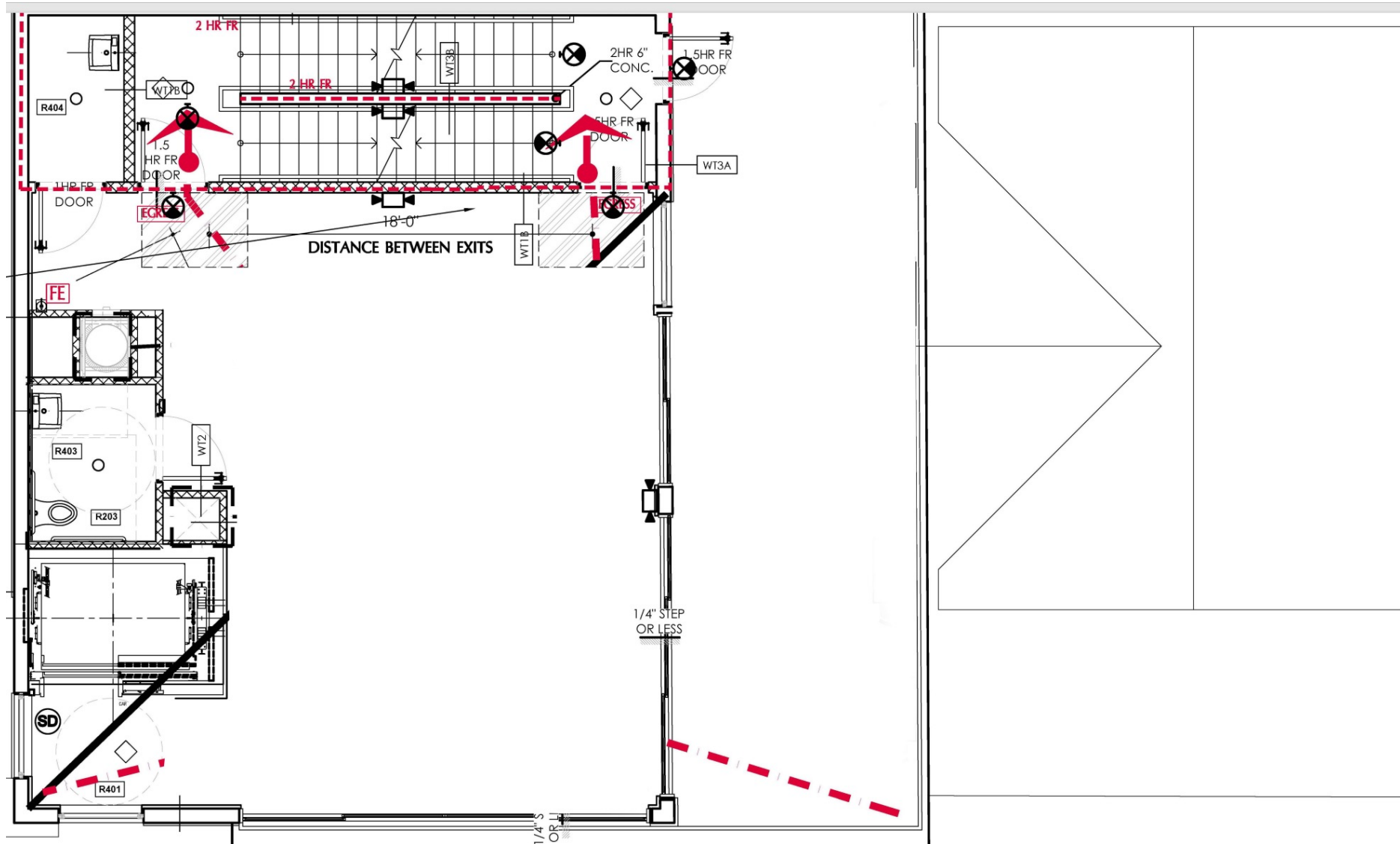


**THIRD FLOOR**  
**753 SF INTERIOR**  
**441 SF EXTERIOR**



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# FLOOR PLANS

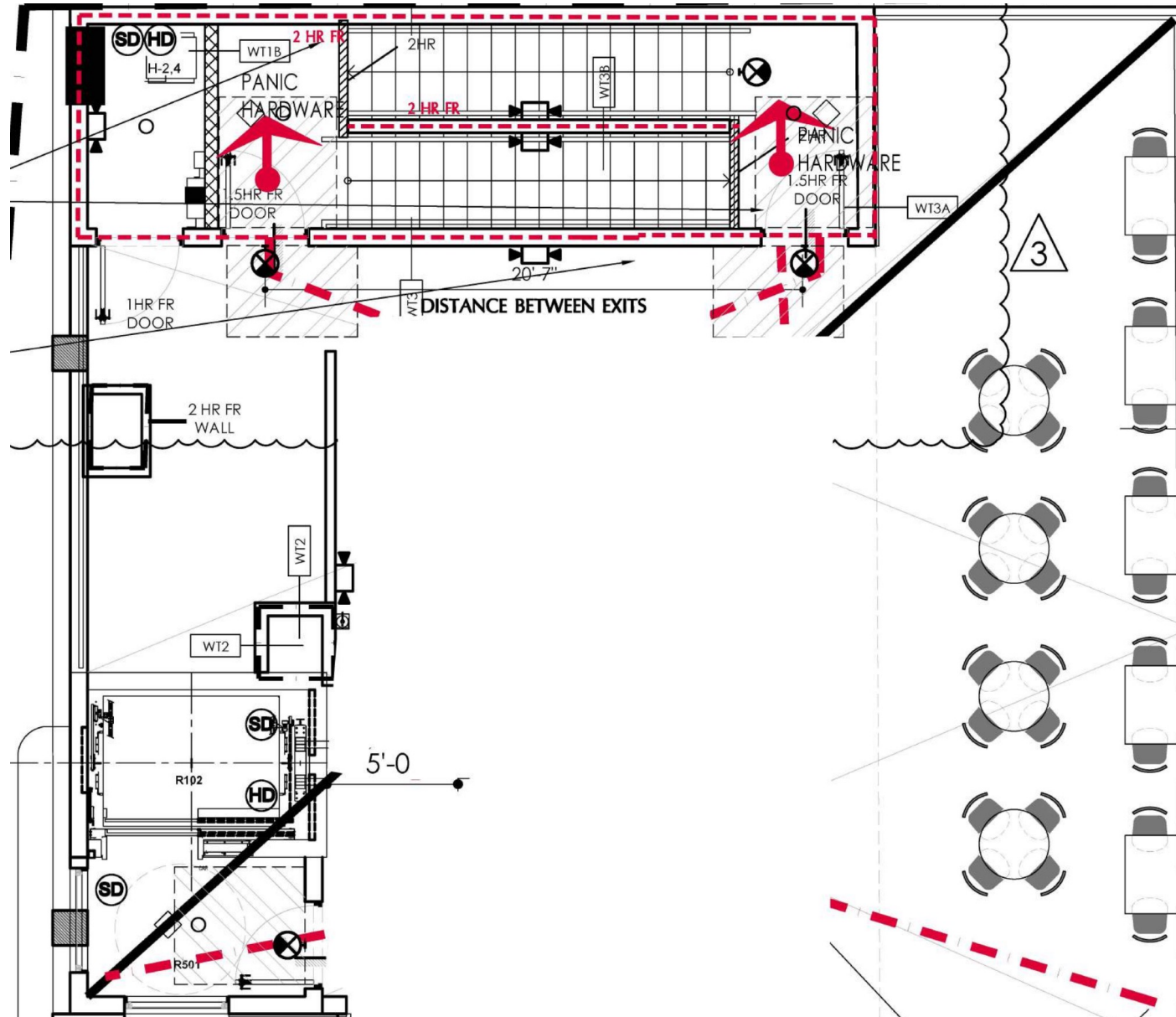


**FOURTH FLOOR**  
**758 SF INTERIOR**  
**441 SF EXTERIOR**



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# FLOOR PLANS

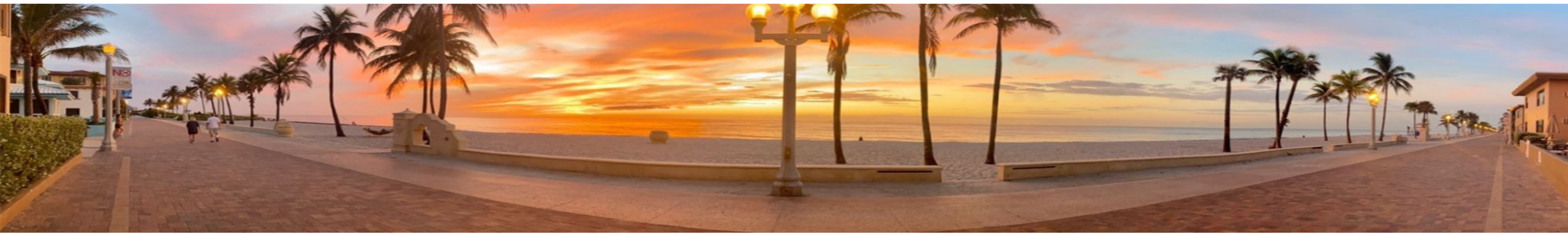


**ROOFTOP 1,140 SF**



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**CONTACT**



## **FOR LEASING INQUIRES CONTACT**



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