

RE/MAX
COMMERCIAL



THE DEMARCO
REAL ESTATE GROUP

YOUR SIGNAGE HERE

FOR LEASE

RETAIL FLEX BUILDING

2223 PEMBROKE RD
HOLLYWOOD, FL

FOR LEASE:

2223 PEMBROKE RD
HOLLYWOOD, FL

PROPERTY OVERVIEW:

The subject property consists of a total of 6,480 square feet and is located directly off Pembroke Road in East Hollywood, FL, with excellent visibility from both Pembroke Road and South 22nd Avenue. Recently remodeled, the property features new flooring, windows, and HVAC systems. There are a total of five separate spaces available, which can be leased either together as one unit or separately. The current layout is suitable for a variety of commercial uses, including a restaurant, bar, retail space, grocery store, or nail/hair salon. The property is zoned IM-1 Mixed Complex, allowing for most retail and commercial uses.

PROPERTY HIGHLIGHTS:

- A+++ Location in desirable Hollywood FL
- Located directly on Pembroke Road
- Ample Parking
- Perfect for a variety of retail and commercial uses!
- Recently remodeled
- Restaurant/Kitchen/Bar
- 5 units can be leased together or separately.
- \$6 per SF CAM

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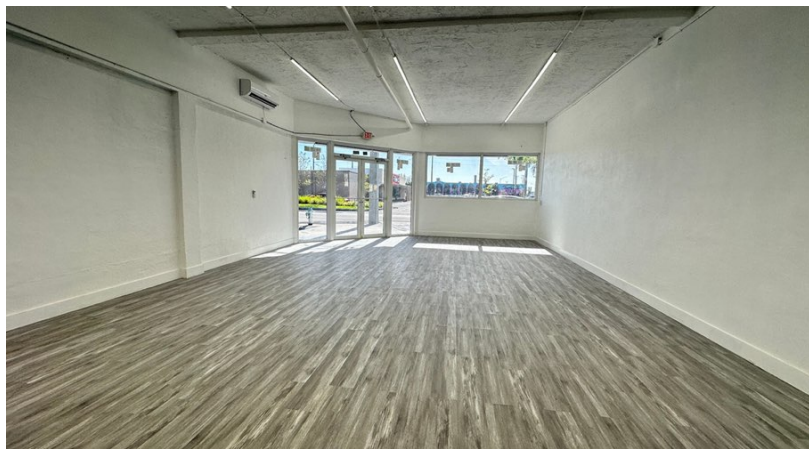
john@demarcogroup.com

www.DeMarcoGroup.com

1901 Harrison Street, Hollywood FL, 33020



UNIT A:



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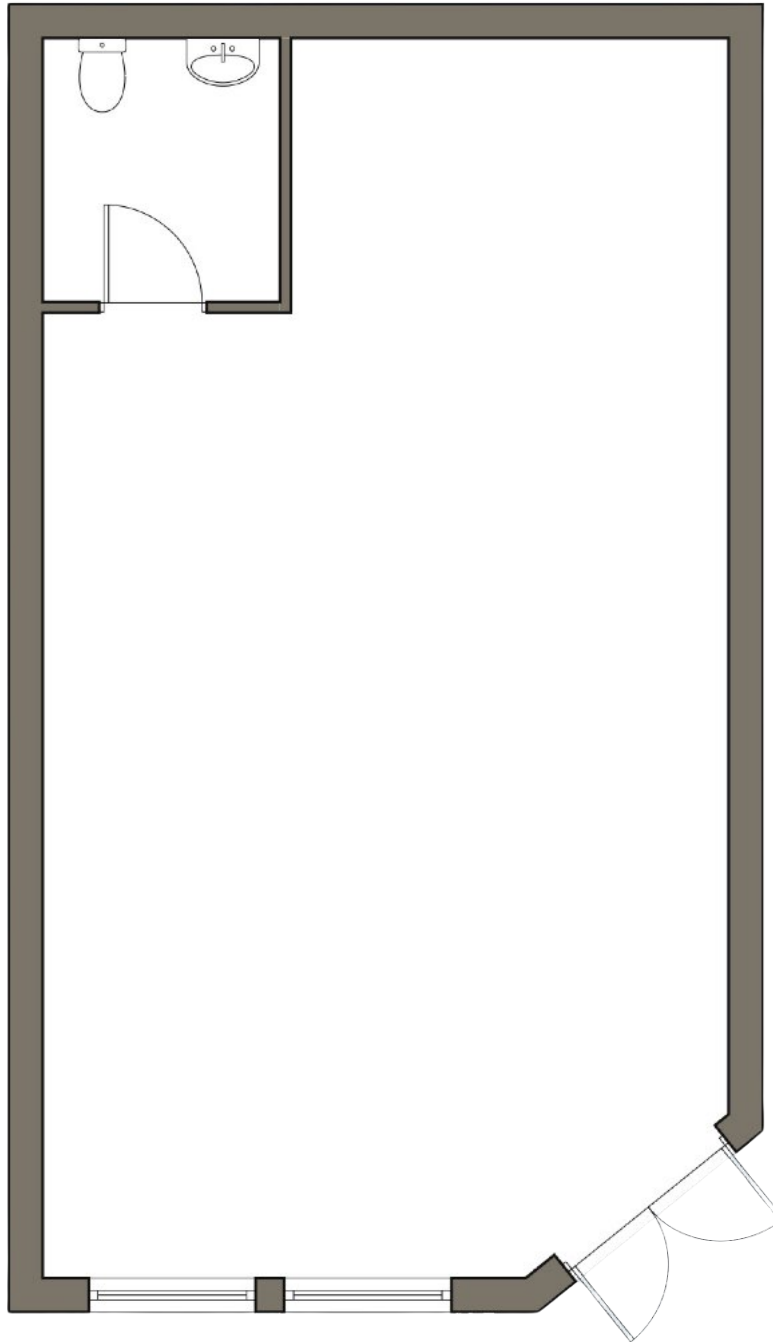
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UNIT A:

PRICE: \$5,200/MO NNN
SIZE: 900 SF



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UNIT B & C:



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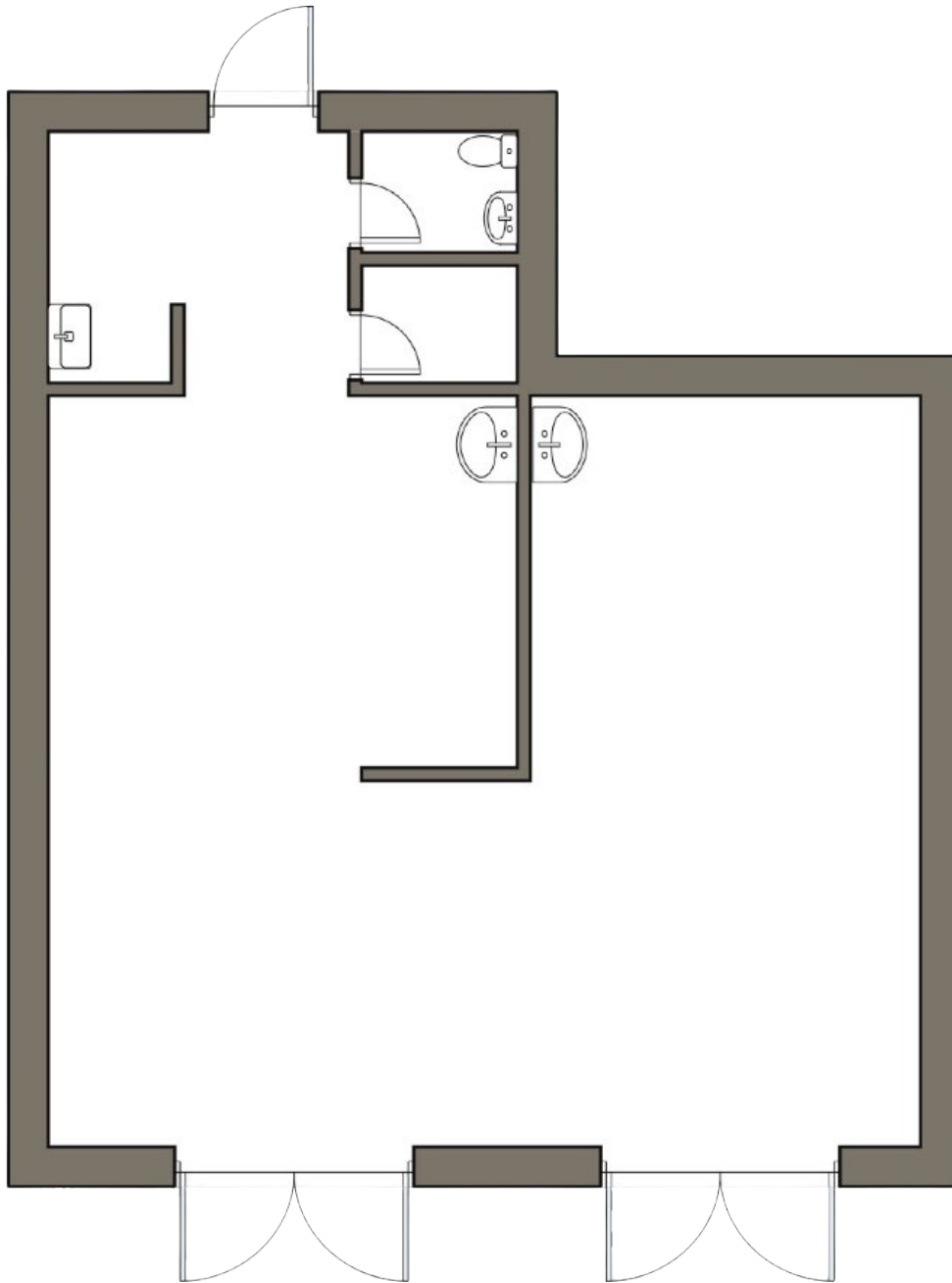
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UNIT B & C: PRICE: \$8,250/MO NNN SIZE: 1,545 SF



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UNIT D:



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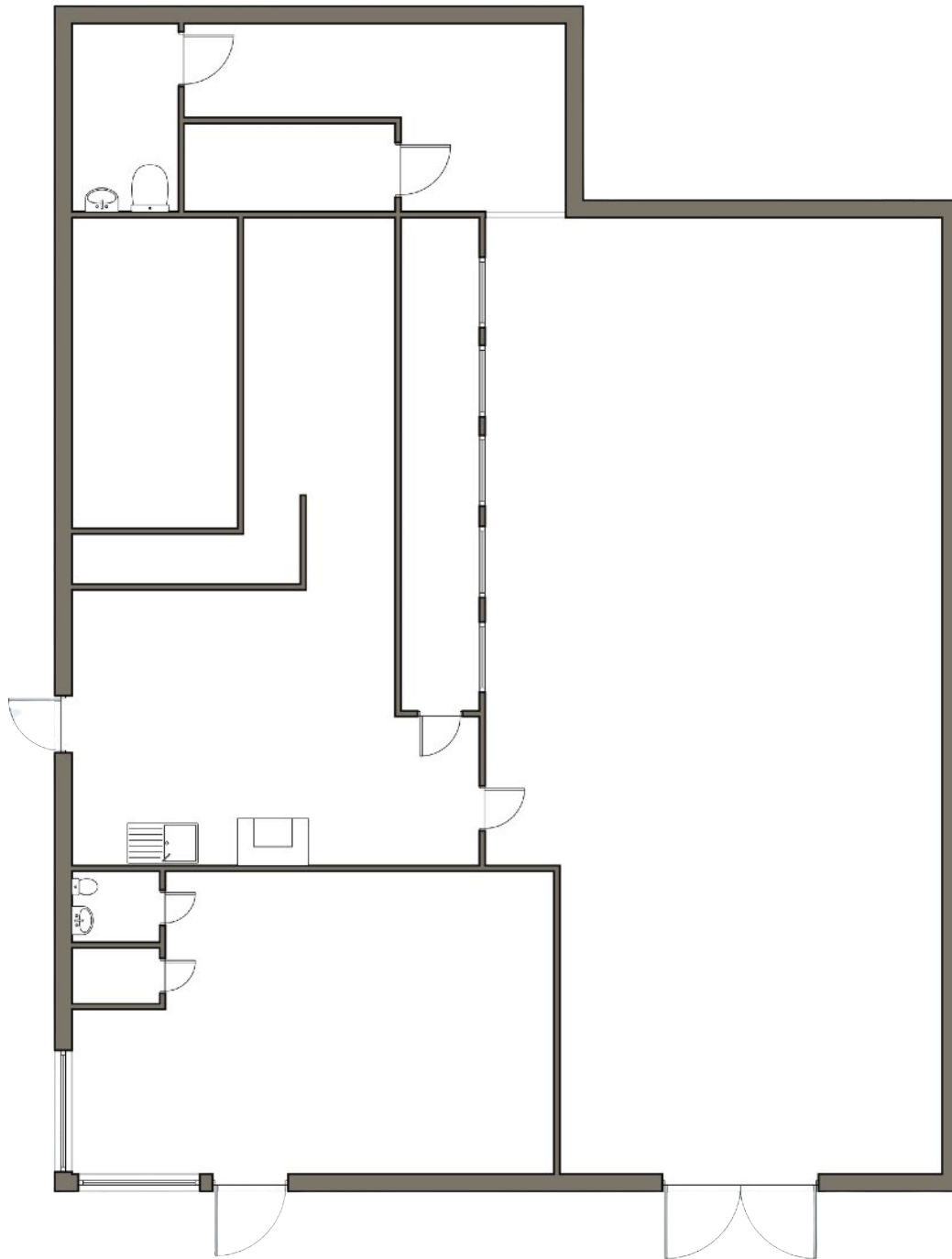
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UNIT D:

PRICE: \$15,000/MO NNN
SIZE: 4,032 SF



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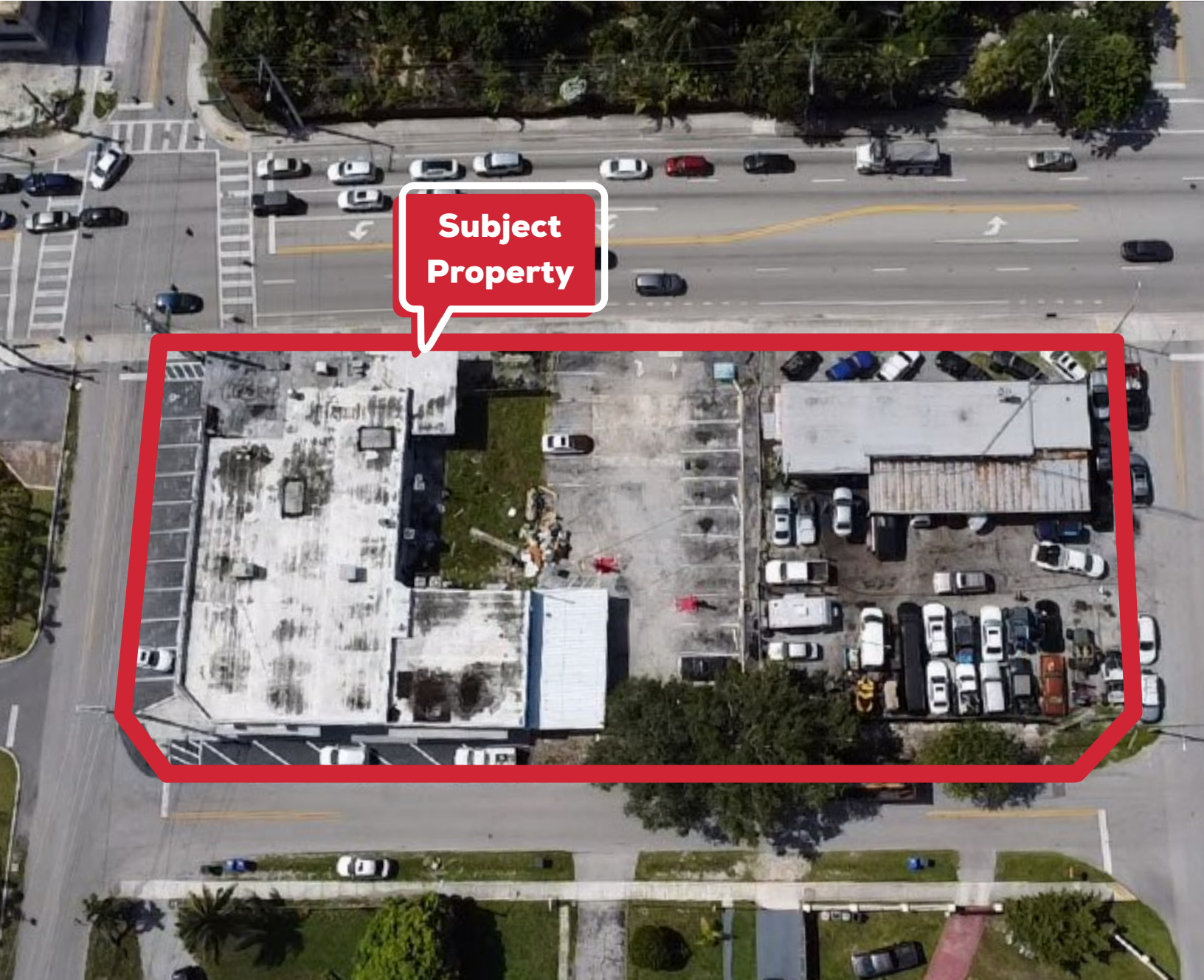
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AERIAL MAP:



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